

MINUTES - PLANNING BOARD

Workshop meeting of June 6, 2018

WORKSHOP PORTION. Ms. Murray called workshop portion of the meeting to order at 7:40 P.M.

1. COMMUNICATIONS

None

2. RESOLUTIONS OF MEMORIALIZATION

None

3. MINUTES

Motion to adopt minutes of the May 16, 2018 meeting was made by Ms. Feder and seconded by Ms. Pedde and passed on unanimous voice vote

4. OLD BUSINESS/NEW BUSINESS

Discussion was held on the PSE&G plant modification on South Avenue. PSE&G is asking for an administrative site plan change. They would like to plant 20-foot arborvitaes without a berm instead of the 18 feet with a 2-foot berm as originally approved. Overall height would be the same and would cover the transformers. Board authorized Zoning Officer to confirm by interpretation and decided on administrative review approving changes, consistent with the resolution.

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 June 6, 2018 at 8:05 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
Ms. Anderson
Dr. Chapman
Ms. Feder
Mayor Hannen
Ms. Pedde

Members Absent:

Mr. Cossa
Deputy Mayor Dooley
Mr. Taylor

Alternates Present:

Ms. Didzbalis

Alternates Absent:

Mr. Aschenbach

Also present:

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

4. **Application # PBA-17-00004 – ADJOURNED UNTIL JULY 18, 2018**
Hartz Mountain Industries
750 Walnut Avenue
Block: 541, Lot: 2, C-3 Zone
Applicant is seeking to rezone the subject property to eliminate the office and warehousing uses in favor of multi-family residential use (§136-13).
5. **Application # PBA-17-00011 – APPLICANT REQUESTED AN ADJOURNMENT**
Sergio Martins & Sandra F. Julio Martins
116 Garden Street
Block 285 Lot 5, R-4 Zone
Applicant is seeking a 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.
6. **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.

Gary Goodman, Esq, appeared on behalf of the applicant. He explained the application. Stated that this is a minor subdivision and two as of right lots will be created in the R-5 zone. Stated that the Township has requested a right of way easement since part of Rankin Avenue intrudes on this property. Stated applicant will cooperate to accommodate the Township's need for an easement.

Tony Gallerano appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert witness in the field of engineering.

Mr. Gallerano testified to the following through questions posed by Mr. Goodman: He has been retained by JGR Investments to provide a site plan. Currently there is a dwelling on the property, driveway and sidewalks. He referred to the plan submitted with the application. Lot is slightly irregular and is 10,895 square feet. Described the proposed property as a subdivision with two lots, both will front New Street. Stated that Lot 1.01 will have an area of 5,771 square feet and Lot 1.02 will have an area of 5,124 square feet. Described the bulk schedule as stated on the site plan. Stated any owner or future owner who wants to build on this property, will be required to comply with the storm water and tree replacement ordinances along with any other requirements of the ordinance. Stated that the applicant is willing to do an easement deed to the Township for the encroachment on Lot 1.02. Also stated that the applicant will comply with all the comments from Mr. Masol's letter dated May 15, 2018.

Mr. Rothman asked to go through Mr. Masol's letter of May 11th.

Mr. Gallerano stated that New Street and Rankin Street are fully improved and the only thing missing is along Rankin Avenue there is no sidewalk. Feels a sidewalk is not necessary since there are no sidewalks. Asked that item be waived.

Questions posed by the Board ascertained the following:
Off-street parking requirements are two spots per unit. Subdivision will be done by deed.
Addresses for properties were updated on the May 15th letter.

Jerry Grillo appeared and was sworn in. Stated he is a member of JGR Investment Group.

He testified to the following through questions posed by Mr. Goodman:
He is the managing member of JGR Investment Group which owns 126 New Street. Requesting a minor subdivision. Not sure what he will do with the lots. Currently owns a real estate office in town. Stated Cranford has a housing shortage and there is a high demand for housing in Cranford.

Questions posed by the Board ascertained the following:
House is currently occupied. If subdivision is granted, he will be demolishing the house that is there. If two houses were to be built, sale price could be \$700K to \$900K each. It is a small footprint. Current house will be demolished after the Memorialization period.

There were no further questions by the Board.

William Masol, appeared and was sworn in. Stated his credentials.

He testified to the following through questions posed by the Board:
He prepared a review letter on May 11th and updated one May 15th. Stated that the applicant has addressed almost all the comments he had. Feels the applicant would be able to meet the storm water management requirements.

Ms. Murray opened the application to the public for questions of the witness with no one appearing the application was referred back to the Board.

Ms. Murray asked for any public comments on application, with no one appearing this portion of the hearing was closed with the matter referred back to the Board.

