

## **MINUTES – PLANNING BOARD**

### **Workshop Meeting of October 6, 2021**

A public meeting of the Cranford Planning Board was called to order by Ms. Kellett on October 6, 2021 at 7:32 p.m. Ms. Kellett 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. Kellett  
Commissioner Gareis  
Mr. Nordelo  
Ms. Pedde  
Mayor Prunty  
Ms. Rappa  
Mr. Taylor

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

Ms. Murray  
Ms. Didzbalis

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

Mr. Walton

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

Ms. Sen

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

Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner

#### **2. RESOLUTIONS**

None

#### **3. MINUTES**

Motion to adopt the minutes of the September 22, 2021 meeting was made by Mr. Nordelo, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rappa, Mr. Walton

Opposed: None

Motion to adjourn the workshop portion of the meeting was made by Mayor Prunty, seconded by Commissioner Gareis and passed on voice vote.

**4. COMMUNICATIONS**

None

**5. OLD/NEW BUSINESS**

None

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

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

Ms. Kellett called a public meeting of the Cranford Planning Board to order on October 6, 2021 at 8:00 p.m. Ms. Kellett 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. Kellett  
Commissioner Gareis  
Mr. Nordelo  
Ms. Pedde  
Mayor Prunty  
Ms. Rappa  
Mr. Taylor

**Members Absent:**

Ms. Murray  
Ms. Didzbalis

**Alternates Present:**

Mr. Walton

**Alternates Absent:**

Ms. Sen

**Also present:**

Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner, Jacqueline Dirmann, Board Engineer, (via phone).

4. Application # PB-21-004 – **Requesting an Adjournment till December 15, 2021**  
Applicant: Serginho & Sandra Martins  
116 Garden Street  
Block: 285 Lot: 5 R-4 Zone

The applicant in this matter is seeking Minor Subdivision approval, along with a c(1) hardship variance and several c(2) variances and design waivers. Applicant is proposing to subdivide the existing Lot 5 into two new lots; Proposed Lot 5.01 (7,500 SF) and proposed Lot 5.02 (6,100 SF). The existing single-family dwelling will remain on Lot 5.02 and a new single-family dwelling will be constructed on Lot 5.01.

Ms. Kellett read into the record a letter from Stephen Hehl, Esq. requesting an adjournment until the December 15<sup>th</sup> meeting and also stated the applicant will re-notice.

5. Application # PB-21-005  
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.

Alcides Andril, Esq. appeared on behalf of the applicant. Described the application as proposing a minor subdivision to subdivide an existing lot into two 50-foot conforming lots. They are requesting one variance and two design waivers.

Mr. Drill requested all witnesses that will be testifying, both for the applicant and for the Board, be sworn in at the same time. Those being sworn in were:

Adnan Khan, Applicant's Engineer  
Christopher Zehnder – Applicant's Architect/Planner  
Nicholas Dickerson – Board Planner  
Jacqueline Dirmann – Board Engineer

Mr. Khan appeared and provided his qualifications. Mr. Kahn was accepted by the Board as an expert in the field of Engineering.

Questions from Mr. Andril to Mr. Kahn ascertained the following:  
Presented a survey and described the existing conditions of the property. Stated the property is flat, the higher portion of the property is to the rear and the property slopes

towards James Avenue. Reviewed the subdivision plan including the zoning table and stated they meet all the bulk requirements as well as the parking requirements. The surrounding area is all residential. Reviewed Sheet C-02 showing the property when subdivided. The houses will be very similar in size. Proposing separate driveways. They are requesting waivers for driveway separation. Lot 16 has a driveway that is closer than 50 feet.

Questions from the Board for Mr. Kahn ascertained the following:  
Believes the distance between the driveway of Lot 16 to Lot 15.02 is about 35 to 45 feet, and it is measured curb cut to curb cut.

Discussion was held regarding the measurements of the driveway separation.

Mr. Drill asked the applicant what relief they are requesting regarding the driveway separation.

Mr. Kahn stated they do not have the exact number. He explained the applicant's request for the additional waivers.

Mr. Dickerson, Board Planner, reviewed the ordinance regarding the paving of a driveway, (item 10 in his review letter).

Mr. Kahn stated they will comply with item 11 in Mr. Dickerson's review letter, regarding paving, curbs, gutters and driveways, all other items do not apply. Also stated they will cut the driveway width to 16.66 to comply with the ordinance, so that a waiver is not required.

