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APPENDIX C-1

Peter G. Steck

Community Planning Consultant
80 Maplewood Avenue, Maplewood, New Jersey 07040
(973) 762-6568
Steckplan@gmail.com

EDUCATION

Bachelor of Science in Civil Engineering, Marquette University, Milwaukee, Wisconsin, 1970
Master of City and Regional Planning, Rutgers University, New Brunswick, New Jersey, 1972

LICENSING AND CERTIFICATION

New Jersey Professional Planner License No. 33L100177600 received in 1976
American Institute of Certified Planners, Past Member ID#036672

POSITIONS HELD

1990 – Present	Principal of own planning consulting firm: Peter G. Steck – Community Planning Consultant
1981 – 1990	Director of the Department of Planning and Community Development, Township of Montclair. Coordination of 16-person department responsible for technical services to the Planning Board and Board of Adjustment, administration of Uniform Construction Code, commercial and residential property maintenance codes, Community Development Block Grant Program, Section 8 Existing Housing Program, and Neighborhood Preservation Balanced Housing Program. Prepared Master Plan, Housing Element, and Reexamination Reports. Secretary to the Planning Board and Board of Adjustment and Zoning Administrative Officer.
1978 – 1980	Associate Planner with Malcolm Kasler Associates, Hackensack, New Jersey. Responsibilities included preparation of master plans, development ordinances, fair share housing studies, and development application reviews.
1973 – 1978	Assistant Township Planner, Township of Montclair. Responsibilities included technical services to the Planning Board and Board of Adjustment, preparation of master plan background studies and capital improvement programs.
1972 – 1973	Associate Planner, Alvin E. Gershen Associates, Trenton, New Jersey. Prepared master plan background studies, land use studies, and development application reviews.

CITIZEN AND PROFESSIONAL INVOLVEMENT

Municipal Land Use Law Technical Review Committee, N. J. League of Municipalities
New Jersey Planning Officials, Board of Councilors, Instructor
Montclair Historical Society, Past Trustee
Rutgers Center for Governmental Services – Continuing Education Lecturer
CLE International – Conference Panelist
Lorman Educational Services – Conference Panelist
New Jersey Association of Planning and Zoning Administrators – Conference Panelist
New Jersey Planning Officials – Achievement in Planning Award, 2009
American Planning Association, New Jersey Chapter – Conference Panelist
New Jersey Redevelopment Authority, Redevelopment Training Institute – Panelist
Planner of Church Street in Montclair – Named a "Great Place" in New Jersey by APA, NJ in 2012 and named a "Great American Street" by the National Main Street Center in 2015.

CONSULTING EXPERIENCE

Engaged in private consulting as a land use planner since 1981 representing municipalities, development boards, developers, and neighborhood associations. Work performed in OVER 200 New Jersey Municipalities. Expert testimony presented in Bergen, Passaic, Essex, Union, Mercer, Morris, Monmouth and Sussex Counties Superior Courts and before the New Jersey Meadowland Commission (now New Jersey Sports and Exposition Authority, various appraisal commissions, and the New Jersey Tax Court.

SERVICES PROVIDED TO THE FOLLOWING MUNICIPALITIES

Bridgewater Township
East Hanover Township
Hackensack City
Long Branch City
Paramus Borough
Ringwood Borough
Teaneck Borough
Caldwell Borough
Elizabeth City
Kearny Town
Madison Borough
Paterson City
Saddle Brook Twp.
Union Township
Cedar Grove Township
Englewood City
Kenilworth Borough
Millburn Township
Pequannock Township
Stillwater Township
Upper Saddle River Boro.
Deal Borough
Franklin Township
Lafayette Township
Moonachie Borough
Randolph Township
Sayreville Borough

SERVICES TO PRIVATE CLIENTS IN THE FOLLOWING MUNICIPALITIES

Aberdeen Township
Atlantic Highlands Borough
Berkeley Township
Bogota Borough
Bradley Beach Borough
Byram Township
Cedar Grove Township
Clifton City
Deal Borough
Edgewater Borough
East Orange City
Elizabeth City
Englishtown Borough
Fair Haven Borough
Franklin Lakes Borough
Garfield City
Green Brook Township
Hanover Township
Hoboken City
Hillside Borough
Howell Township
Independence Township
Jersey City
Lakewood Township
Little Falls Township
Lodi Borough
Manchester Township
Marlboro Township
Mendham Township
Monmouth Beach Borough
Montville Township
Mt. Arlington Borough
Neptune Township
Allendale Borough
Bayhead Borough
Bernards Township
Boonton Township
Branchburg Twp.
Camden City
Chatham Borough
Cliffside Park Boro.
Delaware Township
Evesham Township
East Rutherford Boro.
Elmwood Park Boro.
Essex Fells Borough
Far Hills Borough
Franklin Township
Garwood Borough
Hackensack City
Harrington Park Boro.
Hohokus Borough
Hillsborough Twp.
Hope Township
Irvington Township
Kearny Town
Leonia Borough
Little Silver Borough
Long Branch City
Mansfield Township
Mahwah Township
Middletown Twp.
Monroe Township
Morris Township
Mt. Laurel Township
Newark City
Andover Borough
Bergenfield Borough
Blairstown Township
Boonton Town
Brick Township
Carlstadt Borough
Chatham Township
Clinton Township
Denville Township
East Hanover Township
Eatontown Borough
Englewood City
Ewing Township
Florham Park Borough
Freehold Borough
Glen Ridge Borough
Hacketstown Town
Harrison Town
Highland Park
Hawthorne Borough
Hopatcong Borough
Jackson Township
Kenilworth Borough
Lincoln Park Borough
Livingston Township
Long Hill Township
Maplewood Township
Maywood Borough
Midland Park Borough
Montclair Township
Morristown Town
Mt. Olive Township
New Providence Borough
Atlantic City
Berkeley Heights
Bloomfield Township
Bound Brook Boro.
Bridgewater Twp.
Carteret Borough
Cherry Hill Township
Cranford Township
Dover Town
East Brunswick Twp.
Edison Township
Englewood Cliffs
Fairfield Township
Fort Lee Borough
Freehold Township
Glen Rock Borough
Hampton Township
Hasbrouck Heights
Hillsdale Township
Holmdel Township
Hopewell Township
Jamesburg Borough
Lacy Township
Linden City
Loch Arbor Village
Lopatcong Township
Manalapan Twp.
Mendham Borough
Millburn Township
Montvale Borough
Morris Plains Boro.
Mountain Lakes
North Bergen Twp.

