

MINUTES - PLANNING BOARD

Workshop meeting of June 20, 2018

WORKSHOP PORTION. Ms. Murray called workshop portion of the meeting to order at 7:34 PM.

ROLL CALL:

Members Present:

Ms. Murray
Dr. Chapman
Ms. Feder
Mayor Hannen
Ms. Pedde
Mr. Taylor

Members Absent:

Ms. Anderson
Mr. Cossa
Deputy Mayor Dooley

Alternates Present:

None

Alternates Absent:

Mr. Aschenbach
Ms. Didzbalis

Also present:

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

1. COMMUNICATIONS

A Civil Action Complaint was received in regard to 112 Park Drive.

2. RESOLUTIONS OF MEMORIALIZATION

Application # PBA 18-00004

JGR Investment Group LLC

126 New Street

Block 403 Lot 1, R-5 Zone

Applicant in this matter is seeking a minor subdivision in the R-5 Zone. No variances are being requested.

After discussion, a motion to adopt the resolution approving Application PBA-18-00004 was made by roll call vote. The following voting in favor of the resolution: Ms. Murray, Ms. Pedde, Dr. Chapman, Mayor Hannen, and Ms. Feder.

**Application # PBA-18-00002
517 Centennial Avenue Real Estate LLC
517 Centennial Avenue
Block: 604 Lot: 9, Zone: NC**

The applicant in this matter is seeking preliminary and final site plan approval for a two story office building. Applicant seeks to substantially reduce the size of the building and height. No variances or waivers are being requested.

After discussion, a motion to adopt the resolution approving Application PBA-18-00002 was made by roll call vote. The following voting in favor of the resolution: Ms. Murray, Ms. Pedde, Dr. Chapman, Mayor Hannen, and Ms. Feder.

3. MINUTES

Motion to adopt minutes of the June 6, 2018 meeting was made by Mayor Hannen, seconded by Ms. Pedde and passed on unanimous voice vote.

4. OLD BUSINESS/NEW BUSINESS

Discussion was held on recommending changes to the Township Committee on the Cranford Township Driveway Ordinance §255-26G(3)a.

Susan Wilson was in attendance. Ms. Wilson initially made the request for the Planning Board to review the existing driveway ordinance. Ms. Wilson stated that the ordinance was changed in 2014. It states that a driveway must be at least 3 feet from the side yard property line. She stated that most properties in Town cannot meet this requirement and feels this is a hardship.

Mr. Johnson, Zoning Officer, is proposing that the 3-foot side yard requirement only apply to new construction homes and that existing homes be grandfathered. However, a permit will still be required to repave a driveway. He also discussed the ordinance for the width of a driveway. Stated that 10 feet is the maximum width not minimum and that when repaving, residents are required to add Belgium block to the perimeter. Mr. Johnson recommended residents not be required to use Belgian block along the perimeter when repaving.

Mayor Hannen suggested driveways that are wider than 10 feet should have a storm water management plan for additional runoff.

Motion was made by Ms. Murray and seconded by Ms. Feder to recommend to the Township Committee to revise ordinance 255-26G(3)a. Recommendation is to grandfather existing homeowners who do not meet the 3-foot yard setback, to be allowed to repave their driveways without applying for a variance. However, the ordinance would remain in effect for new construction homes. All were in favor, none opposed.

Also discussed was the rebuilding of stairs to pre-existing non-conforming homes. A motion was made by Ms. Murray, seconded by Ms. Pedde to recommend to the Township Committee that current homes be grandfathered and able to rebuild without getting a variance. However, a permit would still be required. All were in favor, none opposed.

Mayor Hannen stated he feels the Planning Board should consider changing the current requirement for lot widths in residential zones. Feels it would stop developers from buying single family homes and then subdividing the property. Asked what character the Planning Board wants the community to have.

5. Public Comments -

Monica Shimkus – 105 Miln Street – Spoke about 106 Eastman Street, which is an application before the Planning Board. Described the history of the house and wants to save the house. Asked who is responsible for the zoning changes that happened.

Board member stated that the Master Plan was changed in 2009 and codified in 2014 making changes to the zoning map.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:54 P.M.

Donna Pedde, Secretary