

MINUTES - PLANNING BOARD

Meeting of June 1, 2016

WORKSHOP PORTION. Ms. Anderson called workshop portion of the meeting to order at 7:36 P.M.

1. COMMUNICATIONS:

1. Letter form Niall J. O'Brien, Esquire dated May 31, 2016, requesting Applicant #PBA-15-00005: PSE&G, Applicant, 225 South Avenue East, Block 479, Lot 5, D-C Zone, be carried from June 1, 2016 to June 15, 2016.
2. NJ Planner dated March/April 2016 distributed to the Board Members.

3. MINUTES:

Motion to adopt the minutes of May 18, 2016 (as amended) was made by Ms. Feder, seconded by Mr. Kalnins and passed on voice vote.

4. RESOLUTIONS OF MEMORIALIZATION – carried to the next meeting

5. OLD/NEW BUSINESS

Ordinance 2016-15 – An ordinance to rescind and replace “Chapter 136, Article V, Section 136-34E, Permitted Accessory Uses and Structures – Exempt Home Occupations” of the Township Code of the Township of Cranford.

After discussion, a motion to recommend the Township Committee adopt Ordinance 2016-15 as drafted was made by Ms. Feder, seconded by Ms. Didzablis and passed with the following voting in favor of the motion: Ms. Anderson, Ms. Feder, Ms. Steinbach, Mr. Petrucci and Ms. Didzbalis.

Discussion on adding PSE&G application to the agenda of June 15, 2016. Agreed to schedule on the 15th as second application on agenda.

Workshop portion adjourned at 8:03 P.M.

PUBLIC HEARING - ROOM 107

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Ms. Anderson called a public meeting of the Cranford Planning Board to order on June 1, 2016 at 8:10 P.M. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Della Serra announced that this meeting is a regularly scheduled meeting as contained in its annual schedule adopted by the Planning Board and published in the designated newspaper as soon as possible after the Board's reorganization meeting. In accordance with the terms and conditions of the Open Public Meetings Act, adequate notice of this meeting's agenda has been provided through publication specifying the time, place and matters to be discussed/heard with the agenda having been filed with the

Township Clerk and posted on the municipal bulletin board where such notices are normally posted as required. Formal action may be taken.

2. FLAG SALUTE

3. ROLL CALL

Members Present:

Ms. Anderson
Ms. Feder
Ms. Steinbach
Mayor Kalnins

Members Absent:

Ms. Murray
Mr. Aschenbach
Deputy Mayor O'Connor
Ms. Pedde
Mr. Taylor

Alternates Present:

Mr. Petrucci
Ms. Didzbalis

Alternates Absent:

None

Also present:

Nicholas Giuditta, Esquire; Ruthanne Della Serra, Administrator, Robert Hudak, PP, AICP/ Zoning Officer, Jacqueline Dirmann, Maser Consulting, Engineer on behalf of the Planning Board.

Ms. Anderson announced that Applicant #PBA-15-00005: PSE&G, Applicant, 225 South Avenue East, Block 479, Lot 5, D-C Zone will not be heard this evening but has been carried to June 15, 2016 at the request of the applicant.

1. Applicant #PBA-16-000006:

20 North Avenue West Assoc., LLC Applicant
20 North Avenue West, Block 189, Lot 4, D-C Zone

Applicant seeking minor site plan abut daughter has since approval to permit conversion of a medical office to a one residential unit (conditional use) with the following relief: Applicant will not be providing on-site parking (§ 136-39. Schedule 1, Parking) and will not be providing bicycle racks (§ 136-23.6(13).

Richard Brightman, Esquire appeared on behalf of the applicant. Mr. Brightman explained the applicant is seeking approval of conditional use where all conditions are met. Seeking relief from on-site parking and design waiver for bicycle rack. Two witnesses to present this evening.

Dr. James Silverman, Applicant. appeared and was sworn. His ownership of the building was relayed to the Board, purchased in 1986 from his family upon his father's death who practiced at the building. Family first purchased the building in 1908, lived in the 3rd floor of the building and operated a men's shop on the first floor, eventually a bank. Second floor apartment and dental office that are currently vacant and third floor is two apartments. Dental patients were approximately 20 – 25 per day, 3 days a week. Dental space is no longer viable as a dental space is small office. Has put an independent line from his building to main sewer line to separate his building from neighboring buildings which created issues as joined. Portion of the property was sold to the Town – across the back in order for pathway for emergency vehicles.