SERVICES TO PRIVATE CLIENTS IN THE FOLLOWING MUNICIPALITIES

Continued

North Caldwell Township
Oceanport Borough
Oxford Township
Plainfield City
Peapack Gladstone Boro.
Ramsey Borough
Red Bank Borough
River Edge Borough
Rockaway Township
Saddle River Borough
Shrewsbury Borough
South Plainfield Borough
Summit City
Teaneck Township
Tinton Falls Borough
Union Township
Verona Borough
Warren Township
Weehawken Township
West Orange Township
Wildwood City
Woodcliff Lake Borough
Northvale Borough
Old Bridge Township
Park Ridge Borough
Point Pleasant Boro.
Pequannock Twp.
Randolph Township
Ridgefield Park Village
River Vale Township
Roseland Borough
Sayreville Borough
Somers Point City
Springfield Township
Scotch Plains Boro.
Tenafly Borough
Toms River Township
Upper Freehold Twp.
Vineland City
Washington Twp.
West Amwell Twp.
West Milford Twp.
Wood-Ridge Borough
Nutley Township
Old Tappan Borough
Parsippany-Troy Hills Boro.
Point Pleasant Beach Boro.
Perth Amboy City
Raritan Township
Ridgewood Village
Rochelle Park Township
Rumson Borough
Seaside Heights Borough
South Hackensack Twp.
Stanhope Borough
South Brunswick Township
Teterboro Borough
Tinton Falls Borough
Upper Pittsgrove Borough
Wallington Borough
Watchung Borough
West Caldwell Township
West Windsor Township
Woodbridge Township
Ocean Township
Oradell Borough
Piscataway Twp.
Princeton Township
Rahway City
Readington Twp.
Ringwood Borough
Rockaway Borough
Saddle Brook Twp.
Secaucus Town
South Orange Twp.
Stillwater Township
South Hackensack
Tewksbury Twp.
Union City
Upper Saddle River
Wanaque Borough
Wayne Township
Westfield Town
Wharton Borough
Wyckoff Township

PARTIAL LISTING OF PRIVATE CLIENTS

The Heller Group
Kings Supermarkets
The Rockefeller Group
Seton Hall Preparatory School
Saint Peter's College
Exxon Mobile Corporation
K. Hovnanian Companies
Dwight-Englewood School
Bob Ciasulli Auto Group
Marriott Corporation
Barnes & Noble
Millennium Homes
Schindler Elevator
Vornado, Inc.
U S Home Corporation
Prudential Insurance
Wildlife Preserves, Inc.
Montammy Golf Club
Weldon Materials
Stavola Construction Materials
Trammell Crow Residential
Chase Manhattan Bank
The Home Depot
The Applied Companies
BMW of North America, LLC
Prism Capital Investors
Metro Honda Properties
Kessler Institute
Salvation Army
The Advance Group
Murray Construction
Manor Restaurant
Kindercare
Toll Brothers
Seton Hall
Avalon Bay

End file:

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Peter G. Steck

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PLANNING EVALUATION

APPLICATION OF 247 WESTWOOD AVENUE CORPORATION

BLOCK 811, LOT 9
247 WESTWOOD AVENUE
BOROUGH OF WESTWOOD

Prepared for:

John J. Lamb, Esq.
Beattie Padovano, LLC
50 Chestnut Ridge Road, Suite 208
Montvale, New Jersey 07645-1845

and

247 Westwood Avenue Corporation

Peter G. Steck, P.P.
N. J. Planner License No. 1776
June 18, 2020

INTRODUCTION

An entity known as 247 Westwood Avenue Corporation is seeking to establish a Limited Brewery called "Five Dimes Brewery" at 247 Westwood Avenue in the Borough of Westwood in the CBD/SPE Central Business District / Special Pedestrian Environment Zone. Because this new type of use is not listed as a permitted use in the CBD/SPE Zone, an application is being filed with the Westwood Zoning Board of Adjustment for a "use" variance along with requests for parking and loading relief, if needed, and for site plan approval.

This Planning Evaluation is being prepared on behalf of the applicant. Upon review it is concluded that the statutory proofs are present that warrant approval of the application. The basis for this conclusion is contained in the balance of this report.

DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is located on the south side of Westwood Avenue midblock between Kinderkamack Avenue and Fairview Avenue. The lot has a frontage of approximately 50 feet and a depth of approximately 190 feet totaling 9,553 square feet. It is developed with a one-story commercial building of approximately 4,130 square feet having a full basement. The building had been occupied by LN Grand, a hardware and a 5 & 10 cent store, but is now vacant. The rear is paved for parking that is accessed via driveways over adjacent properties. Plate I on the next page shows recent photos.

Existing nonconformities with respect to the CBD/SPE District include 12 parking spaces in lieu of the 20 required for the past retail use, and no designated loading space in lieu of the required one space.

DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant is proposing to establish a Limited Brewery licensed by the New Jersey Alcoholic Beverage Commission with a maximum of 68 seats. A portion of the 68-seating capacity is proposed at rooftop level during the warmer months and longer if appropriate. The facility will produce and bottle craft beers, sell beer for on-premises consumption as part a tour, offer samples to visitors, sell manufactured beer for off-premises consumption and, as an accessory component, sell at retail items such as gift cards and related merchandise.

The facility is proposed to be open for tours and on-premises consumption Monday through Thursday from 4 PM to 11 PM, on Friday from 4 PM to 1 AM and on Saturday from noon to 1 PM. Three employees are proposed which include a brewmaster, an assistant, and a hostess.

The basement level will house the manufacturing and bottling plant which will include a "bump-up" portion of the first floor with windows to view the basement. The first floor will contain the tasting and consumption area. The rooftop level improvements accommodate a seating area as shown on Plate II.

The rear of the property will continue to be used for surface parking with 12 spaces, one of which will be a handicapped space.

PLATE I
PHOTOS OF SUBJECT PROPERTY

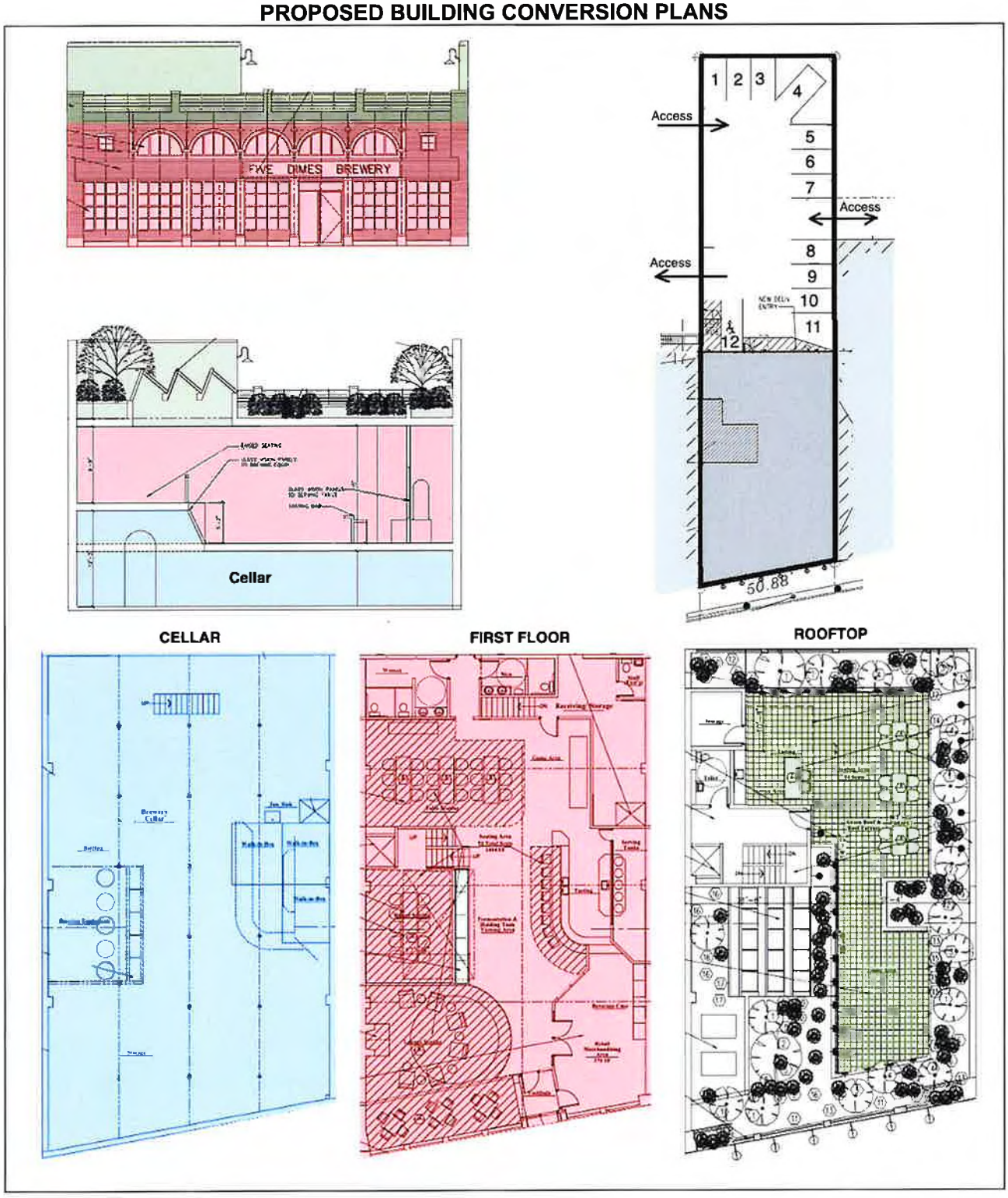
1. View of front façade looking south across Westwood Avenue.

