

## **MINUTES - PLANNING BOARD**

### **Workshop meeting of April 1, 2020**

A public meeting of the Cranford Planning Board was called to order via **Conference Call** by Ms. Murray on April 1, 2020 at 7:34 p.m.

Ms. Lenahan announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader and the Star Ledger have been notified and the agenda having been posted on a bulletin Board in the Town Hall reserved for such announcements, also said agenda has been posted on all outside doors of the Municipal Building and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken.

### **1. ROLL CALL**

#### **Members Present via Conference Call:**

Ms. Murray  
Ms. Pedde  
Dr. Chapman  
Ms. Didzbalis  
Ms. Feder  
Mayor Giblin  
Deputy Mayor Prunty  
Mr. Taylor – joined at approximately 8:10 p.m.

#### **Members Absent:**

Mr. Cossa

#### **Alternates Present via Conference Call:**

Ms. Kellett  
Mr. Walton

#### **Alternates Absent:**

None

#### **Also present via conference Call:**

Kathy Lenahan, Board Administrator, Jonathan Drill Esq., Jason Bottcher, Zoning Officer

### **2. Resolutions**

None

### **3. MINUTES**

Motion to adopt the minutes from February 5, 2020 was made by Ms. Pedde seconded by Ms. Feder and passed on roll call vote: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Ms. Kellett, and Mr. Walton

Opposed: None

Motion to adopt the Executive session minutes from February 5, 2020 was made by Ms. Didzbalis seconded by Ms. Pedde and passed on roll call vote: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Ms. Kellett, and Mr. Walton

Opposed: None

Motion to adopt the minutes of the February 19, 2020 meeting was made by Ms. Pedde, seconded by Mr. Walton and passed on roll call vote: Ms. Murray, Ms. Pedde, Ms. Feder, Mayor Giblin, Deputy Mayor Prunty, Ms. Kellett and Mr. Walton

Opposed: None

Motion to adopt the minutes of March 18, 2020 meeting was made by Ms. Didzbalis seconded by Ms. Pedde and passed on roll call vote: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Mayor Giblin, Ms. Kellett and Mr. Walton

Opposed: None

**4. COMMUNICATIONS**  
None

**5. OLD BUSINESS/NEW BUSINESS**

- Discussion of engaging a Planner to conduct a study to evaluate whether 750 Walnut Avenue should be designated as a condemnation area in need of redevelopment.

Ms. Murray stated the revised proposals sent in by Maser Consulting and Topology NJ LLC and were reviewed by the Subcommittee. The Subcommittee felt the proposals were self-explanatory and interviews with the Planners were not necessary.

The Board had questions concerning the difference in the fees between the two proposals. Discussion was held with regard to the scope of services for each of the revised proposals. Both firms would be looking at public documents for the environmental component. Maser however, would have a Licensed Site Remediation Professional oversee the process and Topology would not. Board discussed using a small firm vs. a large firm and the reasons for possible differences in the fees.

Comments from the Board members included:

- Since Maser was involved in the 750 Walnut Avenue Board hearing, would a fresh set of eyes be a good idea for this study.
- Would a small firm be stretching their resources in doing the study.

Mr. Drill suggested a straw poll to determine how the Board members felt concerning both firms.

A straw poll was conducted and the consensus was that Topology NJ LLC should conduct the study.

A motion to adopt a resolution to engage expert Topology NJ, LLC to study and evaluate the area known as 750 Walnut Avenue as an area in need of redevelopment as a condemnation redevelopment area was made by Deputy Mayor Prunty, seconded by Ms. Didzbalis and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Mayor Giblin, Deputy Mayor Prunty, Ms. Kellett and Mr. Walton

Opposed: None

**6. PUBLIC PORTION**

No one from the public indicated they wanted to be heard.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:18 p.m.

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Kathleen Murray, Chair