

MINUTES - PLANNING BOARD REORGANIZATION

January 20, 2016

Bobbi Anderson, 2015 Chairman called the meeting to order at 7:30 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Anderson announced in accordance with the terms and conditions of the Open Public Meetings Act, the Cranford Chronicle, Eagle or the Star Ledger had been notified and the agenda posted in the municipal building as required.

1. Members Present:

Ms. Anderson
Mr. Aschenbach
Ms. Feder
Mayor Kalnins
Ms. Murray
Commissioner O'Connor
Ms. Pedde
Ms. Steinbach
Mr. Taylor

Members Absent:

None

Alternates Present:

Mr. Petrucci
Ms. Didzbalis

Alternates Absent:

None

Also present:

Ruthanne Della Serra and Patricia Cullen, Co-Administrators; Nicholas Giuditta, Esquire (2015 Legal Counsel), Robert Hudak, Zoning Officer.

2. SWEARING IN OF NEW MEMBERS

Kathleen Murray, Class II member (Environmental Commission) for a three-year term ending December 31, 2018 was sworn in by Nicholas Giuditta, Esquire.

Peter Taylor, Class IV member for a four-year term ending December 31, 2019 was sworn in by Nicholas Giuditta, Esquire.

Julie Didzbalis, Alternate No. 2 member for a two-year term ending December 31, 2017 was sworn in by Nicholas Giuditta, Esquire.

Andis Kalnins, Mayor/Class I member for a one-year term ending December 31, 2016 as sworn in by Nicholas Giuditta, Esquire.

Mary O'Connor, Commissioner/Class III member for a one-year term ending December 31, 2016 was sworn in by Nicholas Giuditta, Esquire.

Motion was made to go into closed session to conduct interviews with Mauro Savo and Nicholas A. Giuditta, III, Esquire for the position of Planning Board Attorney was made by Deputy Mayor O'Connor, seconded by Ms. Feder and passed on unanimous voice vote.

Motion was made to return to open session was made by Deputy Mayor O'Connor, seconded by Mayor Kalnins and passed on unanimous voice vote.

3. APPOINTMENT OF BOARD ATTORNEY

Nicholas Guiditta was nominated as Planning Board Attorney by Deputy Mayor O'Connor, seconded by Ms. Pedde with the following voting in favor of the nomination: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

4. ELECTION OF OFFICERS

Bobbi Anderson was nominated as Chairperson by Ms. Feder, seconded by Ms. Murray with the following voting in favor of the nomination: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

Lynda Feder was nominated as Vice-Chairperson by Ms. Anderson, seconded by Deputy Mayor O'Connor with the following voting in favor of the nomination: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

Kathleen Murray was nominated as Secretary by Ms. Feder, seconded by Ms. Pedde with the following voting in favor of the nomination: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

Ann Steinbach was nominated as Alternate Secretary by Deputy Mayor O'Connor, seconded by Ms. Anderson with the following voting in favor of the nomination: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

5. APPOINTMENT OF SCRIBE/ADMINISTRATOR

Ruthanne Della Serra and Patricia Cullen were nominated as Co-Board Administrators by Mayor Kalnins, seconded by Deputy Mayor O'Connor with the following voting in favor of the nomination: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

6. APPOINTMENT OF PLANNING CONSULTANT

Motion was made by Ms. Feder, seconded by Ms. Steinbach to designate Robert Hudak, Zoning Officer/Planner as in-house Planner and Mazur Consulting and MatrixNewWorld as outside-planners as needed on application as commensurate with their area of expertise and passed on unanimous voice vote

7. DESIGNATION OF OFFICIAL NEWSPAPER

A motion to designate The Westfield Leader and/or The Star Ledger as the Planning Board official newspaper was made by Deputy Mayor O'Connor, seconded by Ms. Feder and passed by voice vote.