8. DELIBERATIONS of 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.

Board member stated his concern if subdivision is granted, there could be two vacant lots for an extended period of time. Would like some assurances that within a reasonable amount of time the land will be developed.

Mr. Grillo stated he does not have a timeframe, but it is his intention that within 6 months, if market conditions stays as they are, he will either market the lots for sale or have plans in order to build on the lots.

Mr. Goodman stated that you need to knock down the existing dwelling in order to perfect the subdivision. Stated the steps involved in the subdivision.

Motion to grant approval for application # PBA-18-00004 with the following conditions: wavier for the sidewalk, the encroachment of Rankin Avenue by way of easement, and the minor subdivision would be done by deed, was made by Mayor Hannen and seconded by Ms. Feder with the following voting in favor of motion Ms. Murray, Ms. Anderson, Dr. Chapman, Ms. Feder, Mayor Hannen, Ms. Pedde and Ms. Didzbalis.

9. **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.

Mr. Rothman stated that there is a variance and a waiver for this application. It was submitted after the agenda was prepared but was published correctly and asked Mr. Frieri to address these items.

John Frieri, Esq. appeared on behalf of the applicant. He explained the application. Stated they have someone who would like to build a neighborhood friendly building, substantially smaller than the previous application. Seeking to modify the prior approval.

Matt Welch, appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert witness in the field of engineering, traffic and planning. Mr. Welch described the property as being block 604 lot 9, 517 Centennial Avenue in the NC Zone approximately .43 acres. There is existing remediation on the property in the southeasterly corner of site due to the site previously being a service station. There are approximately 7 monitoring wells. Property has two driveways along Centennial Avenue. Due to monitoring wells, proposed building will be located in Northwesterly corner of site. It is a two-story office building with square footage of approximately 5,632 sq. ft. Fronting the property will be 5-foot-wide sidewalk and 15 parking stalls. There will also be 4 parallel stalls along the Grant Street frontage. Stalls are 9 x 18 which requires a waiver but are in compliance with industry standards. There is a trash enclosure proposed at Northeast corner of building. A bike rack is proposed by trash enclosure. There are 4 street trees on Grant Street that will remain and 2 new street trees along Centennial Avenue that will be planted, along with 56 shrubs for a buffer from landscaped area. Chain link fence will be replaced with a solid 6-foot fence. Lights will be 16-foot-high LED and fully comply with the ordinance. Two driveways are proposed, one along Centennial Avenue and a left in- right in- right out on Grant Street. Left egress on Grant Street will be restricted. Described the traffic assessment dated Jan. 18, 2018 which summarized the traffic impact. This use will have less than 10 trips during peak hours. There will be no significant traffic impact. No loading zone for site. Drainage proposed is roof leaders and an infiltration basin. There will be no free-standing signs, just small id signs approximately 9.11 square feet lit with gooseneck lighting on Centennial Avenue & Grant Street. Described variances previously required that are no longer needed, but there is one variance intensified for parking set back from right away 20 feet is required, and 3.6 feet is proposed.

Stated that they went through the Township Engineer's letter and the applicant is willing to comply with all of the comments.

Stated a lot of thought went into the design and is less intense then the previously approved application. Applicant will allow for Title 39 request from Police Department. Described an aerial view marked Exhibit A-1 and a colorized site plan dated May 4, 2018, marked Exhibit A-2.

Questions posed by the Board ascertained the following:

Four trees on Grant Street will remain and two new trees will be planted on Centennial Avenue. Brick pavers and street lights will be continued along the Centennial Avenue streetscape as was included in the previous plan. There will be two signs proposed one on Centennial and one on Grant Street. Property has continuing ground water monitoring by Amoco/BP. Soil will be tested by BP and there is a deed restriction on the property. Windows in building will be tinted. They will provide a green screen such as 4 or 5-foot arborvitaes for privacy for the residents behind Grant Street. There will be no free-standing signs and you will not be able to make a left turn out of driveway to Grant Street. There will be "No left turn signs". They will work with Township Engineer regarding the lighting on the site and sidewalk.

Mr. Johnson stated that on the variance application it stated 5 feet for parking set back, but testimony stated 3.6 feet. Confirming that 3.6 feet is correct number.

Mr. Welch stated that 3.6 feet is correct.

Ms. Murray opened the application to the public for questions of the witness the following appearing:

Octavio Escada - 1 Grant Street – Asked about the brightness of lights. Also what type of fence is proposed and who will be responsible for the maintenance

Mr. Welch stated they will work with Town to dictate the lighting design and the fence will be a solid white vinyl fence.

Sherry Williams – 1 Wall Street – Stated her mother lives on Buchanan Street. Asked if a traffic study was done and what will they do with the traffic coming from Centennial Avenue. Asked about proposed use of the office building.

