

MINUTES - PLANNING BOARD

Workshop meeting of May 6, 2020

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on May 6, 2020 at 7:35 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. Formal action may be taken.

1. ROLL CALL

Members Present Via Google Meet:

Ms. Murray
Ms. Pedde
Mr. Cossa
Ms. Didzbalis
Ms. Feder
Deputy Mayor Prunty
Mr. Taylor

Members Absent:

Dr. Chapman
Mayor Giblin

Alternates Present via Google Meet:

Ms. Kellett

Alternates Absent:

Mr. Walton

Also present via Google Meet:

Jonathan Drill Esq., Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator
Nick Dickerson, Board Planner, Gary Goodman, Esq., Attorney for the Applicant and
Daniel Ghanime, Applicant

2. RESOLUTIONS

None

3. MINUTES

Motion to adopt the minutes of the meeting of April 1, 2020 was made by Deputy Mayor Prunty seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Ms. Didzbalis Ms. Feder, Deputy Mayor Prunty,
Mr. Taylor and Ms. Kellett

Opposed: None

Motion to adopt the minutes of the meeting of April 15, 2020 was made by Ms. Feder, seconded by Ms. Didzbalis and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Mr. Cossa, Ms. Didzbalis, Ms. Feder and Mr. Taylor

Opposed: None

4. COMMUNICATIONS

None

5. OLD BUSINESS/NEW BUSINESS

None

6. CLOSED SESSION

BE IT RESOLVED that the Planning Board will go into executive session to obtain attorney client privileged advice where confidentiality is required for the Board attorney to exercise his ethical duties as a lawyer to discuss a temporary ordinance to ease the site plan review requirements for the expansion or creation of outdoor seating, The minutes of which will not be released to the public due to attorney-client privilege legal advice.

Motion for the Board to move into executive session was made by Deputy Mayor Prunty, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Mr. Cossa, Ms. Didzbalis, Ms. Feder, Deputy Mayor Prunty, Mr. Taylor and Ms. Kellett

Opposed: None

A motion to move into open session was made by Ms. Pedde, seconded by Mr. Taylor and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Mr. Cossa, Ms. Didzbalis, Ms. Feder, Deputy Mayor Prunty, Mr. Taylor, Ms. Kellett and Mr. Walton (joined during executive session).

Opposed: None

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 6, 2020 at 8:30 p.m. via **Google Meet**. Ms. Lenahan announced this meeting is in compliance with the "Open Public Meetings Act" as adequate notice of this meeting has been provided to 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, also said notice has been posted on all outside doors of the Municipal Building 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 Via Google Meet

Ms. Murray
Ms. Pedde
Mr. Cossa
Ms. Didzbalis
Ms. Feder
Deputy Mayor Prunty
Mr. Taylor

Members Absent:

Dr. Chapman
Mayor Giblin

Alternates Present via Google Meet:

Ms. Kellett
Mr. Walton

Alternates Absent:

None

Also present:

Jonathan Drill, Esquire; Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator, Gary Goodman, , Esq., Daniel Ghanime Applicant., and Nick Dickerson, Board Planner

**4. Application # PB-20-001
Carwen Management, LLC
113 North Avenue West
Block 183 Lot 6 D-B Zone**

The applicant in this matter is seeking a conditional use approval for the use of an existing structure for an HVAC Company

Gary Goodman appeared on behalf of the applicant. Mr. Drill swore in all witnesses.

For the Board:

Jason Bottcher, Zoning Officer – participated by phone
Nick Dickerson, Board Planner

For the Applicant:

Daniel Ghanime, Owner of Property/Carwen Management LLC

Mr. Goodman explained the application. Brighton Air Corporation is an HVAC Company and is owned by Carwen Management. Applicant would like to occupy the first floor of a two story house. There is one apartment upstairs and the downstairs is approximately 930 square feet. Applicant is requesting to use the downstairs as administrative offices for the HVAC Company. Property has a parking lot which includes 6 parking spaces and a garage. The apartment uses two of the parking spaces and the applicant uses four spaces. Applicant drives one van and one van stays in parking lot.

Daniel Ghanime appeared. He testified to the following as posed by Mr. Goodman:

He owns an HVAC Company and has eight employees. One employee occupies the office space and the other employees are on the road. He does not store any HVAC equipment in the garage. Right now there is nothing in the garage, Garage will be for residential parking only. The office hours are 7:30 am to 4:30 pm Monday through Friday.

Questions from the Board ascertained the following:

The first floor is vacant right now. All other vans are taking home with the employees.

Ms. Murray asked if there were any members of the Public on the call.

Ms. Lenahan stated no members of the Public signed up to participate in the hearing.

Mr. Drill asked the Board Planner and the Zoning Officer if the application complies with all applicable regulations and requirements.

Mr. Bottcher stated no variances were identified and it complies with all requirements.

Mr. Dickerson asked about exterior improvements to the site.

Mr. Goodman stated there are none planned at this time.

Mr. Dickerson stated he is satisfied that the applicant complies with all applicable requirements.

Mr. Drill reviewed the conditions of the application: garage is for residential parking only, there is one apartment on the second floor, HVAC administrative office is on the first floor only, and there are no more than four commercial vehicles on the site.

Motion to approve the conditional use (with above conditions) was made by Ms. Feder and Deputy

Mayor Prunty and passed by roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Mr. Cossa, Deputy Mayor Prunty, Ms. Feder, Ms. Didzbalis, Mr. Taylor, Ms. Kellett, and Mr. Walton.

Opposed: None

Ms. Murray stated the next meeting is May 20th and there will be a continuation of a previous application. The meeting is scheduled to be held virtually.

6. PUBLIC PORTION

Mr. Goodman requested the Board review the comments from Mr. Bailer on the application that was just heard. Stated that coming before the Board creates a financial hardship on an applicant when all the conditions are met. Requests the Board review the ordinance and suggests making a change.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:55 p.m.

Kathleen Murray, Chair