

MINUTES - PLANNING BOARD

Meeting of June 21, 2017

WORKSHOP PORTION. Ms. Murray called workshop portion of the meeting to order at 7:35 P.M.

1. COMMUNICATIONS

Memo from Tara Rowley, Township Clerk dated June 14, 2017 enclosing Township Resolution #2017-239 directing the Planning Board to adopt a resolution authorizing preparation of a Redevelopment Plan for the Birchwood Avenue property. The resolution was adopted by the Township Committee at its meeting of June 24, 2017.

2. RESOLUTIONS OF MEMORIALIZATION

Resolutions for Board Planner and Engineer

ENGINEER -- After discussion, a motion to adopt the resolution appointing Maser Consulting as the Board engineer was made by Mayor Hannen, seconded by Ms. Didzbalis with the following voting in favor of the motion: Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis.

ENGINEER -- After discussion, a motion to adopt the resolution appointing Neglia Engineering as the Board engineer was made by Mayor Hannen, seconded by Ms. Didzbalis with the following voting in favor of the motion: Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis.

PLANNER ---- After discussion, a motion to adopt the resolution appointing Neglia Engineering as the Board planner was made by Mayor Hannen, seconded by Ms. Didzbalis with the following voting in favor of the motion: Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis.

PLANNER ---- After discussion, a motion to adopt the resolution appointing Maser Consulting was made by Mayor Hannen, seconded by Ms. Didzbalis with the following voting in favor of the motion: Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis.

3. MINUTES – Adoption of minutes carried to next meeting

4. OLD/NEW BUSINESS

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

Motion made for the Board to move into open session was made by Mayor Hannen at 8:24 PM, seconded by Ms. Didzbalis with the following voting in favor of the motion:

Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis. Executive Session to be continued after public meeting.

PUBLIC HEARING - ROOM 107

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Ms. Murray called a public meeting of the Cranford Planning Board to order on June 21, 2017 at 8:26 P.M. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Colandro announced this meeting is in compliance with the "Open Public Meetings Act" as adequate notice of this meeting has been provided by publishing of the Board's annual schedule of meetings in the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin Board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

2. FLAG SALUTE

3. ROLL CALL

Members Present:

Ms. Murray
Ms. Steinbach
Dr. Chapman
Mayor Hannen

Members Absent:

Ms. Anderson
Ms. Feder
Commissioner Dooley
Ms. Pedde
Mr. Taylor

Alternates Present:

Mr. Aschenbach
Ms. Didzbalis

Alternates Absent:

None

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

4. Application # PBA-16-00009: Riverside Condominium Association, Inc., Applicant

4-8 Riverside Drive

Block: 266, Lot: 1, R-8 zone

Applicant is seeking amended site plan approval to eliminate two on-site parking spaces and locate a recycling shed and dumpster in said parking spaces

Richard Huxford, Esquire appeared on behalf of the applicant. He explained amend site approval.

Martin Powers appeared and was sworn in. He testified to the following by questions posed by Mr. Huxford.

He is a resident of Cranford since 2009. Former Zoning Officer Robert Hudak was conducting research as to the proper location for the trash dumpster and advised as to what was required to be done to relocate to the far corner of the parking lot. The recycling shed will remain in the same place. The dumpster will be relocated with screening (buffering) provided to eliminate noise. The shed will be secured using cables anchored in the ground.

Two photos were entered into evidence as Exhibit A-1 and Exhibit A-2 depicting the shed and dumpster in the proposed area taken a couple days ago.

Buffering was explained in detail

Parking lot is never full. During holidays and events, may lose spaces in winter. Originally lot comprised of 68 spaces, losing 2 spaces will not impact availability and still meets requirement.

Questions posed by the Board ascertained the following:

The remaining shrubbery is year-round type. The dumpster has been in the new location since October with no complaints. Unaware of the exact size of the dumpster as it has been there for years and fits in one parking space. Is a 4-flap dumpster for access and is picked 3 to 4 times a week. Is leaning toward a chain link fence enclosure with privacy slats.

There were no further questions by members of the Board.

Ms. Murray opened the application to the public for questions, with no one appearing and the matter was referred back to the Board.

Edward Dec, Guarriello & Dec appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert in the field of engineering civil and surveyors. He testified to the following by questions posed by Mr. Huxford

Site plan with refuse and improvement plan. Last visited the site in fall 2016. Shrubbery consists of year-long foliage evergreen. Dumpster fits into one parking space. Observations on 1st page of plans submitted: previously approved zoning chart and current zoning chart. Existing parking is 68 spaces. Breakdown of parking spaces detail explained as 65 spaces required and 66 will remain. Full site plan is not changing. Shed will remain in same location, relocating the dumpster adjacent to building with chain link fence with slats and gate.

A 100-year elevation shown on plan at request of Township Engineer.

Typical anchor method for shed. Engineering report reviewed and noted numbering was mislabeled as to parking spaces. Several items (C thru L) are notes that applicant agreed to during the DRC meeting.

Benefits of the dumpster relocation explained with no negative impact. There is no negative impact to the Master or zoning plan.

Questions posed by the Board ascertained the following:

Parking explanation provided as to location of spaces 61 -68 and marked. Exhibit A-3 – site plan marked. Mr. Powers indicated he would agree to vinyl fence. Not placed in grass due to location of residential area. Site is pre-approved non-conforming. Garbage and recycling schedule explained in detail.

There were no further questions by members of the Board.

Mr. Huxford presented his summation.

DELIBERATION OF Application # PBA-16-00009

Riverside Condominium Association, Inc., Applicant

4-8 Riverside Drive

Block: 266, Lot: 1, R-8 zone

Applicant is seeking amended site plan approval to eliminate two on-site parking spaces and locate a recycling shed and dumpster in said parking spaces

Ms. Murray reviewed the testimony presented.

Motion to grant approval for Application PBA-16-00009 was made by Ms. Steinbach. with the condition that applicant will install a vinyl fence. The motion was seconded by Mr. Aschenbach with the following voting in favor of the motion: Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis.

5. PUBLIC PORTION

NONE

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:50 P.M.

Motion to return to executive session by Mayor Hannen seconded by Ms. Didzbalis all in favor of the motion: Ms. Murray, Ms. Steinbach, Dr. Chapman, Mayor Hannen, Mr. Aschenbach and Ms. Didzbalis.

Ann Steinbach, Secretary