

## **MINUTES - PLANNING BOARD**

### **Workshop meeting of May 1, 2019**

**WORKSHOP PORTION.** Ms. Murray called the workshop portion of the meeting to order at 7:30 p.m.

**1. COMMUNICATIONS**

None

**2. RESOLUTIONS OF MEMORIALIZATION**

None

**3. MINUTES**

Motion to adopt minutes of the March 6, 2019, Executive Session & Official Meeting was made by Dr. Chapman, seconded by Mr. Cossa and passed on unanimous voice vote.

Motion to adopt minutes of the March 20, 2019 Executive Session & Official Meeting was made by Dr. Chapman, seconded by Mr. Cossa and passed on unanimous voice vote.

**4. OLD BUSINESS/NEW BUSINESS**

Discussion was held regarding the PSE&G meeting with the residents and the conflict with the May 8<sup>th</sup> special meeting for 750 Walnut Avenue. Board agreed to postpone start of official meeting from 7:30 p.m. to 8:00 p.m. Requested that TV35 put up a notification that meeting will start at 8:00 p.m.

### **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 May 1, 2019 at 8:04 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

Ms. Feder  
Ms. Pedde  
Mr. Taylor

**Members Absent:**

Ms. Anderson  
Deputy Mayor Dooley  
Mayor Giblin

**Alternates Present:**

Mr. Aschenbach  
Ms. Didzbalis

**Alternates Absent:**

None

**Also present:**

Jonathan Drill, Esquire; Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator

Ms. Murray stated the special meeting for May 8<sup>th</sup> which was advertised with the workshop starting at 7:00 p.m. and the hearing at 7:30 p.m., has been changed. The official meeting will start at 8:00 p.m. due to a conflict with the PSE&G meeting at the community center.

4. **Application # PB-19-002**  
**517 Centennial Avenue Real Estate LLC**  
**517 Centennial Avenue**  
**Block: 604, Lot: 9, NC Zone**  
**Applicant is seeking amended final site plan approval for**  
**drainage only. Previously approved under PBA 18-00002.**

Amy Gasiorowski, Esq. appeared and explained the application. Stated applicant is here for amended final site plan approval. Board approved original application in June of 2018.

Mr. Drill reviewed the Board's approval of the original application PBA 18-00002. Stated the applicant is here due to a condition of the original resolution #5K regarding storm water permeability.

Sonia Ommundsen appeared and was sworn in. Her credentials were presented to the Board and she was accepted as an expert witness in the field of engineering. Stated the detention basin was requested by the Board. They are reducing the impervious surface on the site and they comply with the requirements for storm water runoff. Stated the site for the basin was not suitable due to the permeability tests coming back as zero. They have revised the plans. In order to comply, they have designed a grass swale on the property frontage. It will be graded so the water flows from the parking area to the swale and out to the street. Described the two year as 21.4%,

the ten year as 19.1% and the 100 year as 16.9%. Stated it goes over and above from the original detention basin. There are also riprap pads proposed along the curb line.

Questions posed by the Board ascertained the following:

Roof drain discharges to the street. The swale does not need to be cleaned out, but should be inspected to be clear of debris. Maintenance of landscaping is the same as maintenance of the swale. Swale flows to the street. Swale flows along Grant Street and goes to curb on Centennial Avenue. In a 100 year storm, the runoff rate would be 3.05 cfs (cubic feet per second). In current conditions the runoff is 3.67 cfs.

Michael O'Krepky - Maser Consulting – Engineer for the Board appeared and was sworn in. Stated he had no questions since everything had been addressed in the engineering letter. Based on the site, there is nothing additional that could be done to meet additional requirements. This is considered a minor development by the DEP. Could have a landscape maintenance plan. Stated he did review an email chain where the previous engineer stated the tests were unacceptable for recharge.

Mr. Drill read part of the email chain for the Board.

Ms. Murray asked if there were any questions from the Public for this witness, no one appeared.

Ms. Murray asked if there were any comments from the Public on the application, no one appeared. This portion of the hearing was closed with the matter referred back to the Board.

- 5. DELIBERATION OF Application # PB-19-002  
517 Centennial Avenue Real Estate LLC  
517 Centennial Avenue  
Block: 604, Lot: 9, NC Zone  
Applicant is seeking amended final site plan approval for  
drainage only. Previously approved under PBA 18-00002.**

Motion to approve amended site plan for Application # PB-19-002 was made by Mr. Taylor and seconded by Ms. Pedde, with the following voting in favor of the motion: Ms. Murray, Dr. Chapman, Mr. Cossa, Ms. Feder, Ms. Pedde, Mr. Taylor, Mr. Aschenbach and Ms. Didzbalis.

Mr. Drill stated that all previous conditions are still in effect.

- 6. Application # PB-19-001  
The Moen Organization, Inc.  
125 Moen Avenue/45 Jackson Drive  
Block: 639 Lot: 1, C-1 Zone Applicant is seeking preliminary and final site plan  
approval and a c(2) variance for building coverage for a warehouse addition.  
Maximum building coverage permitted is 35%, existing is 36.9% and proposed is  
40.6% §255-34 Attachment 1, Schedule 1.**

Stephen Hehl, Esq. appeared and explained the application. Stated application is for an existing facility. It has a one story office building of approximately 2000 sq. ft. and a warehouse of approximately 119,000 sq. ft. There are two tenants in the building. Looking for a 12,000 sq. ft. expansion. Expansion is for one of its tenants, Nuts.com.

