

## **MINUTES - PLANNING BOARD**

### **Workshop meeting of February 19, 2020**

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on February 19, 2020 at 7:31 p.m. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. 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 posted in the municipal building as required. Formal action may be taken.

#### **1. ROLL CALL**

##### **Members Present:**

Ms. Murray  
Ms. Pedde  
Ms. Feder  
Mayor Giblin  
Deputy Mayor Prunty

##### **Members Absent:**

Dr. Chapman  
Mr. Cossa  
Ms. Didzbalis  
Mr. Taylor

##### **Alternates Present:**

Ms. Kellet  
Mr. Walton

##### **Alternates Absent:**

None

##### **Also present:**

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

#### **2. Resolutions**

None

#### **3. MINUTES**

None

#### **4. COMMUNICATIONS**

None

#### **5. OLD BUSINESS/NEW BUSINESS**

- Discussion of all of the RFP's for Planning Board Engineer was held. A motion to appoint Maser Consulting as the Board Engineer for the year 2020 was made by Ms. Feder, seconded by Ms. Pedde passed on roll call vote:

Affirmative: Mr. Walton, Ms. Kellet, Deputy Mayor Prunty, Mayor Giblin, Ms. Feder, Ms. Pedde and Ms. Murray.

Opposed: None

A motion to utilize the engineering bench appointed by the Township Committee for any conflicts with Maser Consulting was made by Ms. Feder and seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Mr. Walton, Ms. Kellet, Deputy Mayor Prunty, Mayor Giblin, Ms. Feder, Ms. Pedde and Ms. Murray.

Opposed: None

- Discussion was held regarding the scheduled March 4<sup>th</sup> meeting. The Union County Freeholders will be presenting in Council Chambers from 6:00p.m to 8:00 p.m. on March 4<sup>th</sup>. The meeting would need to start later or be cancelled.

A motion to cancel the March 4<sup>th</sup> meeting was made by Ms. Pedde, seconded by Ms. Feder and passed on roll call vote:

Affirmative: Mr. Walton, Ms. Kellet, Deputy Mayor Prunty, Mayor Giblin, Ms. Feder, Ms. Pedde and Ms. Murray.

Opposed: None

- Discussion was held regarding the proposals received for engaging a Planner to conduct a study to evaluate whether certain properties on North Avenue should be designated as a condemnation area in need of redevelopment.

Proposals were received from Maser Consulting and Banisch Associates. Ms. Murray reviewed the Resolution adopted by the Township Committee. Mayor Giblin stated there was no interest by TC in altering the Fire House or Parking Lot 1. The areas to be looked at are from the MDTV building to the corner including the gas station and the veterinarian office.

Mr. Drill discussed the requirements to determine an area is in need of redevelopment. Discussed Chapter 11 of the MLUL on redevelopment regulations.

Discussed the seven steps in the redevelopment process:

1. Process starts with Township Committee resolution (2020-131).
2. Planning Board engages a planner or hires an outside professional to evaluate and make a recommendation.
3. Planning Board conducts a public hearing on the study.
4. Planning Board must make a recommendation to the Township Committee.
5. Township Committee in a Public meeting, must decide whether to accept the recommendation of the Planning Board.
6. Township Committee adopts a redevelop plan (ordinance)
7. Township Committee adopts the redevelopment ordinance.

Board discussed both the Maser and Banisch proposals. A motion to appoint Maser Consulting to conduct a study to evaluate whether certain properties on North Avenue should be designated as a condemnation area in need of redevelopment was made by Ms. Feder, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Mr. Walton, Ms. Kellet, Deputy Mayor Prunty, Mayor Giblin, Ms. Feder, Ms. Pedde and Ms. Murray.

Opposed: None

## **6. PUBLIC PORTION**

Rita LaBruto – 104 Arlington Road – Asked if redevelopment can be done without condemnation.

Mr. Drill stated you can do redevelop with or without condemnation and there is a procedure for condemnation

Mayor Giblin stated eminent domain and condemnation are a last resort and all property owners have been spoken to.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:33 p.m.

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Kathleen Murray, Chair