2. View of rear façade looking north.

3. View from rear of building looking south with approximate property lines superimposed.

Photos taken by Peter G. Steck, P.P. on June 16, 2020

PLATE II
PROPOSED BUILDING CONVERSION PLANS



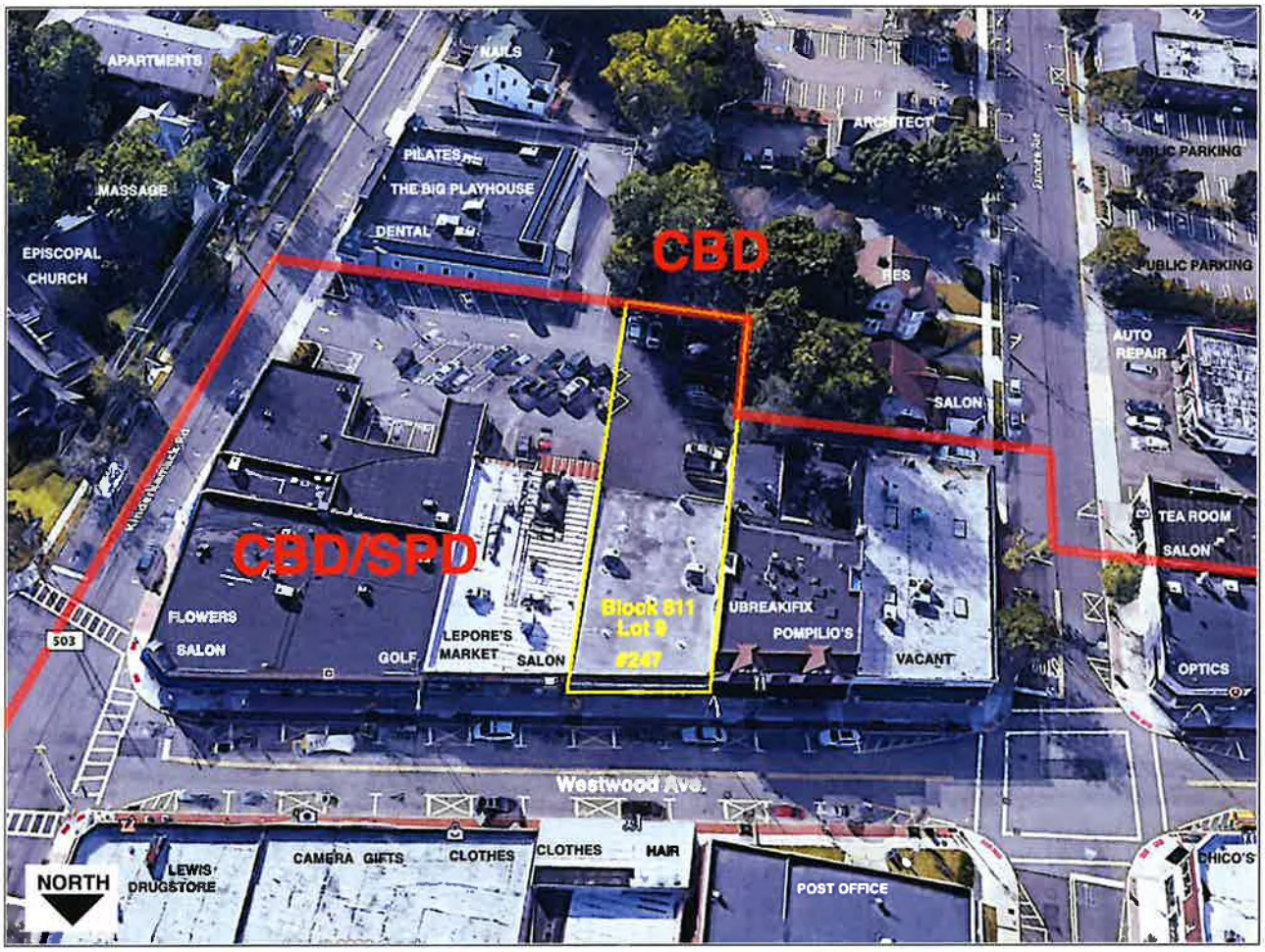
DESCRIPTION OF SURROUNDING AREA

The subject property is located in the Westwood Avenue commercial corridor which is fully developed with one and two-story commercial buildings and surface parking as shown on Plate III. The subject building abuts commercial buildings on either side and the rear parking area abuts other parking areas and access drives.

The subject building has been vacant for some time as is the case with the former Jos. A. Banks building located nearby. The incidence of vacancies has plagued a number of established downtowns owing to changes in the retail and office sectors of the marketplace.

Being an established downtown, many of the properties are fully developed with buildings and paved parking areas covering the entire site. Also, many buildings rely on public parking lots and on-street meter parking to accommodate customers.

