

MINUTES - PLANNING BOARD

Meeting of October 7, 2015

WORKSHOP MEETING.

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Ms. Anderson called a public meeting of the Cranford Planning Board to order on October 7, 2015 at 7:32 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. Murray
Mr. Aschenbach
Mayor Kalnins
Ms. Pedde
Mr. Taylor

Members Absent:

Deputy Mayor O'Connor
Ms. Steinbach

Alternates Present:

Ms. Didzbalis

Alternates Absent:

Mr. Petrucci

Also present:

Nicholas Giuditta, Esquire and Ruthanne Della Serra, Administrator/Scribe.

4. COMMUNICATIONS:

5. MINUTES:

Minutes of August 19, 2015 and September 18, 2015 were carried to the next meeting.

6. RESOLUTIONS OF MEMORIALIZATION

Applicant #PBA-15-00006:

Miln Street Partners, Applicant

101-103 Miln Street, Block 187, Lot 1, D-B Zone

To permit conversion of an existing convenience store to an indoor playground/gym with less than the required on-site parking spaces for proposed use and less than the total amount of required parking spaces for all uses on site (§136-39, Parking, Schedule 1).

After discussion, a motion to adopt the resolution approving Application PBA-15-00006 (as amended) was made by Ms. Feder, seconded by Ms. Murray with the following voting in favor of the motion: Ms. Feder, Ms. Murray, Mayor Kalnins, Ms. Pedde and Ms. Didzbalis.

Applicant #PBA-15-00005:

PSE&G, Applicant

225 South Avenue East, Block 479, Lot 5, D-C Zone

To permit amended site plan approval for alterations and improvements to an existing sub-station with the following variances: buffer landscaping not provided in parking areas (§136-23.1(a)(i)); no trees proposed in parking area (§136-23.6(8)[c]); to exceed the maximum allowable height and openness for a fence (§136-23.11(2) & (3)(e)); trees not to be replaced (§136-23.13(2)); to exceed the maximum allowable height for an accessory structure (§136-30 (Schedule 1, attachment 1)); bicycle rack not provided; and no loading or unloading zone provided and following waivers: required sketch plan (§136-21B(2)); and landscaping not provided (§136-23.6(11)[a].

After discussion, a motion to adopt the resolution approving Application PBA-15-00005 (as amended) was made by Mayor Kalnins, seconded by Ms. Feder with the following voting in favor of the motion: Ms. Feder, Ms. Murray, Mayor Kalnins, Ms. Pedde and Ms. Didzbalis.

Applicant #PBA-15-00008:

Cranford Restaurants, LLC, Applicant

3 South Avenue West, Block 475, Lots 3 and 4, D-C Zone

To permit minor site plan approval associated with exterior renovations to the existing structure.

After discussion, a motion to adopt the resolution approving Application PBA-15-00008 (as amended) was made by Ms. Murray, seconded by Ms. Pedde with the following voting in favor of the motion: Ms. Feder, Ms. Murray, Mayor Kalnins, Ms. Pedde and Ms. Didzbalis.

7. OLD/NEW BUSINESS

None

8. PUBLIC PORTION

None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 7:54 P.M.

Bobbi Anderson, Chair