Questions posed by the Board ascertained the following:

Will be expanding existing apartment on the second floor to include the dental space as one residential unit. Second floor apartment was rented up until May 2016, the tenant and family moved into a larger space. Currently one bedroom, proposed is for 3 bedrooms. Tenants arrange for their own parking thru permits or other arrangements. Fire department recommendations will be adhered to.

There were no further questions by members of the Board.

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

Ronald Meeks, Architect, appeared and was sworn. His credentials were presented to the Board and he was accepted as an expert in the field of architecture and professional planning.

Mr. Meeks thru questions posed by Mr. Brightman testified to the following:

Exhibit A-1 depicts the zone and location map, survey of the property (98 X28), zero lot lines and meets the requirements for rear yard setback, front yard is preexisting condition (built in 1912) when there was no zoning in Cranford. Approximately 11 feet from building to property line and does not lend itself to providing parking spaces - explained in depth. The bicycle rack could be placed there however the clientele does not lend for use of a bike rack.

Drawing A-2 existing conditions of property, dental office in front and apartment in rear. On right – shows proposed expansion of the rental unit, 3 bedrooms, 1400 square feet. Apartments under conditional use are met - residents on 2nd floor and above; ingress and egress; minimum floor area of 600 square feet; not more than one dwelling unit for

each 800 square feet of lot area. Entrance and exist were explained - porch in rear and private set of stairs off North Avenue. Survey performed of surrounding properties - single buildings built in 1912 with visual survey and all buildings from Wells Fargo to Breadsmith have retail on first floor and apartments above. Restrictions in lot to the rear, permanent parking as well as metered parking as well as other lots in the area, Alden Street, parking deck and train station within 400 feet of site. Other uses permitted would require far more parking – dental office is 4 spaces for each doctor and if office was expanded, would require 10-17 space, if converted to medical office would require 12 spaces. Proposed is less of an impact and makes the site more conforming.

Questions posed by the Board ascertained the following:

Police report indicated no more 12 hour permits available with waiting list – tenants will be responsible for their own parking, do not know if tenants will have a car and there is private parking available possibly on Miln Street. Is space in rear of the building for a bicycle rack near the planters that are the townships and extend over the property line. Township does not offer daytime parking permits for residential tenants, only for commuters. Mr. Brightman spoke to the applicant who will agree to install a bicycle rack in the rear. Reason for 3 bedrooms versus 2 – rooms would be extremely oversized, 3 would be more reasonable with 3rd bedroom is not large and could be considered a study. Units on 3rd floor are one bedroom each.

Mr. Hudak confirmed in compliance with the Master Plan and meets all conditions.

There were no further questions by members of the Board.

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

Mr. Brightman presented his summation.

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

DELIBERATION OF Applicant #PBA-16-000006:

20 North Avenue West Assoc., LLC Applicant

20 North Avenue West, Block 189, Lot 4, D-C Zone

Applicant seeking minor site plan approval along with the following relief:

Applicant will not be providing on-site parking (§ 136-39. Schedule 1, Parking).

Ms. Anderson reviewed the testimony presented.

Board comments consisted of the following:

Under conditions, believes less intense use and people will find a way to park. Encourage tenants in the downtown. Renovation is good and anytime taking an existing building and

updating the property is a good thing. Office use is diminishing with residential units encouraged in the downtown. Only comment would be for the parking committee and police to explore available parking for residential tenants in the downtown. Best use for an outdated dental office space, and least impact.

Motion to grant site plan approval Application PBA-16-00006 was made by Mayor Kalnins with the following conditions:

1. Will adhere to the Fire Department recommendations;
2. Will include a bicycle rack rear.

The motion was seconded by Ms. Feder with the following voting in favor of the motion: Ms. Anderson, Ms. Feder, Ms. Steinbach, Mr. Petrucci, Ms. Didzbalis and Mayor Kalnins.

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 8:44 P.M.

Kathleen Murray, Secretary