PLATE III
SATELLITE PHOTO OF THE AREA WITH ZONING NOTATIONS



MASTER PLAN AND REEXAMINATION REPORT CONSIDERATIONS

Westwood's 1993 Master Plan focused on three critical Central Business District issues that included concerns about commercial intrusion into residential areas, the need to have a definite CBD improvement plan, and the need to address parking needs in a manner that encourages rehabilitation and revitalization. With respect to the CBD, the 1993 Master Plan recommended the establishment of a Special Pedestrian Environment district, the listing of specific commercial uses in the Zoning Ordinance rather than broad categories of commercial uses, the formulation of a definitive parking policy that included on-site parking for newly constructed buildings, and the rehabilitation and adaptive use of older buildings in the area.

A December 1, 2005 Central Business District Study and Plan was adopted by the Planning Board as recommended in the 1993 Master Plan. It recommended certain public right-of-way improvements and design standards for buildings. It also showed the subject property in the Special Pedestrian Environment portion of the Central Business District.

On May 23, 2019, the Planning Board adopted the 2019 Westwood Reexamination Report. It recognized that continuing the vitality of the Central Business District remained a major issue, the challenge posed by online retailing, and the need to continue the CBD as a strong regional center of commerce. In the CBD/SPE Zone District, the 2019 Reexamination Report recommended removal of the distinction between certain first floor and upper floor permitted uses. With respect to restaurants (although the proposed use is not a restaurant), in the CBD/SPE Zone the Reexamination Report recommended the following:

6. Restaurants: The following are recommended adjustments to the permitted size and location of restaurants in the CBD/SPE zone as a principal permitted use with the following limitations:
    a. Maximum number of 70 seats (current limit 50 seats);
    b. Limits on floor area of 2,500 square feet and no more than 1,500 square feet of patron seating area (current limit 1,500 square feet of patron area only for corner lot buildings);
    c. A winery or brewery affiliated tasting room as a permitted use subject to the same limitations as a restaurant in the CBD/SPE.

Also recommended in the 2019 Reexamination Report was accommodating rooftop dining as a conditional use in both the CBD and CBD/SPE Districts.

Although not yet adopted, the Westwood Planning Board is currently considering the adoption of a new 2020 Reexamination Report. This draft document recognizes that a new type of use has surfaced known as a Microbrewery or Limited Brewery and that a Limited Brewery is not classified as a restaurant. Appendix A reproduces the current recommendations in the draft Re-examination Report with respect to a Limited Brewery use.

ZONING CONSIDERATIONS

The CBD/SPE District includes a long list of specifically named permitted uses that are reproduced in Appendix B. A Limited Brewery is not listed as a permitted use. The Area and Bulk Regulations for the CBD/SPE District are reproduced below:

Schedule A Area and Bulk Regulations

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)[8]	Minimum Side Yard Each/Total (feet)
CBD/SPE	2,500	50	100	0	0

Zone	Maximum Floor Area Ratio (FAR)	Minimum Rear Yard (feet)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Building Height	
					Stories	Feet
CBD/SPE	—	20	60%	—	2	35

Parking standards are listed in Article XX, Section 195-162 of the Westwood Land Development Ordinance. Limited Breweries are not listed and hence, according to this section, "Other uses not provided herein...Shall be determined by the approving authority."

It is noted that the previous retail use required one parking space per 200 square feet of GFA and restaurants require one parking space for each 3 seats or one space per 50 square feet, whichever is greater.

In accordance with Section 195-87, a loading space is required for a retail building or a manufacturing facility over 5,000 square feet and a loading space is required for a restaurant over 2,000 square feet. The Land Development Ordinance contains no loading standards for a Limited Brewery.

Based on these provisions, the subject application involves a "d(1)" or "use" variance for a Limited Brewery use because it is not listed as a permitted use in the CBD/SPE District. A dimensional variance is needed for not having a designated loading area and parking relief may be needed depending upon the standard determined by the Board of Adjustment to be applicable.

As noted previous, the applicant is also seeking site plan approval and requesting certain submission waivers given the limited changes to the existing conditions on the subject property.

PLANNING CONCLUSIONS

Upon review of the application, the Development Ordinance and the Planning Board's policy documents, it is concluded that approval of the application is warranted because of the presence of special reasons, a finding of particular suitability, and full satisfaction of the negative criteria. In support of these conclusions are the following:

1. Several purposes of the Municipal Land Use Law are advanced.

The Limited Brewery use is a new type of land use that was only authorized a few years ago in the State by the New Jersey Alcoholic Beverage Commission. There is no such facility currently in Westwood. There are only three Limited Breweries in Bergen County, with the closest one in Hackensack. The proposed facility would be the first in the northern part of Bergen County.

The land use characteristics of the proposed use include opening hours typically offset from normal daytime business hours and a concentration of customers that are drawn from both Westwood and farther away. The proposed use is also responsive to the changing commercial environment that has seen the weakening of on-premises retailing and the influx of commercial service uses. Substantial building improvements are also proposed to improve aesthetics.

A "spin off" benefit accrues because patrons of the Limited Brewery can have local restaurants prepare food that can be brought to the premises, since not foot (other than snacks) will be available at the subject facility.

In terms of Westwood's goals of maintaining the vitality of the Westwood commercial corridor, the proposed use can be viewed as promoting several purposes of the Municipal Land Use Law as listed in N.J.S.A. 40:55D-2. The proposed use encourages the most appropriate use of land (purpose a.), provides sufficient space in an appropriate location (purpose g.), promotes a desirable visual environment (purpose i.), and encourages more efficient use of land (purpose m.).

