

MINUTES - PLANNING BOARD

Meeting of September 7, 2016

WORKSHOP PORTION. Ms. Anderson called workshop portion of the meeting to order at 7:37 P.M.

- 1. COMMUNICATIONS**
- 2. MINUTES**
- 3. RESOLUTIONS OF MEMORIALIZATION**
- 4. OLD/NEW BUSINESS**

Workshop portion adjourned at 7:57 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 September 7, 2016 at 8:10 P.M. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Cullen 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
Ms. Steinbach
Mayor Kalnins
Deputy Mayor O'Connor
Ms. Pedde
Mr. Taylor

Members Absent:

Mr. Aschenbach

Alternates Present:

Ms. Didzbalis
Mr. Petrucci

Alternates Absent:

Also present:

Nicholas Giuditta, Esquire, Robert Hudak, PP, AICP/ Zoning Officer, Trish Cullen, Administrator and Jacqueline Dirmann, Maser Consulting, Engineer on behalf of the Planning Board.

- 1. New Case # PBA-16-00008; Tullamore Realty, LLC; Block 513 Lot 2; NC-Zone. The applicant proposes 22 spaces for all proposed uses whereas for the combined proposed uses the applicant must provide 30 parking spaces. § 136-39(a)**

Joseph Paparo with Hehl & Hehl.

Mr. Paparo- The application is just a change in tenancy. There are no site improvements are modifications the building other than interior renovations. There are no changes in the parking lot and no expansion. This application is to take 3042 of the first floor space and allow the new tenant to occupy that space. The new tenant is an artisan glass studio. There are some night classes for adults and doesn't coincide with the 9-5 hours with the other business. The parking requirement is 30spaces 19 exist with no changes. In 2015 code allowed to include spaces along the frontage so allowing us to include the street spaces we are now at 22 spaces provided with the 30 requirement.

Swearing in Donna Slevin

Ms. Slevin- I've been a stain glass artist for 30 years that I've been operating from my home. Operation would be about 3 week nights from 6-930pm and during the day would be just myself and my business partner there at around 10am-3/4pm. I would like to do Saturday morning or afternoon classes as well. There's a lot of prep work for the class and afterwards so a class of more than 12 people would create too much work so I'm hoping to have 12 students on a regular basis.

Mr. Paparo- Do you feel like the parking area is adequate for your operations?

Ms. Slevin- I've never observed an issue.

Mr. Paparo- Do you except large deliveries?

Ms. Selvin- I pick up the glass from a place in Wall Township and everything else would be there like the tools. We do not have any waste either. The scrap that's left I use that for something else.

Mr. Kalnins- Is the gallery going to be for retail sales?

Ms. Selvin- I'd like to set the gallery up so that students can get ideas of what they can make and display photo albums of work I've done previously and box of sample glass. Students will have to pick their glass, tools and materials so that is a retail part of it.

Ms. Feder- Did you notice a parking problem when you visited the site?

Ms. Selvin- There was never an issue of not finding a place to park the car.

Ms. O'Connor- Is this appointment only or are there walk-ins?

Ms. Selvin- This would be appointment only.

Swearing in Don Guarriello

Mr. Guarriello giving a brief over view of the site plan.

Mr. Paparo- The parking remains unchanged except for the handicapped parking stall?

Mr. Guarriello - Correct.

Mr. Paparo- The Maser report that was issued noted some plan items, can you just explain what they were referring to and that there aren't any site improvements?

Mr. Guarriello- The notes from the 2009 application were left on.

Motion to approve:

Offered: Ms. Feder

Second: Mayor Kalnins

Roll Call	Yes	No
Ms. Steinbach	<u>X</u>	<u> </u>
Ms. Feder	<u>X</u>	<u> </u>
Mr. Aschenbach	<u> </u>	<u> </u>
Ms. Pedde	<u>X</u>	<u> </u>
Mr. Taylor	<u>X</u>	<u> </u>
Ms. Murray	<u>X</u>	<u> </u>
Ms. O'Connor	<u>X</u>	<u> </u>
Mayor Kalnins	<u>X</u>	<u> </u>
Ms. Anderson	<u>X</u>	<u> </u>
Alt #1 Mr. Petrucci	<u>X</u>	<u> </u>

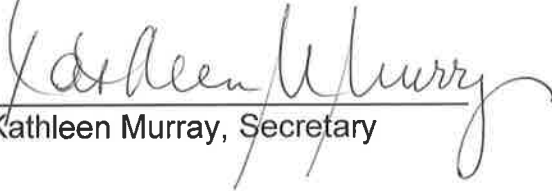
Alt#2 Ms. Didzbalis


X

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 11:40 P.M.


Kathleen Murray, Secretary


Bobbi Anderson, Chair