

MINUTES - PLANNING BOARD

Workshop meeting of December 4, 2019

WORKSHOP PORTION. Ms. Murray called the workshop portion of the meeting to order at 7:31 p.m.

1. COMMUNICATIONS

None

2. RESOLUTIONS OF MEMORIALIZATION

None

3. MINUTES

Motion to approve minutes of Executive session of November 6, 2019 was made by Dr. Chapman seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Mr. Cossa, Mr. Taylor and Mr. Aschenbach

Opposed: None

Motion to approve minutes of Workshop session of November 6, 2019 was made by Ms. Pedde seconded by Mr. Cossa and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Mr. Cossa, Mr. Taylor and Mr. Aschenbach

Opposed: None

4. OLD BUSINESS/NEW BUSINESS

Discussion was held regarding the cancelling of the December 18th meeting due to lack of applications.

Motion to cancel the December 18th meeting was made by Ms. Pedde seconded by Mr. Taylor and passed on unanimous voice vote.

Ms. Murray announced the Reorganization meeting on January 15th would be held at 7:30 p.m. in Room 108.

PUBLIC HEARING - ROOM 107

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Ms. Murray called a public meeting of the Cranford Planning Board to order on December 4, 2019 at 8:01 p.m. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Lenahan announced this meeting is in compliance with the "Open Public Meetings Act" as

adequate notice of this meeting has been provided by publishing of the Board's annual schedule of meetings in the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin Board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

2. FLAG SALUTE

3. ROLL CALL:

Members Present:

Ms. Murray
Dr. Chapman
Mr. Cossa
Deputy Mayor Dooley
Ms. Didzbalis
Mayor Giblin
Ms. Pedde
Mr. Taylor

Members Absent

Ms. Feder

Alternates Present:

Mr. Aschenbach

Alternates Absent:

Mr. Walton

Also present:

Jonathan Drill Esquire and Kathy Lenahan, Board Administrator

**4. Application # PB-19-005
95 Dermody LLC
95 Dermody Street
Block: 565 Lot: 2, C-2 Zone**

The applicant in this matter is seeking preliminary and final minor site plan approval, a c(1) hardship variance, a c(2) flexible variance and numerous design waivers for the operation of a laboratory.

Joshua Koodray, Esq. appeared on behalf of the applicant. He explained the application. Stated the application is the repurposing of an existing building. It is a one-story building in the C-2 zone. Applicant is requesting to use the building as a laboratory testing facility

and the use is permitted. Applicant has received a zoning permit but a reconfiguration of the floor plan triggered a parking variance. There were no comments from the Township professionals and they are in receipt of both the Maser Engineering and Planning reports.

The following witnesses for the applicant and the Board were sworn in:

For the Applicant:

Anthony Gallerano – Harbor Consultants – Applicants' Planner/Engineer

Inna Slovesnik – Owner/Landlord

Marina Bellow – President of Excel Clinical Labs

For the Board:

Nick Dickerson – Board Planner

Marina Bellow appeared. Stated her role is the day to day operations of the clinical lab. Works with doctors' offices and is not open to the public. Started lab in 2004 in Edison. There will be two shifts: a dayshift and a nightshift. They are open from 7:00 a.m. There will be 15 to 18 people in the building in daytime and the nightshift which begins at 8 p.m. will have be 5 to 8 people in the building. They are requesting 26 parking spaces. They are open Monday through Saturday. Saturday only till 8 p.m. and they are closed on Sundays. Described the traffic process for their laboratory. Between 7 a.m. and 9 p.m. drivers bring the specimens to the lab. Fed Ex comes twice a week with boxes. Once a day they will receive either UPS or Fed Ex deliveries. Medical waste is regulated by the State of New Jersey. All waste is packed in special bags and boxes and picked up once a week. They have a dumpster in back of building for trash and recycling.

Questions posed by the Board ascertained the following:

They have two drivers that are employees of the lab and a courier company that is a subcontractor. The two employee drivers are using regular vehicles. There could be as many as 20 vehicles at one time. Dayshift is 8:00 a.m. to 6:00 p.m. and nightshift is 8:00 p.m. to 4:00 a.m. They do not have many visitors to the lab. Deliveries are at specific times in the morning. The residential property owner was notified. There are 4 to 5 vehicles between 7:00 a.m. to 9:00 a.m. with specimens. The previous use was a surveillance company, but the building is now vacant.