The following witnesses were sworn in:

Steve Bartner, President/Applicant  
Loral Totten – Site Engineer - Applicant  
Keith Chambers – Architect - Applicant  
Mike O’Krepky – Maser Consulting – Township Engineer  
Nicholas Dickerson – Maser Consulting – Township Planner

Mr. Bartner appeared. Through questions posed by Mr. Hehl the following was ascertained: He has owned the property 30 years. There are 3 tenants: himself, ThyssenKrupp Elevator Company and Nuts.com. Nuts.com started in 50,000 sq. ft., and now has all space available. Nuts is outgrowing the space and the additional warehouse space would allow them to stay for another 10 years. Described the operations of the building. He has 4 employees, and his hours are Monday – Friday 8:30 a.m. – 6:30 p.m. The elevator company occupies 20,000 sq. ft., has 26 employees and their hours are Monday - Friday 7:30 a.m. to 5:30 p.m. Nuts.com has 140 employees and their hours are Monday - Friday 8:30 a.m. to 6:00 p.m. and Sundays from 8 a.m. to 3 p.m. They receive about 10 trucks a day, 7 are small range trucks and 3 would be larger container trucks. There will be no change in the operation.

There were no questions by the Board for this witness.

Ms. Murray asked if there were any questions from the public and no one appeared.

Loral Totten appeared and her credentials were presented to the Board and she was accepted as an expert witness in the fields of engineering & planning.

Ms. Totten testified to the following through questions posed by Mr. Hehl: Described the existing conditions at the site as in the C-1 Zone, at the corner of Moen and Jackson with frontage on Commerce Drive. Described Exhibit A-1 Site Plan Existing Conditions. There are two buildings, one small in the northern corner and one with the warehouse and office space. Contains 125 parking spaces, three are handicapped spaces. There are 25 dock doors and three drive in doors. 19 of the doors are located in the area of the addition in the southwest corner. The proposal calls for 10 less dock doors. Purpose of building will be storage. There are some trailers now on the site being used for storage. Discussed the side yard set back and rear yard setback. Area for proposal is impervious and will be replaced with roof so there is no change in runoff. Runoff will be collected by roof drains and corner of property is a detention basin. No change in drainage pattern. There are 124 parking spaces required by ordinance and there are 225 total spaces on the property. They would like to keep all those spaces.

Described Exhibit A-2 as lighting for the proposed addition. Existing lights will be relocated to the front of the building. Lights will be between .5 and .2 lumens and there will be no spillage off the property onto the street or neighborhood.

Described the circulation of site and the size of the trucks coming into the site. There are 3 door and 6 door areas. Most trucks will be size of UPS, but there will be some larger trucks coming to the site. Described the dumpster locations for tenants.

Ms. Totten explained the variances they are seeking are an increase in building coverage and the rear yard setback. She reviewed all comments from the professionals and applicant will comply with additional details requested.

Mr. Bartner stated that the addition is so that Nuts.com can use it for storage and remove the trailers which are being used for storage right now. However, he cannot state that a trailer will never be on the site.

Mr. Hehl stated they are applying for a side yard setback, but if they need relief for a rear yard setback, they will seek that relief.

Questions from the Board for this witness ascertained the following:

Landscaping is an existing condition. They are removing over 12,000 sq. ft. of pavement and replacing it with roof.

Ms. Totten described Exhibit A-3 as 18 photos of existing landscaping at site.

Mr. Bartner stated that he took the photographs, they have not been altered or changed and represent the current conditions. Mr. Bartner described each of the photographs. He does an annual walk of the site and replaces what has died or been damaged. He has a landscaping crew. Stated he has no drainage issues since 1999 and there are parking islands on the site.

Board member asked about a fenced area with storage.

Mr. Bartner stated there is roofing material there because he is finishing a roof, but it is still used for parking.

Ms. Murray asked if there were any questions of this witness from the public, no one appeared.

Ms. Murray asked if there were any questions for the architect from the Board or the Public.

There were no questions for the architect from the Public or the Board.

Mr. O'Krepky stated that all the items have been addressed and the applicant has indicated that they will comply with the items in the engineering letter of April 25<sup>th</sup>. Stated the applicant has no net increase in impervious coverage so the ordinance does not apply.

Mr. Dickerson stated he agrees that the variance should be for a rear yard setback. Asked about applicant going from impervious to impervious and does that require a variance. Asked about bicycle parking and what is considered outdoor storage. Also asked about the amount of parking spots.

Mr. Bartner stated there are no bikes at the site and would request an exception for the bicycles.

There were no further questions by the Board.

Ms. Murray opened the application to the public for questions of the witness and no one appeared. This portion of the hearing was closed with the matter referred back to the Board.

- 7. DELIBERATION OF Application # PB-19-001**  
**The Moen Organization, Inc.**  
**125 Moen Avenue/45 Jackson Drive**  
**Block: 639 Lot: 1, C-1 Zone Applicant is seeking preliminary and final site plan approval and a c(2) variance for building coverage for a warehouse addition.**  
**Maximum building coverage permitted is 35%, existing is 36.9% and proposed is 40.6% §255-34 Attachment 1, Schedule 1.**

Mr. Drill summarized the application. Applicant is seeking preliminary and final site plan approval, two c(2) variances: one for building coverage for a warehouse addition and one for a rear yard setback, one c(1) variance for the existing rear yard setback, and two exceptions: one for landscaping and one for lighting.

Motion to approve Application # PB-19-001 was made by Mr. Aschenbach seconded by Mr. Taylor, with the following voting in favor of the motion: Ms. Murray, Dr. Chapman, Mr. Cossa, Ms. Feder, Ms. Pedde, Mr. Taylor, Mr. Aschenbach 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 9:49 p.m.

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Donna Pedde