Mr. Welch stated you will be able to make a left or right coming out on Centennial Avenue but Grant Street will be a left turn only. Stated the volume of vehicles coming and going from the site will be low and there is no medical office proposed at this time.

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

Leonard Fusco, appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert witness in the field of Architecture.

Described Exhibit marked A-3 as design of the building. It will be a red brick building on street fronts, corner on Grant side is articulated. There is trim detail and stucco with stone sills and windows will be tinted.

Stated it is a preliminary design. Showed Exhibit marked A-4 with elevation of the signs. Signs will be lit with gooseneck type lighting made of brushed aluminum.

Questions posed by the Board ascertained the following

It is not a glued-on product. It is full size brick. Rear and sides of building will be stucco with a brick color. Street front elevation will be brick. Air conditioning equipment will have two units, one for each floor. Will be located on the roof. If visible from street, could be screened if Board required. Color on sides of building will match front of building. There is a flat roof. If Board requires, the applicant will put brick around all four sides of building. Board stated they would prefer brick on all four sides of building.

Ms. Murray opened the application to the public for questions of the witness with the following appearing:

Sherry Williams – 1 Wall Street – Asked about drawing with photo of building. Asked about windows being tinted.

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

Dipali Patel appeared and was sworn in. Stated she is the owner of the building and she will be occupying the building with her sister as a corporate office. They will be doing monthly manager meetings with her staff. The second story will be rented to a tenant. Two people will be in that office and she and her sister will be on the first floor. Business hours are 9 am to 5 pm. There will be 7 to 10 people at the monthly manager's meetings.

Ms. Murray opened the application to the public for questions of the witness with the following appearing:

Patricia Ingram – 9 Buchanan St. – Asked how many people total would be in building at any time.

Ms. Patel stated there would be 14 to 15 people including the tenant. Most days there will be 5 people. Their meetings are held 12 pm to 2 pm.

Mr. Masol, Township Engineer, stated he prepared a report dated May 29, 2018 and that the applicant has agreed to comply with all his recommendations. He is requesting clarification on the parallel parking based on the Township Code, stating it should be a one way for spaces other than at a 90-degree angle. Asked if the applicant is seeking a wavier for that condition. Also stated applicant has provided a revised Storm Water Management report.

Mr. Welch stated that the parking spaces are non-perpendicular and are parallel stalls. Feels that the issues you have with angled stalls you don't have with parallel stalls. The four parallel stalls will be used infrequently.

Mr. Masol stated he still feels a wavier needs to be requested based on the Township Code.

Mr. Welch agrees a waiver is required.

Mr. Frieri stated that if the soil tested is not meeting the standard they will still submit a Storm Water Management plan to the Engineer's satisfaction.

Ms. Murray opened the application to the public for questions of the witness the following appeared:

Sherry Williams – 1 Wall Street - Asked about the air conditioning units

Mr. Fusco – stated there are enclosures they can put around the AC units.

PUBLIC COMMENTS

Sherry Williams – 1 Wall Street – Requested that the Board take in to consideration the traffic and the flow from the parking lot of the building. Described the traffic by Centennial Pool, schools, etc. Request traffic go only one way in from Centennial Avenue and one way out to Grant Street.

Octavio Escada- 1 Grant Street – Stated that this proposal is much better than the one proposed 10 years ago. Discussed the traffic and the PVC fence. Likes the idea of the trees being planted for privacy and that the lights will not be super bright.

Board member asked about the traffic flow and one way through the parking lot.

Mr. Welch stated that it gives people options to enter or exit the site. Discussed emergencies and more than one point of access.

10. DELIBERATION of 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.

Mr. Rothman discussed the application and waivers for no loading zone and signage, size of parking stall and traffic flow.

Board member asking if Police Department or Township Engineer could weigh in on the traffic flow in parking lot.

Helena Escada - 1 Grant Street – Stated that if you do a right turn only on Centennial Avenue that it is going to be more traffic on Grant Street. Stated that Grant Street is a quiet street and kids always playing on street.

Mr. Frieri stated that they went to DRC and the professionals have submitted their reports and the primary concern with Police Department was Title 39.

Mr. Masol reviewed what was stated that in the previous approval.

Motion to grant approval for application # PB-18-00002 was made by Mayor Hannen and seconded by Ms. Feder with the following voting in favor of motion: Ms. Murray, Ms. Anderson, Dr. Chapman, Ms. Feder, Mayor Hannen, Ms. Pedde and Ms. Didzbalis.

8. PUBLIC PORTION

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 10:25 P.M.

Donna Pedde, Secretary