Mr. Koodray stated that the use is low intensity and that they would comply with all regulations related to the facility.

Mr. Drill asked about Mr. Botcher's DRC memo where Ms. Bellow stated there would be no deliveries at night.

Ms. Bellow stated there will be no deliveries after 6:00 p.m. but there could be medical specimen drop-offs until 4:00 am. However, that would be out of the ordinary. As of now, employees will enter through the front.

Anthony Gallerano appeared. His qualifications were presented to the Board and he was accepted as an expert in Engineering and Planning.

He testified to the following through questions posed by Mr. Koodray:

Mr. Gallerano presented Exhibit marked A-1 in electronic form which is an aerial view of property location. It is an unusually shaped property. Property surrounds a residential property. The block is commercial in nature. It is a permitted use in the C-2 zone. Presented a color exhibit of site plan marked A-2. Site is 1.18 acres, contains a one-story masonry building with 12,000 square feet. Grass and wooded area surround the one residential property. It is a laboratory, office and warehouse use. Requesting a variance for the parking. There would be 33 parking spaces required. The site currently has 22 spaces. Proposal is to restripe the parking area for 26 parking spaces. No other improvements will be done to the property. The pavement will be patched and seal coated where needed and will do restriping. Described a truck turning path for a UPS truck that would need to access the site. There will be two handicapped spaces on the westerly side of parking area. There is already a depressed curb that accesses a side door. Requested waivers due to no other improvements are being proposed.

Reviewed the comments from the Engineer's letter date November 25th with the plans submitted. Not proposing any grading changes. All storm water flows to rear of property. There will be no new paving. Will add a note to the plan indicating applicant will fill the cracks and sealcoat where necessary. Applicant will check handicapped parking to make sure it is ADA complaint. Will provide a turning template on the drawing. The dumpster is located next to loading area and a garbage truck can get into that area. Recycling will be separate and will comply with all regulations. Applicant agreed to all conditions under "miscellaneous" in engineer's letter.

Mr. Gallerano discussed the c(1) and c(2) variances. Stated the justification is an unusually shaped property. There will be adequate parking for the needs of the applicant based on the number of employees and hours of operation. Applicant is repurposing an existing facility. Not increasing impervious coverage or removing any trees. Feels Purpose of Zoning is advanced under paragraph 'M'.

Questions from the Board ascertained the following:

There are building mounted lights. Lighting is adequate for safety. There is street parking available. There is a loading area in the rear. There is a bay door on westerly side.

Nick Dickerson, Board Planner appeared. Asked about bicycle racks, or sidewalks proposed. Asked about shed on the property.

Mr. Gallerano stated there is a slight encroachment of a fence which will be corrected. Currently there are no sidewalks and sees no need for sidewalks. There is grass where the sidewalk would go. They requested a waiver for bicycle racks, but they will agree to find a spot for a bike rack. There is no public access to the site.

Inna Slovesnik, appeared. Stated she has owned building for a year and a half and it is owned as a corporation. While there was a tenant in the building, they did not receive any complaints from the residential property owner.

Mr. Koodray summed up the application. Stated it is as a permit use in the zone, site modifications will be minor. Operations will not negatively impact the residential neighbor's property.

No one else appeared and this portion of the hearing was closed with the matter referred back to the Board.

5. DELIBERATION OF Application # PB-19-005

**95 Dermody LLC
95 Dermody Street
Block: 565 Lot: 2, C-2 Zone**

The applicant in this matter is seeking preliminary and final minor site plan approval, a c(1) hardship variance, a c(2) flexible variance and numerous design waivers for the operation of a laboratory.

Ms. Murray reviewed the testimony presented.

Board Comments consisted of the following:

Very happy business is moving to Cranford. Will fit nicely into the neighborhood. There was no objection from residential property owner.

Motion to grant approval for application # PB-19-005 was made by Mr. Taylor and seconded by Ms. Didzbalis with the following voting in favor of motion: Ms. Murray, Ms. Pedde, Dr. Chapman, Mr. Cossa, Ms. Didzbalis, Deputy Mayor Dooley, Mayor Giblin, Mr. Taylor and Mr. Aschenbach

6. PUBLIC PORTION

Ms. Murray announced the meeting scheduled for December 18th is being cancelled since there is no pending business.

Deputy Mayor Dooley announced it was her last meeting on the Planning Board. Thanked the Board members for all their hard work.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:33 p.m.

Donna Pedde, Vice Chair/Secretary