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# Peter G. Steck

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

**SERVICES TO PRIVATE CLIENTS IN THE FOLLOWING MUNICIPALITIES**

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

**SERVICES TO PRIVATE CLIENTS IN THE FOLLOWING MUNICIPALITIES**

Continued

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

**PARTIAL LISTING OF PRIVATE CLIENTS**

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

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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

Handwritten signature of Peter G. Steck.

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

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## **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