2. The proposed use is particularly suited to the subject property.

The adaptive use of an existing building previously used for traditional retailing in the heart of Westwood's downtown commercial corridor is a good fit. The use generates pedestrian traffic at hours off-set from retail uses, is a unique service type of use which responds to customer demand, and it is a use that can attract customers from outside Westwood thereby making them more familiar with what downtown Westwood has to offer. Moreover, while there is a limited supply of on-site parking, the various vehicle pathways to and from the rear parking area promote the use of existing on-street parking spaces and public parking lots.

3. **Sufficient parking is available considering both on-site and off-site resources.**

As indicated, the subject site accommodates 12 parking spaces and there are no standards in the Land Development Ordinance that identify the parking required for a Limited Brewery Use. However, as observed in the parking analysis prepared by Michael Maris Associates, Inc., the parking demand is expected to be akin to that generated by a restaurant in a downtown setting and is estimated to peak at 33 spaces, 21 more than exist on the site. As described in the Michael Maris Parking Study, there is sufficient off-site parking within a convenient walking distance to accommodate the expected demand at the times the subject business is operational.

4. **The existing site layout without a dedicated loading area is sufficient.**

Because of the off-set hours of operation (compared with other businesses), loading activities will be accommodated when the subject facility is not open to the public. Hence, there will be functionally sufficient space in the rear of the building to load and unload supplies. To require a separate loading space would necessitate the removal of a substantial number of parking spaces which would be counter-productive to the needs of the property and the surrounding area. Noted is that the prior use was a retail use that adequately accommodated loading without the need for a separately designated space.

5. **The negative criteria are fully satisfied.**

The application can be approved without substantial detriment to the public good and without substantial impairment of the zone plan and Zoning Ordinance based on the following:

- The application involves the re-occupancy of a vacant building in the heart of Westwood's downtown with no expansion of the building footprint.

- It is not possible to expand the parking area because the adjacent properties are already developed.

- The past use of the property as a traditional retail use did not have the required parking supply and was active during normal daytime retail business hours. However, the proposed use has off-set hours of operation.

- Parking surveys show that there is adequate parking available utilizing both the 12 on-site parking spaces and the spaces available on-street and in public parking lots.

- Although not yet adopted by the Planning Board, the latest draft reexamination report recognizes that a Limited Brewery use is a new type of land use that under certain conditions is appropriate for the CBD/SPE District.

- As a new type of use that was not contemplated by earlier master plans and zoning provisions, the enhanced quality of proof otherwise required by the Medici decision is not applicable. [See footnote 11* of Medici v. BPR Co., 107 N.J. 1 (1987)]

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*[11] The nature of the proofs offered to achieve reconciliation of the proposed variance with the zoning ordinance will depend on the circumstances of each case. It may be that the proposed use was one, like a health club, that was uncommon when the ordinance was last revised, but has since gained currency. Competent proofs to this effect could dispel the concern that exclusion of the use was deliberate rather than inadvertent. Likewise, a variance application to permit a commercial use to be established on residentially-zoned property might also be supported by proofs demonstrating substantial changes in the character of the neighborhood surrounding the subject property since the adoption of the ordinance, in order to reconcile the apparent conflict between the ordinance and the proposed variance. Similarly, the needs and character of an entire community may be altered by extrinsic factors, such as the proximity of major highway construction or commercial development in adjoining municipalities. Such circumstances may create a demand for uses, such as hotels, that were not anticipated when the ordinance was last revised. These examples are offered merely to illustrate, and not to exhaust, the nature of the proofs that could be offered to reconcile a proposed use variance with the provisions of the zoning ordinance.

PORTION OF DRAFT 2020 RE-EXAMINATION REPORT

7. Microbrewery or Limited Brewery Use: The Board extensively reviewed permitting what would be termed as Limited Brewery uses in the CBD/SPE Zone. It is noted such a use needs to be specifically defined if permitted since there are distinctions between a "Limited Brewery" and a brew pub in that a brew pub is a brewing facility that also operates a restaurant. The Board recommends the following definition and conditional use criteria in the CBD/SPE Zone:

   LIMITED BREWERY – A commercial facility, which shall not sell or serve food or operate a restaurant, which brews any malt alcoholic beverages in quantities for which it is licensed by the Alcoholic Beverage Commission (ABC). The Limited Brewery may sell the product at retail to consumers for consumption on the premises but only in connection with tours of the brewery as defined and required by ABC regulations. The Limited Brewery may also offer samples of its malt alcoholic beverages for sampling purposes only. "Sampling" shall mean the selling at a nominal charge or the gratuitous offering of an open container not exceeding three ounces of any malt alcoholic beverage produced on the premises. Additionally, such a Limited Brewery may sell the malt alcoholic beverage product for consumption off premises in a quantity in accordance with all Alcoholic Beverage Commission regulations.

   Limited Brewery permitted as a conditional use subject to the following requirements:

   a. Minimum distance between another parcel of property containing a Limited Brewery shall be no less than 500 feet;
   b. Maximum building square footage of all levels 4,000 square feet;
   c. No portion of a parcel containing a Limited Brewery shall be located within 100 feet of the R-1 Detached Single-Family Residential District lot;
   d. No residential uses shall be permitted in the same building containing a Limited Brewery;
   e. A maximum retail area of 10 percent of the facility may be allocated to the retail sales of brewery related beverages or brewery brand promotional products.

