

MINUTES - PLANNING BOARD

Workshop meeting of July 19, 2017

The meeting of the Cranford Planning Board was called to order by Ms. Murray on July 19, 2017 at 7: 40 P.M. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Murray announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader and/or the Star Ledger had been notified and the agenda posted in the municipal building as required.

1. ROLL CALL

Members Present:

Ms. Murray
Ms. Anderson
Ms. Steinbach
Ms. Feder
Dr. Chapman
Mayor Hannen
Ms. Pedde

Members Absent:

Commissioner Dooley
Mr. Taylor

Alternates Present:

Mr. Aschenbach

Alternates Absent:

Ms. Didzbalis

Also present:

Mark Rothman, Esquire; Ruthanne Della Serra, Interim Administrator/Scribe, Ron Johnson, Zoning Officer, Madeline Colandro, Interim Assistant, Ryan Cooper, Town Attorney

2. RESOLUTIONS OF MEMORIALIZATION

NONE

3. MINUTES

Motion to adopt the minutes of the workshop meeting of May 3, 2017 was made by Ms. Feder, seconded by Ms. Pedde and passed on unanimous voice vote by those members in attendance at said meeting.

4. COMMUNICATIONS

1. Email received from Jackie Baranoff, President of Temple Beth-El Mevor Chayim located at 338 Walnut Avenue regarding carrying Application #PBA-17-0004, Hartz Mountain Industries, Applicant, 750 Walnut Avenue, Block: 541, Lot: 2, C-3 Zone, Applicant is seeking to rezone the subject property to eliminate the office and warehousing uses in favor of multi-family residential use (136-13) to September 20, 2017 which is the Jewish New Year, Rosh Hashanah.
2. Letter from Mr. Rothman to Anthony Peterpaul, Esquire dated July 18, 2017 re: Union County College, Resolution of Memorialization presentation and adopted carried to Planning Board Meeting of August 16, 2017.
3. Email from Mark Rothman to James P. Rhatican dated July 19, 2017 confirming Application #PBA-17-0004, Hartz Mountain Industries, Applicant, 750 Walnut Avenue, Block: 541, Lot: 2, C-3 Zone, has been carried to September 6, 2017.
4. Memo from Tara Rowley, Clerk dated June 14, 2017 re: directing authorizing preparation of a Redevelopment Plan for Birchwood Property,
5. Letter from Gary T. Hall, Esquire, McCarter & English dated July 19, 2017 re: Union County College re: presentation of new plans for a potential different location.
6. Memo from Tara Rowley, Clerk dated July 19, 2017 re: review and discussion of Ordinance 2017-10 amending the code of the Township of Cranford land development, Article IX Affordable Housing, Section 71 Affordable Housing.

5. OLD BUSINESS/NEW BUSINESS

DMC Strategic meeting to be held July 24, 2017 at 8:00 PM.

6. WORKSHOP PORTION

- A. Discussion Cranford Planning Board Resolution re: Redevelopment Plan for Birchwood Avenue

Wanda Chin Monahan, Esquire in attendance. She advised that Township Committee chose a developer at meeting of last night. Harbor Consultants has been designated to prepare the redevelopment plan. They are not included in Planning Board's professional list. Was recommended the Township Committee retain Harbor Consultants due to their expertise with other plans and projects of this nature. Mr. Rothman explained procedure for appointing Harbor Consultants as planner for preparation of redevelopment plan. Mr. Johnson explained possible IMR numbers in the Master Plan regarding Birchwood property. Prior Township Committee resolution 2017-239 dated June 14, 2017

directed the Planning Board to adopt a resolution authorizing the preparation of a Redevelopment Plan for the Birchwood property.

A motion to adopt the resolution authorizing the preparation of a Redevelopment Plan for the Birchwood Property was made by Dr. Chapman, seconded by Ms. Anderson with the following voting in favor of the motion: Ms. Murray, Ms. Anderson, Ms. Steinbach, Ms. Feder, Dr. Chapman, Mayor Hannen, Ms. Pedde and Mr. Aschenbach.

B. Chairman announced that application Letter received Email received from Jackie Baranoff, President of Temple Beth-El Mevor Chayim located at 338 Walnut Avenue regarding carrying Application #PBA-17-0004, Hartz Mountain Industries, Applicant, 750 Walnut Avenue, Block: 541, Lot: 2, C-3 Zone, Applicant is seeking to rezone the subject property to eliminate the office and warehousing uses in favor of multi-family residential use (136-13) to September 20, 2017 which is the Jewish New Year, Rosh Hashanah. Is of rescheduled to September 6, 2017 no further notice is required.

C. Review and discussion of Ordinance 2017-10 amending the code of the Township of Cranford Land Development, Article IX Affordable Housing, Section 71 Affordable Housing.

Ryan Cooper, Esquire, Township Attorney explained the ordinance in detail and provided background of proposed ordinance. Calculations are rounded up in new ordinance and the function of this ordinance is for clarification and is more transparent to the public. Language has been court approved and used in other municipalities. No reference to phasing.

Motion made for the Board to move into executive session was made by Ms. Anderson, seconded by Ms. Steinbach with the following voting in favor of the motion: Ms. Murray, Ms. Anderson, Ms. Steinbach, Ms. Feder, Dr. Chapman, Mayor Hannen, Ms. Pedde and Mr. Aschenbach.

Motion made for the Board to move into open session was made by Mayor Hannen, seconded by Ms. Anderson with the following voting in favor of the motion: Ms. Murray, Ms. Anderson, Ms. Steinbach, Ms. Feder, Dr. Chapman, Mayor Hannen, Ms. Pedde and Mr. Aschenbach.

After discussion, a motion to recommend the Township Committee adopt Ordinance #2017-10 as written was made by Ms. Feder, seconded by Ms. Anderson with the following voting in favor of the motion: Ms. Murray, Ms. Anderson, Ms. Steinbach, Ms. Feder, Dr. Chapman, Mayor Hannen, Ms. Pedde and Mr. Aschenbach.

- D. Discussion on posting of Planning Board Procedures to website just to inform they will be posted was carried to August 16, 2017 meeting
- E. No update on Master Plan Revaluation at this time.

7. PUBLIC PORTION

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:57 P.M.

Ann Steinbach, Secretary