

MINUTES - PLANNING BOARD

Workshop meeting of August 7, 2019

The meeting of the Cranford Planning Board was called to order by Ms. Murray on August 7, 2019 at 7: 55 p.m. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey.

1. ROLL CALL

Members Present:

Ms. Murray
Mayor Giblin
Ms. Pedde
Mr. Taylor

Members Absent:

Dr. Chapman
Mr. Cossa
Deputy Mayor Dooley
Ms. Feder

Alternates Present:

Mr. Aschenbach

Alternates Absent:

Ms. Didzbalis

Also present:

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

2. RESOLUTIONS OF MEMORIALIZATION

None

3. MINUTES

Motion to adopt the minutes of the Executive Session of June 5, 2019, was made by Mr. Taylor seconded by Ms. Pedde and passed on roll call vote.

In Favor: Ms. Murray, Mayor Giblin, Ms. Pedde, and Mr. Taylor

Opposed: None .

Motion to adopt the minutes of the Workshop and Official meeting of June 5, 2019 was made by Mr. Taylor seconded by Ms. Pedde and passed on roll call vote.

In Favor: Ms. Murray, Mayor Giblin, Ms. Pedde, and Mr. Taylor
Opposed: None

Motion to adopt the minutes of the Workshop meeting of June 19, 2019 was made by Mayor Giblin seconded by Ms. Murray and passed.

Motion to adopt the minutes of the Workshop meeting of July 17, 2019 was made by Mayor Giblin seconded by Ms. Murray and passed.

4. COMMUNICATIONS

The May/June Issue of the NJ Planner was distributed to Board members.

Ms. Murray read a letter of resignation from Bobbi Anderson.

5. OLD BUSINESS/NEW BUSINESS

Ms. Murray stated the 750 Walnut, Hartz Mountain resolution will be ready for the August 21st Planning Board meeting.

Roy Walton was introduced as a new Board member. Julie Didzbalis will be filling Bobbi Anderson's unexpired term and Mr. Walton will be filling Ms. Didzbalis' unexpired term.

6. PUBLIC PORTION

Kinney Clark – 115 Holly Street – Asked about the draft of the reexamination report and when will it be available to the public.

Mr. Drill stated it will be made available at least a week before the hearing.

Ann Steinbach – 1 Hamilton Avenue – Asked if the report will be on the website and if so, where on the website will it be.

Ms. Murray stated it will be on the Planning Board homepage. The date for the public hearing for the reexamination report will be announced at the next Planning Board meeting. The report will be put up 10 days prior to the date of the public hearing or earlier, if at all possible.

Ms. Steinbach also asked where the R-6 Zone is and what is being proposed.

Jason Bottcher, Zoning Officer, reviewed the proposal for the Reconsideration of the Bloomindale Avenue R-6 District.

Rita LaBrutto – 104 Arlington Road – Asked about an application that was approved by the Planning Board that is using concrete curbing instead of Belgium block.

Mr. Drill stated that whatever is on the approved stamped site plan is correct.

Ms. LaBrutto also asked if the parking requirements in the Downtown are changing in the reexamination report.

Motion to go into executive session was made by roll call vote.

In Favor: Ms. Murray, Mayor Giblin, Ms. Pedde, Mr. Taylor and Mr. Aschenbach.

Opposed: None

Motion to go into open session was made by Mr. Taylor, seconded by Mr. Aschenbach and passed by unanimous voice vote.

Mr. Bottcher reviewed the report titled Reconsidering the Bloomingdale Avenue R-6 District. The area is zoned R-6 Townhouse Residence District. There are also municipal lots in the zone. Reviewed Section 4 on pages 11 & 12 of the proposed recommendations for the area. His recommendation is to split the zone and revert back to the Cranford zoning map revised in February of 2008. The R-3 Zone will be for the single family homes and the R-6 Zone for the municipal owned properties.

Discussion was held.

A motion was made by Mr. Taylor, to revert the zoning back to the February 2008 zoning map with the R-3 Zone being single family residential and the R-6 Zone the municipal owned lots and to include the recommendation in the reexamination report, seconded by Ms. Pedde and passed by roll call vote.

In Favor: Ms. Murray, Mayor Giblin, Ms. Pedde, and Mr. Taylor

Opposed: Mr. Aschenbach.

Rita LaBrutto – 104 Arlington Road – Asked where the lots were from Item D on page 12 of Mr. Bottcher's report. Also asked about the process for reducing the 20 units an acre in the ORC zone.

Mr. Bottcher stated the lots are 325, 326 and 327.

Mr. Drill stated the process would be the same as any other that the Planning Board would handle.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:59 p.m.

Donna Pedde, Secretary