8. TIME/DATE SCHEDULE OF MEETINGS

The proposed Planning Board Time Schedule of Meetings was discussed, amended and agreed to by the members. Motion to adopt schedule was made by Mayor Kalnins, second by Ms. Murray and passed by unanimous voice vote.

9. APPOINTMENT OF ENGINEER

A motion to designate Carl O'Brien of Mazur Consultants as Planning Board Engineer was made by Mr. Taylor, second by Ms. Feder and passed by unanimous voice vote.

10. ADOPTION OF BYLAW

A motion to adopt the Planning Board By-Laws with section 2.4-9 amended to reflect current state statute was made by Ms. Murray, seconded by Mr. Taylor with the following voting in favor of the motion: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

11. COMMUNICATIONS:

1. November/December edition of the NJ Planner distributed to the members.
2. Letter from PSE&G regarding submission in support of electrical overhead and underground transmission which will authorize maintenance on existing public utility structures within fresh water wetlands. Statewide application 16 counties and 143 municipalities. Send to Tree Advisory Board for comment.

12. MINUTES:

Motion to adopt the minutes of December 16, 2015 as amended was made by Ms. Feder, seconded by Mr. Taylor and passed on unanimous voice vote

13. RESOLUTIONS OF MEMORIALIZATION:

Applicant #PBA-15-00009:

47 Johnson Avenue, LLC, Applicant

47 Johnson Avenue, Block 403, Lot 47, R-5 Zone

To permit subdivision approval with less than the minimum required lot width for each new lot which will contain new two-family dwellings (required 70.00 feet, proposed 50.00 feet) (§136-30, Attachment 1, Schedule 1).

After discussion, a motion to adopt the resolution denying Application PBA-15-00009 (as amended) was made by Ms. Feder, seconded by Ms. Pedde with the following voting in favor of the motion: Ms. Anderson, Mr. Aschenbach, Ms. Feder, Mayor Kalnins, Ms. Murray, Commissioner O'Connor, Ms. Pedde, Ms. Steinbach and Mr. Taylor.

14. OLD/NEW BUSINESS and GOALS & OBJECTIVES FOR 2016

Comment made to attempt to receive the engineering and planner report in advance of the meeting with sufficient time to review.

Discussion Ordinance 2016-01 – revised ordinance amending and supplementing the Land Development Ordinance of the Township of Cranford, County of Union, State of New Jersey, Chapter 136 Entitled Land Development.

Same ordinance reviewed previously by the Planning Board technical issue with notice and incorporated revisions that the Planning Board recommended. Mr. Giuditta will draft letter that the Planning Board is in agreement with the technical change made in the proposed ordinance.

Discussion as to article entitled Use of Social Media During Meetings re: Rules of Technical Evidence during Planning and Zoning Board meetings. Good primer in what is and is not technical evidence that could result in a Board member becoming a witness at the hearing and recommends banning use of social media.

GOALS and OBJECTIVES –

Section of North Avenue – Swan Cleaners and MDTV renovation and rehabilitation. Opportunity.

Update on applications decided by the Zoning Board to be provided on a regular basis.

Joint session with the Boards to be conducted on a Planning Board evening for attendance purposes due to changes in and reasoning behind adoption of the LDO.

Proposed revisions to Code distributed to the Board for review for future discussion as to further changes – redlined version with electronic copy to be sent to the members. Starting point to review the ordinance. One issue – two standards for dwellings and in District VC in current, apartments are principal permitted use with list of conditions which would make it a conditional use – cannot be both. Lesser density if conditional use and higher for permitted use.

With regard to missed meetings both audio and video can be reviewed at cranfordtv35.pegcentral.com. Meetings are group in 5, scroll down till you get the meeting you are seeking. Can be listened to in audio format or viewed in video format. Meetings are available the day held. If necessary, please confirm with Board Administrator that you have listened/viewed the meeting and a certification will be prepared for signature to permit a member to participate in any continuation of an application.

15. PUBLIC COMMENT PORTION.

None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:23 P.M.

Kathleen Murray, Secretary