

MINUTES - PLANNING BOARD

Workshop meeting of November 7, 2018

WORKSHOP PORTION. Ms. Murray called the workshop portion of the meeting to order at 7:33 p.m.

1. COMMUNICATIONS

None

2. RESOLUTIONS OF MEMORIALIZATION

**Application #PBA-18-00008
208 North Avenue West LLC
208 North Avenue West
Block 176 Lot 22, ORC Zone**

The applicant in this matter is seeking preliminary and final site plan approval, and a C-2 variance for parking. Applicant is requesting parking in front yard along Orchard Street where no parking in front yard is permitted §255-2G.1(3)(a).

After discussion, a motion to adopt the resolution approving Application PBA-18-00008 was made by Ms. Feder seconded by Ms. Pedde and passed by roll call vote.

3. MINUTES

Motion to adopt minutes of the October 17, 2018 executive session and regular meeting was made by Mayor Hannen and seconded by Ms. Pedde and passed on unanimous voice vote.

4. OLD BUSINESS/NEW BUSINESS

Discussion was held regarding Township Ordinance No. 2018-17 regarding the placement of cell towers and antennas. Motion was made by Mr. Taylor and seconded by Mr. Aschenbach to recommend to the Township Committee to act favorable on the ordinance and passed on unanimous voice vote.

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 November 7, 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
Dr. Chapman
Mr. Cossa
Ms. Feder
Mayor Hannen
Ms. Pedde
Mr. Taylor

Members Absent:

Ms. Anderson
Deputy Mayor Dooley

Alternates Present:

Mr. Aschenbach

Alternates Absent:

Ms. Didzbalis

Also present:

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

- 4. Application # PBA-18-00006 – TO BE RESCHEDULED**
National Christmas Tree Products Inc. d/b/a National Tree Company
70 Jackson Drive
Block 637 Lot 6.01, C-1 Zone
Applicant in this matter is seeking amended preliminary and final site plan approval.
- 5. Application # PBA-18-00007**
Rinaldo Partners, LLC
68 Burnside Avenue
Block 403 Lot 15, R-5 Zone
Applicant in this matter is seeking a minor subdivision to subdivide the existing lot into two new lots and construct two new 2.5 story single family homes.

Joshua Koodray, Esq., appeared on behalf of the applicant and described the application. Stated the applicant is seeking a variance and two design waivers. Property is in the R-5 zone, which permits one and two-family homes. Currently there is a single-family home on the property. Applicant is looking to subdivide into two smaller parcels. Proposed lot 15.01 would be 9,172.18 sq. ft. and lot 15.02 would be 9,214.38 sq. ft. Proposal complies with all the zoning criteria. Stated this is a *de minimus* waiver request. Proposed lot 15.01 complies with the section, whereas proposed lot 15.02 is 49.98 feet, which is .02 linear feet deficient.

Ed Dec appeared and was sworn in. His credentials were already known to the Board and was accepted as an expert witness in the fields of engineering and surveying. Described the site and presented Sheet One with the 200-foot radius along with all bulk criteria. Sheet Two shows the existing conditions and Sheet Three is layout of the new lots. Stated there will be an increase in impervious coverage of 1,105 sq. ft., which requires the applicant to address storm water management. Applicant is proposing two 2.5 story single family homes with attached garages. Described the design waivers they are requesting. One is for the curb side opening on Burnside Avenue. Ordinance allows up to 13 feet they are requesting 18 feet plus flare on each side for an additional one foot. However, they are willing to reduce the curb opening to 16 feet. Second design waiver is for the slope of the driveway. Ordinance allows 2% slope, applicant is requesting 6%. Stated they will comply with the storm water management per the Township Engineer's letter, and that they would be doing swales between the two houses and along side the property.

Questions posed by the Board ascertained the following:

This is a request for a minor subdivision application. The Zoning Officer stated that the applicant has the right to ask for waivers on the spot. Applicant did not have to show the houses on the plan, but chose to do so. Diagrams on the left are of the site plan. Plan does not show the storm water management, but Mr. Masol, Township Engineer, will be reviewing the plans for the required storm water management compliance.

Donald Rinaldo appeared and was sworn in. Stated he is the applicant and a builder and has built homes in Cranford before.

Mayor Hannen asked applicant what would be a good public purpose for the subdivision. Also asked if one of the units will be an affordable unit and what the selling price would be of the units.

Mr. Rinaldo stated that the lots would be consistent with the neighborhood, very similar to the houses he has built before in Cranford. The garages would not be underneath the houses. Neither of the units will be for affordable housing. Stated that if he does not get approval for the subdivision from the Board, he would still be able to build a two-family home without any variances, which would have the same density.

Mr. Johnson asked the applicant to clarify that he will have a 3 feet setback from driveway to side yard property line for both houses and an 18-foot-wide driveway. Stated the ordinance permits a driveway to be only 1/3 of the lot width, which would be 16.6 feet. Asked about the curb cut opening.

Mr. Rinaldo stated he was fine with a 16-foot driveway and would do an 18-foot curb cut.

Ms. Murray opened the application to the public for questions of the witness, with none appearing, the application was referred back to the Board.

William Masol, Township Engineer appeared and was sworn in. Stated he has reviewed the plans submitted by Mr. Dec. Reviewed his letter dated July 30, 2018. Discussed the 2% ADA compliance for slope and asked about a minor grading change.

Mr. Rothman asked the applicant about complying with: the look of the side by side homes, the subdivision by deed and if the revisions on plans will have lot lines. Asked if all the Township Engineer's comments would be complied with.

The applicant stated he will comply.

Ms. Murray asked if the Public had any questions for the Township Engineer.

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

Ms. Murray asked if the Public had any comments.

No one from the Public had comments.

**5. DELIBERATION OF Application # PBA-18-00007
Rinaldo Partners, LLC
68 Burnside Avenue
Block 403 Lot 15, R-5 Zone
Applicant in this matter is seeking a minor subdivision to subdivide
the existing lot into two new lots and construct two new 2.5 story
single family homes.**

Ms. Murray reviewed the testimony.

Board comments consisted of the following:
Applicant agrees to a 16-foot driveway and the curb cut opening of 18 feet. Applicant will comply with the ADA 2% slope.

Mr. Rothman reviewed both waivers requested by the applicant.

Motion to grant both waivers was made by Mr. Taylor, seconded by Ms. Feder with the following voting in favor of the motion: Ms. Murray, Mr. Taylor, Ms. Pedde, Ms. Feder, Dr. Chapman, Mr. Cossa, and Mr. Aschenbach.

Mayor Hannen opposed. Stated that he does not agree with taking single lots and subdividing them into smaller lots unless it is done for the public good.

Mr. Aschenbach stated there is a problem with storm water management. Feels there should be a plan presented before an application is approved. Has to trust the Township Engineer that the right thing will be done.

Mr. Taylor stated the applicant will be putting in a storm water management system which will collect and store the water. Will be a benefit to the neighbors as well.

Motion to grant approval for Application #PBA 18-0007 was made by Mr. Taylor. The motion was 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 and Mr. Aschenbach.

Mayor Hannen opposed the motion.

7. PUBLIC PORTION

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:58 p.m.

Donna Pedde, Secretary