

The Cranford Planning Board will hold a regularly scheduled meeting on **Wednesday, June 20, 2018** at 7:30 p.m. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Formal action may be taken.

1. Communications
2. Resolutions of Memorialization
3. Minutes
4. Old/New Business

A. Discussion on Cranford Township Driveway Ordinance §255-26G

**PUBLIC MEETING - ROOM 107 - 8:00 P.M.**

1. Statement of compliance with the Open Public Meetings Act.
2. Pledge of Allegiance
3. Roll Call
4. **Application # PBA-18-00005 – WITHDRAWN BY THE APPLICANT**  
**Five Aces Resources LLC & Jola Resources, LLC**  
**643 Raritan Road & McKinley Street**  
**Block 642 Lots 8 & 9, Zones: NC & C-1**

Applicant is seeking preliminary and final major site plan approval, and C(1) and C(2) variances to construct a two-story office building, including possible partial professional or medical offices, in the NC Zone. The applicants are contractors that would utilize the second floor and rent the first floor to a future office use. Currently, the property is a vacant, one-story bank with a drive through window, and is located in the NC and C-1 Zones. Offices are a conditional use in the NC zone and this application meets all the conditions. The proposal will exceed the maximum impervious coverage of 75% in the NC zone, while 78% is proposed. The existing coverage is 80%. The C-variances are for parking and a waiver is requested for parking setbacks. The parking is proposed behind the building, however being that the property is on a corner lot, the parking is located inside the required setback area of 15' for two streets, McKinley Street and Commerce Drive (the property is bordered by three streets). Therefore, a design waiver is required. The Cranford parking table separates office uses by what activities they propose on site (ex: professional offices require 1 space per professional and 250 sq. ft. of net floor area, whereas medical offices require 4 spaces for each dentist or physician, plus 1 for each 250 square feet of net floor area). The applicant is requesting a variance for 4 parking spaces for the flexibility of possibly placing a medical office use at some point in the future without coming back before the board for approval. The last variance requested is for side yard setback where 10.3' is proposed and 12' is required.

**PUBLIC PORTION** - Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.

**COPIES OF THE MINUTES OF THE MEETING ARE AVAILABLE AFTER ADOPTION BY THE BOARD UPON WRITTEN REQUEST SUBMITTED TO THE TOWNSHIP CLERK, 8 SPRINGFIELD AVENUE, CRANFORD, NEW JERSEY 07016 IN ACCORDANCE WITH THE OPRA ACT.**