

MINUTES - PLANNING BOARD

Workshop meeting of January 24, 2018

WORKSHOP PORTION Ms. Anderson called workshop portion of the meeting to order at 7:39 P.M.

1. COMMUNICATIONS

The NJ Planner (November/December 2017 edition) was distributed to the Board members.

2. RESOLUTIONS OF MEMORIALIZATION

None

3. MINUTES

Motion to table the minutes of the January 10, 2018 Reorganization meeting until the February 7th meeting was made by Deputy Mayor Dooley and seconded by Ms. Pedde and passed on unanimous voice vote.

4. OLD BUSINESS/NEW BUSINESS

Discussion was held regarding the resolution passed by the Township Committee on January 23rd, which amends the block and lots to be investigated for potential need of redevelopment or rehabilitation.

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 January 24, 2018 at 8:08 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. Anderson
Deputy Mayor Dooley
Ms. Feder
Mayor Hannen
Ms. Pedde
Mr. Taylor

Members Absent:

Dr. Chapman
Mr. Cossa
Ms. Murray

Alternates Present:

None

Alternates Absent:

Mr. Aschenbach
Ms. Didzbalis

Also present:

Mark Rothman, Esquire; Ron Johnson, Zoning Officer; Kathy Lenahan, Administrator/Scribe, Bill Masol, Engineer

- 4. Application # PBA-17-000011:
Sergio Martins & Sandra F. Julio Martins
116 Garden Street
Block 285 Lot 5, R-4 Zone**

Minor subdivision in the R-4 Zone. Minimum lot area required is 6,000 square feet and relief requested is minimum lot of 5,000 square feet as per Section 136 Attachment 1. Minimum lot width is 60 feet and relief requested is minimum lot width of 50 feet. Minimum combined side yard required is 15 feet and relief requested is 14.82 feet per Section 136 Attachment 1.

Stephen Hehl, Esquire, appeared on behalf of the applicant. Mr. Hehl stated there are some issues to be resolved related to an old deed restriction on the property. He is requesting an adjournment in order to have time to speak with Mr. Rothman and the municipal attorney. He stated he sent a letter to the Board requesting an adjournment. He had the opportunity to speak with Mr. Rothman before the meeting and the new date for the hearing will be April 18th.

Motion to adjourn Application #PBA-17-000011 was made by Mayor Hannen, seconded by Ms. Feder with the following voting in favor of the motion: Mr. Taylor, Ms. Pedde, Mayor Hannen, Ms. Feder, Deputy Mayor Dooley, and Ms. Anderson.

5. PUBLIC PORTION

Jim Carvalho – 9 Orange Avenue

He has lived here since 1959. Stated that some of his issues such as campaign contributions and the filing of Financial Disclosure forms were addressed at the Township Committee meeting last night. Stated that he was concerned with the language of the resolution, particularly the use of the words eminent domain and condemnation. Stated that all the Planning Board members have filed their Financial Disclosure forms. However, five of the members stated that they have no real property in Cranford. Read the instructions on the Financial Disclosure Form. Asked if you needed to be a resident of Cranford to serve on the Planning Board. Stated that one Board members listed property outside of Cranford, but did not list that they own property in Cranford.

Ms. Anderson stated that there is a difference between residing in Cranford and owning property in Cranford. Stated that someone could be renting a property in Cranford and own property in another town.

Ms. Feder stated that she owned property in Cranford for 40 years and sold that property in 2014 and is now renting. Has been a volunteer for many years in Cranford and is serving out her term.

Mr. Carvalho stated that one of the professionals on the dais has indicated they do not own real property in the State of New Jersey. Requested information on minutes from the September 6th Planning Board meeting regarding resolution 2017-008 and also is looking for information from the workshop of July 19th regarding the Birchwood Avenue property and Harbor Consultants.

Mayor Hannen stated he did receive the request from Mr. Carvalho regarding the minutes and the Zoning office is looking into it and will get back to him.

Deputy Mayor Dooley stated that at the Township Committee meeting last night, she felt Commissioner O'Connor's integrity was being questioned regarding a campaign contribution. She stated that Commission O'Connor has served this community for a very long time and does not feel that Commissioner O'Connor or anyone on the Township Committee, Planning Board or Zoning Board has been influenced or questions their integrity.

Eric Rubinson - 8 Alan Okell Place

Thanked Deputy Mayor Dooley for her comments. Stated he came to the meeting to state much of what she has already said. Stated that he has never seen the town so divided. Feels everyone needs to start working together to get the Township in good shape with affordable house. Thanked the members who volunteer on the Board. Stated that we need to worry about shaping our town for the future. Does not want to diminish the points that residents are bringing up, but feels it is taking positive energy out of the forum. Discussed his support of both Deputy Mayor Dooley and Mayor Hannen on the resolution passed last night regarding eminent domain. Does not believe that anyone wanted to use eminent domain on any of the properties. Discussed the public's

perception. Would like the tone to change and wants to be part of the solution. Asked for respect and courtesy for all of the Board Members.

No one else appeared.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:43 P.M.

Donna Pedde