

MINUTES - PLANNING BOARD

Meeting of May 5, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on May 5, 2021 at 7:31 p.m. via **Google Meet**. 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.

1. ROLL CALL

Members Present Via Google Meet:

Ms. Murray
Ms. Kellett
Commissioner Gareis
Mr. Nordelo
Ms. Pedde
Mayor Prunty
Ms. Rappa
Mr. Taylor

Members Absent:

Ms. Didzbalis

Alternates Present via Google Meet:

Ms. Sen
Mr. Walton

Alternates Absent:

None

Also present via Google Meet:

Jonathan Drill Esq., Board Attorney, Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner

2. RESOLUTIONS

None

3. MINUTES

Motion to adopt the minutes of the March 3, 2021 meeting was made by Mr. Nordelo, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Commissioner Gareis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rappa, Ms. Sen, Mr. Walton

Opposed: None

Motion to adopt the closed session minutes of the March 17, 2021 meeting for the Legal Advice regarding meeting and hearing procedures. was made by Ms. Pedde, seconded by Mr. Nordelo and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Mr. Nordelo, Ms. Pedde, Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

Motion to adopt the open session minutes of the March 17, 2021 meeting was made by Ms. Pedde, seconded by Ms. Rappa and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Mr. Nordelo, Ms. Pedde, Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

4. COMMUNICATIONS

None

5. OLD/NEW BUSINESS

Nick Dickerson, the Board Planner appeared. Stated he was asked by the Planning Board to do a Master Plan consistency review on Township Ordinance No. 2021-07.

Mr. Dickerson reviewed the report he prepared for the Board dated April 27, 2021. Stated this ordinance is an amendment to the zoning code that would amend the neighborhood commercial district and permit additional uses. This district does already provide a variety of retail uses and professional offices. These areas have less intensity than the downtown districts. These items were recommended as part of the 2009 Master Plan and furthers the intent of the land use district. Also furthers some of the goals and objectives of the 2009 Master Plan, especially related to economic development. This is expanding the list of permitted uses and allows more uses that will attract additional investment and revitalization. Stated the 2019 Reexamination Report advances these goals. One of the recommendations was to review the zoning code to make sure it is keeping up the changing economy. Mr. Dickerson concluded that this ordinance is not inconsistent with the 2009 Master Plan and also advances a lot of the recommendations in the 2019 Reexamination Report.

Ms. Murray clarified this is the area on Raritan Road west of the Parkway, on Centennial Avenue by the pool complex and south by the Parkway.

Ms. Murray asked if anyone from the Board had questions for Mr. Dickerson or Mr. Bottcher.

There were no questions from the Board.

A motion that Township Ordinance No. 2021-07 is not inconsistent with the Master Plan was made by Ms. Pedde, seconded by Ms. Kellett and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Commissioner Gareis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rappa, Mr. Taylor, Ms. Sen

Opposed: None

Next item on the agenda was a discussion by Mayor Prunty of the requested "Expressions of Interest" for the North Avenue Area In Need of Redevelopment. Mayor Prunty reviewed the process the Township took in requesting the "Expressions of Interest". There were three plans submitted by developers showing concept plans for that area. Mayor Prunty stated these are not proposals and they are non-binding. The Township can pick and choose what they like or not choose any of them at all. There will be a review team consisting of Mayor Prunty, Jason Bottcher, Donna Pedde and Anthony Durante who is from the DMC Board, plus Ryan Cooper and Jamie Cryan as support staff. The team will review and score them and report back to the Township Committee. The process of selecting a developer comes after a redevelopment plan is prepared, a public hearing and the adoption of the plan. Once a developer is selected, a redevelopment agreement is prepared.

Mayor Prunty reviewed some of the elements in the request which included:

- The Firehouse on lot 6.01 will remain
- Public parking on lot 0.01 will be preserved
- Public space for community events will be preserved and enhanced with new amenities

Mayor Prunty asked if the Board had any questions.

A question was asked about the roll of the Planning Board in the process.

Mayor Prunty stated the scores will be presented to the Township Committee and the Planning Board will be part of preparing the redevelopment plan.

Ms. Murray asked Mr. Bottcher about future applications.

Mr. Bottcher stated there is one application waiting for a completeness review. Also stated that he has put together several amendments to the zoning ordinance that should be before the Planning Board within 4 to 6 weeks. Also, the virtual meetings will be transitioning over to Zoom in the near future.

There being no further business, a motion to adjourn the meeting was regularly made seconded and passed. The meeting concluded at 8:00 p.m.

Kathleen Murray, Chair