   The following are supplementary requirements and not conditional use requirements for a Limited Brewery:

   a. Provisions are recommended to be provided and detailed to the Borough regarding the control of odors from the brewing process and waste disposal;
   b. Provisions are recommended to be provided and detailed during site plan review regarding on-site handling and collection of related brewery waste materials;
   c. Parking requirements. Parking required for areas for use by patrons, such as tasting rooms, reception areas and seating or bar area are recommended to be in accordance with the restaurant regulations of 195-162. Parking required for production, storage or warehousing areas is one space per 1,000 square feet;
   d. Hours of operation are recommended to not exceed 11:00pm on weekdays and 12:00am on weekends.

§ 195-118. CBD/SPE
Central Business District/Special Pedestrian Environment District.

A. The purpose of the CBD/SPE District is to encourage the development of a traditional, downtown commercial center containing a mixture of compatible land uses in a distinctive streetscape which enhances and promotes the commercial center of the Borough. This area shall be planned pursuant to the recommendations of the Borough Master Plan. It shall be of integrated and compatible design with respect to the relationship and location of buildings, parking, circulation, walkways, landscape amenity, and buffer features.

B. The principal permitted uses allowed in the CBD/SPE District include the following:

(1) Antique shops; art galleries; arts and crafts shops; bakery shops; banks; book and record and CD stores; brokerage houses (upper floor only); finance companies (upper floor only); eyewear and optical stores; hair salons; nail salons (upper floor only); bookstores; butcher shops; camera stores; card shops; chinaware/flatware and glassware shops; cigar stores; dry-cleaning stores; dry-goods and variety stores; clothing stores; dress shops; candy stores and confectioneries; coin stores; delicatessens; drapers; drugstores; flower shops; furniture stores; home furnishing stores; gift shops; gourmet and specialty foods stores (food stores having 1,500 square feet or more may install up to 16 seats for consumption of food prepared by the establishment, provided that table service shall be prohibited); nutritional and health food stores (maximum square footage of 2,500 square feet); hardware stores; paint and wallpaper stores; hobby shops; interior decorators; jewelers; leather goods shops; hair accessory shops; knitting supplies stores; linen stores; picture-framing shops; package liquor stores intended primarily for retail distribution for off-premises consumption; music shops; musical instruments stores; business and professional offices (upper floor only); shoe repair shops; pet shops; photographic equipment and studios; post offices; radio and television repair shops (upper floor only); telecommunications stores; parking areas or lots; custom packaging and retail mail services (upper floor only), provided that the service is incidental to the main use; coffee shops; ice cream parlors; shoe sales stores; sporting goods stores; stationers; stockbrokers (upper floor only); tailor shops (upper floor only); toy stores; travel and ticket agencies (upper floor only); and wearing apparel shops; provided, however, that none of the foregoing permitted uses shall carry merchandise other than that to be sold at retail on the premises.
[Amended 5-15-2012 by Ord. No. 12-11]

(2) Child-care facilities, subject to § **195-129B**.

(3) Municipal buildings and uses.

(4) Sit-down restaurants, gourmet and specialty foods stores (subject to the seating area and amount noted herein), specifically located on corner lots, provided that: [Added 12-19-2017 by Ord. No. 17-26]

(a) The restaurant or gourmet and specialty foods store use shall be located on a lot with frontage on a public street other than Westwood Avenue, and such other public street frontage shall be physically contiguous with the demised patron space of the associated restaurant;

(b) The minimum building frontage of the demised patron space of the restaurant or gourmet and specialty foods store shall be 25 feet on the non-Westwood Avenue public street frontage;

(c) A public customer entrance/exit to said restaurant or gourmet and specialty foods store shall be provided from at least the public street frontage other than Westwood Avenue;

(d) Such restaurants or gourmet and specialty foods stores are limited to a maximum of 1,500 square feet of seating area or a maximum of 50 seats or as the Building Code permits;

(e) To maintain the visual and physical continuity of the retail environment of Westwood Avenue and the CBD/SPE Zone, such demised building space utilized for the restaurant or gourmet and specialty foods store, if contiguous with Westwood Avenue, shall maintain a storefront with windows on Westwood Avenue.

End file:

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APPLICATION OF 247 WESTWOOD AVENUE CORPORATION for **FIVE DIMES BREWERY** Peter G. Steck, P.P. June 18, 2020