Christopher Zehnder, appeared and presented his qualifications. He was accepted as an expert in the field of Architecture and Planning.

Questions from Mr. Andril to Mr. Zehnder ascertained the following:  
Regarding the driveway ordinance, it is his professional opinion, that there was concern people would start to eliminate driveways due to impervious coverage issues and use gravel instead. Believes the intention was to prevent property owners from using the gravel and not being consistent within the town.

Mr. Khan stated the required setback is 25.25 feet. Applicant is planning on paving to the garage. The average front yard setback is 25.3 feet. Not seeking any variances for front yard setback. Presented Exhibit A-1 as the Setback Survey of Block 404 Lots 15 thru 19 dated June 15, 2021. There will be screening with landscaping around the air conditioning units.

Mr. Khan reviewed Ms. Dirmann's Engineering Report. Stated they are complying with lot coverage and bulk requirements. They are proposing a drywell system on the property. All roof runoff will be captured in the drywell system. Roof system will be

connected to the down spouts and lead to a drywell system. There will be no increase in impervious coverage on the other lot so a system is not required.

Questions from the Board to Mr. Khan ascertained the following:  
Created a high point at middle of the houses and the water from middle goes to James Street in the front. They will address the comment about showing the roof leaders. They can put another system around the existing house and direct water to the street. At rear property line, they can add inlets so that water going to rear is collected and tied into the system and they can add another storm water system.

Mr. Drill stated storm water is one of the four essential elements of the development. The applicant will need to provide revised plans for Lot 15.01 and have it on file 10 days before the next meeting which is October 20<sup>th</sup>.

Mr. Khan stated they can have it done by Friday.

Mr. Drill requested that the information be provided to the Board Secretary and all the professionals.

Mr. Khan agreed that Ms. Dirmann's comments #8, 9 10 11, 12 & 13 would be considered conditions of approval if the application was to be granted; along with item #17 in Mr. Dickerson's letter.

There were no additional questions from the Board's professionals for Mr. Khan.

There were no questions from members of the Public for Mr. Khan.

Mr. Andril confirmed the variances required were only the distance between structures and the distance between driveways, all other items were satisfied.

Christopher Zehnder appeared. Discussed Sheets SK1 – SK6, the architectural plans and elevations.

Reviewed Sheet SK1 – basement and 1<sup>st</sup> floor plan;  
Reviewed Sheet SK2 – 2<sup>nd</sup> floor plan;  
Reviewed Sheet SK3 – elevations of building;  
Reviewed Sheet SK4 – second unit, which is a mirror plan of the first unit;  
Reviewed Sheet SK5 – second floor of second unit;  
Reviewed Sheet SK6 – elevations of second building.

Questions from the Board for Mr. Zehnder ascertained the following:  
The peaks of the buildings are the same. Gable roof is on the house on the right and there will be downspouts in four corners.

There were no questions from the Board's professionals.

There were no questions from members of the Public.

Mr. Drill stated the application will be continued without further notice to October 20<sup>th</sup>. Stated the applicant needs to provide two exhibits: one is an exact measurement for separation between driveways and the other is the exact measurement of the radius extending 45 feet. Stated applicant will need to submit revised plans by October 8<sup>th</sup>, which will show the roof leader connections to 15.02 and add a drywell to 15.01 along with a roof header system; plus, calculations of existing conditions. The storm water management report also needs to be revised.

Discussion was held with regard to a hearing date of October 20<sup>th</sup> or November 3<sup>rd</sup>.

Mr. Drill stated if Mr. Khan cannot attend, a signed sealed storm water plan would need to be submitted and someone who could answer questions about the plan would need to be present at the hearing.

Christopher Zehnder appeared and provided his qualifications as an Engineer. The Board accepted him as an expert in the field of Engineer for a future hearing.

Discussion was held regarding the 45-degree angle setback requirement. Mr. Dickerson explained the requirement.

A straw pole was taken to determine if the calculation was needed. The following members voted that it was not needed:

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

No one voted in favor of requiring the calculation.

Mr. Drill stated that only one exhibit is needed now, which is the exact measurement for the separation of the driveways of Lot 15.02 and Lot 16.

A motion to adjourn the meeting was made, seconded and passed by voice vote.

The meeting concluded at 9:53 p.m.

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Kathleen Murray, Chair