

## **MINUTES – PLANNING BOARD**

### **Workshop Meeting of October 20, 2021**

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on October 20, 2021 at 7:30 p.m. Ms. Murray 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:**

Ms. Murray  
Ms. Kellett  
Ms. Didzbalis  
Mr. Nordelo

##### **Members Absent:**

Commissioner Gareis  
Ms. Pedde  
Mayor Prunty  
Ms. Rappa  
Mr. Taylor

##### **Alternates Present:**

Ms. Sen

##### **Alternates Absent:**

Mr. Walton

##### **Also present:**

Jonathan Drill Esq., Board Attorney, and Kathy Lenahan, Board Administrator,

#### **2. RESOLUTIONS**

None

#### **3. MINUTES**

None

#### **4. COMMUNICATIONS**

None

#### **5. OLD/NEW BUSINESS**

Ms. Lenahan announced that a new zoning officer has been hired; Kathleen Nemeth is the new zoning officer. Ms. Nemeth worked in Westfield as the Assistant Zoning Officer before coming to Cranford.

Ms. Murray introduced Steve Saltzman from the Historic Preservation Advisory Board (HPAB) to present their Historic Element to the Planning Board members. Mr. Saltzman introduced the other members of the HPAB in attendance: Kinney Clark, Ron Meeks, Jeff Pistol, Stephen Price, Nancy Price and Loretta Smith.

Mr. Saltzman stated the HPAB has worked on this element for over a year. They researched other towns and prepared a document they believe fits the needs of the Township of Cranford.

Mr. Saltzman stated they came before the Planning Board back in October of 2019. They submitted this document to the DMC, the Planning Board and to Jason Bottcher, the zoning officer at that time. They took the suggestions that were made and updated the document to accommodate all the suggestions. If the Planning Board approves the document, they would recommend to the Township Committee.

A member from the Planning Board asked if this document included all the towns' assets or just some.

Kinney Clark stated this document contains what they know of in the town, but may not be everything. Referenced a survey from 2016 which was done to try and bring everything up to date and record everything for the future.

Mr. Saltzman reviewed Pages 29 through 31 in the document with the Board. Discussion was held as to who would do what under the title "Parties Involved". Each activity was reviewed and discussed under "Action Plan/Agenda" and who would handle that action.

Mr. Drill stated that the Planning Board adopts the Historic Element and it is a Planning Board document, the Township has no veto power.

Mr. Saltzman stated he will revise the document to include the changes discussed this evening, and will come back to the Board with the revised document at a later date.

## **PUBLIC HEARING - ROOM 107 – COUNCIL CHAMBERS**

### **1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Ms. Murray called a public meeting of the Cranford Planning Board to order on October 20, 2021 at 8:05 p.m. Ms. Murray 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 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. Kellett  
Ms. Didzbalis  
Mr. Nordelo

**Members Absent:**

Commissioner Gareis  
Ms. Pedde  
Mayor Prunty  
Ms. Rappa  
Mr. Taylor

**Alternates Present:**

Ms. Sen

**Alternates Absent:**

Mr. Walton

**Also present:**

Jonathan Drill Esq., Board Attorney, and Kathy Lenahan, Board Administrator,

- 4.** Application # PB-21-007  
Applicant: 517 Centennial Avenue Real Estate LLC  
517 Centennial Avenue  
Block 604, Lot 9, NC Zone

Applicant is requesting Amended Site Plan approval for installation of a sign and to change the location and size of the wall-mounted signage from the Planning Board's previous approval.

Amy Gasiorowski, Esq. appeared and explained the application. Applicant is requesting to change the location of the exterior signage. It is a two-story office building, and applicant would like to move the sign from between the first and second floor windows to above the second-floor windows below the roof remaining on the SE/SW façade of the building. Reports from the township professionals stated there would be no negative impact and the township engineer said the signage would be in compliance with all the township ordinances. Stated it is only a design change.

There were no questions for Ms. Gasiorowski from the Board.

Mike Sonoin, appeared and was sworn in. Mr. Sonoin is a sales representative with Effective Sign Works and is a fact witness.

Mr. Sonoin stated they are changing the position of the signage because the sconces look better on the lower level. The sconces light up the two walkways around the building so they need to move the signage. The signage is externally illuminated with gooseneck lighting wrapping around the building with no shine down or out, just on the sign itself.

Questions from the Board for Mr. Sonoin ascertained the following:  
There is no change to the type or size of the sign. Signage is staying the exact same size. There will be no excess glare.

There were no questions from the Public for this witness.

5. DELIBERATION: Application # PB-21-007  
Applicant: 517 Centennial Avenue Real Estate LLC  
517 Centennial Avenue  
Block 604, Lot 9, NC Zone  
Applicant is requesting Amended Site Plan approval for installation of a sign and to change the location and size of the wall-mounted signage from the Planning Board's previous approval.

Board comments consisted of the following:  
Straightforward application, applicant and witness explained it very clearly.

A motion was made by Ms. Kellett, seconded by Ms. Sen to grant amended final site plan approval to allow the new sign location and passed by roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Sen

Opposed: None

6. Application # PB-21-005 – Requested an adjournment  
Applicant: POMBAL Builders, LLC  
95 James Avenue  
Block: 404 Lot: 15, R-5 Zone

The applicant in this matter is seeking Minor Subdivision approval, along with a (c) variance for Setbacks Between Residential Structures §255-37 F and design waivers or exceptions for Minimum Distances Between Driveways and Driveway Locations §255-26 G(1)(c) and §255-26 G(8)(h). The applicant is proposing to demolish the existing

dwelling and both proposed lots would contain new 2-story dwellings with attached garages.

Ms. Murray stated an email was received from the attorney for the applicant and the engineering issues have not yet been resolved. They are requesting an adjournment till the next available hearing date. The next available hearing date is January 19, 2022 and the applicant will need to re-notice.

Mr. Drill requested the applicant's attorney consent to an extension for the Time of Decision until March 31, 2022. If extension is not granted by the applicant, then the application is dismissed without prejudice as of this evening. The extension must be submitted by Monday, October 25<sup>th</sup>.

A motion was made by Ms. Kellett seconded by Mr. Nordelo, to adjourn the application till Jan 19, 2022, providing the applicant consents to an extension of Time of Decision until March 31, 2022; if extension is not submitted by October 25<sup>th</sup>, the application is dismissed without prejudice as of this evening and was passed by roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Sen

Opposed: None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The official portion of the meeting concluded at 8:21 p.m.

The Board resumed its workshop meeting with the HPAB, which concluded at 9:33 p.m.

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Kathleen Murray, Chair