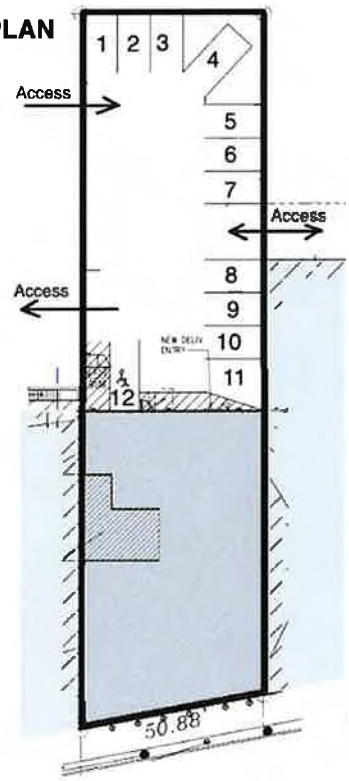
SLIDE 1 of 4 SLIDES

APPLICATION OF 247 WESTWOOD AVENUE CORPORATION for **FIVE DIMES BREWERY** Peter G. Steck, P.P. June 18, 2020

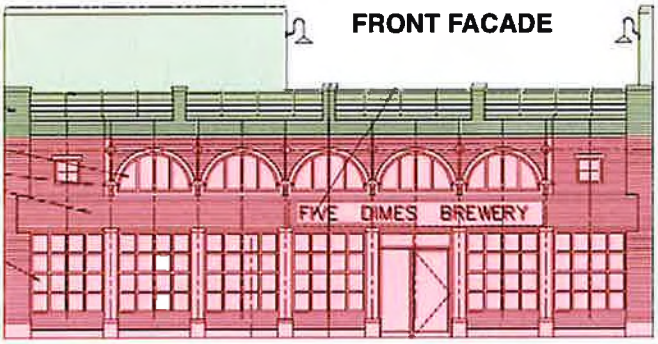
SLIDE 2

SLIDE 3

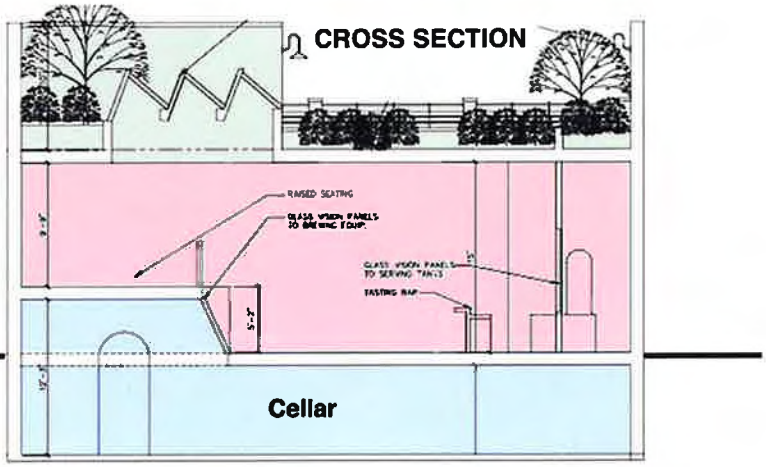
SITE PLAN



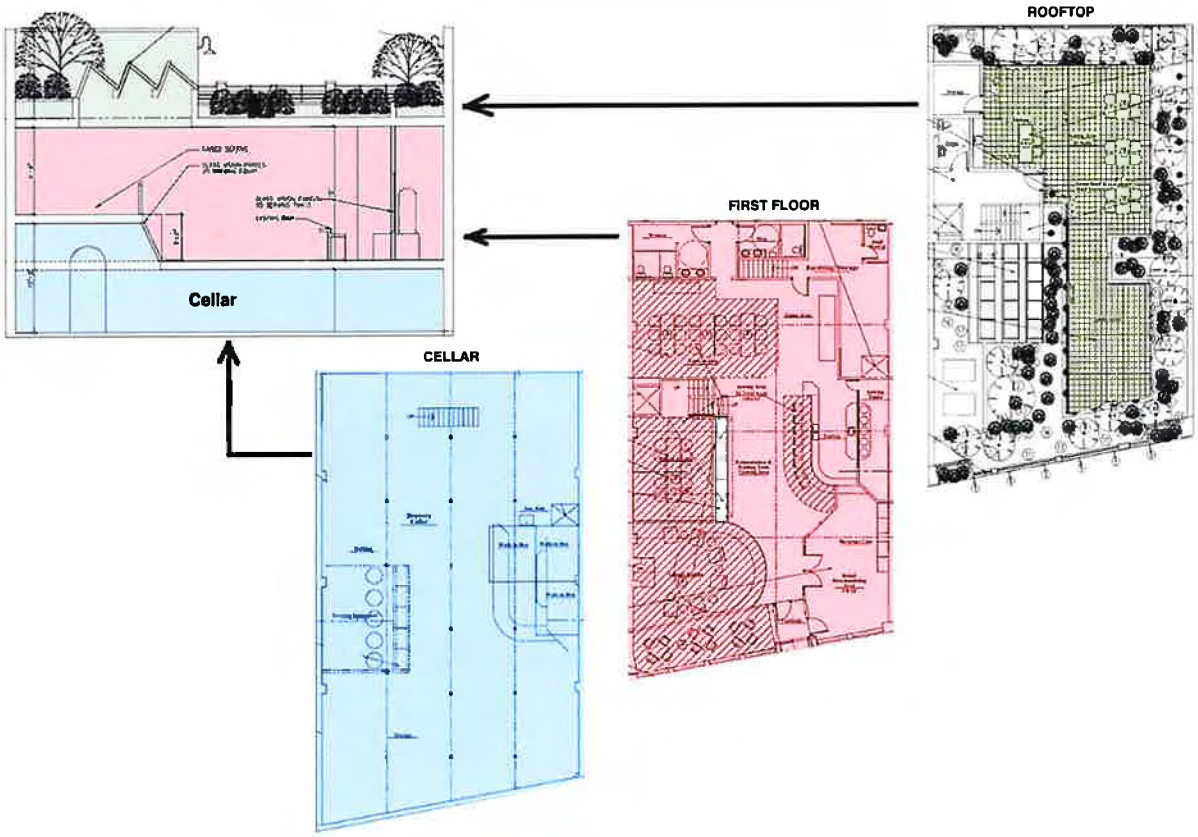
FRONT FACADE



CROSS SECTION



SLIDE 4



End.