

MINUTES - PLANNING BOARD REORGANIZATION

January 16, 2019

WORKSHOP PORTION

Ms. Murray, (2018) Chairman called the meeting to order at 7:04 p.m. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey.

1. SWEARING IN OF NEW MEMBERS

Kathleen Murray, Class IV member for a two-year term ending December 31, 2020 was sworn in by Mr. Rothman, Esquire.

Lynda Feder Class IV member for a four-year term ending December 31, 2022 was sworn in by Mr. Rothman, Esquire.

Donna Pedde, Class IV member for a four-year term ending December 21, 2022 was sworn in by Mr. Rothman Esquire.

Patrick Giblin, Mayor/Class I member for a one-year term ending December 31, 2019 was sworn in by Mr. Rothman, Esquire.

Ann Dooley, Deputy Mayor/Class III member for a one-year term ending December 31, 2019 was sworn in by Mr. Rothman, Esquire.

Dr. Christopher Chapman, Class II member for a one-year term ending December 31, 2019 was sworn in by Mr. Rothman, Esquire.

Dan Aschenbach, Alternate No. 1 member for a two-year term ending December 31, 2020 was sworn in by Mr. Rothman, Esquire.

2. APPOINTMENT OF BOARD ENGINEER

William Masol was sworn in as Planning Board In-House Engineer for a one year term ending December 31, 2019 by Mr. Rothman, Esquire.

3. ELECTION OF OFFICERS

Kathleen Murray was nominated as Chairperson by Ms. Anderson, seconded by Ms. Feder, and passed on unanimous voice vote.

Bobbi Anderson was nominated as Vice-Chairperson by Ms. Feder, seconded by Deputy Mayor Dooley and passed on unanimous voice vote.

Donna Pedde was nominated as Secretary by Ms. Feder, seconded by Ms. Anderson and passed on unanimous voice vote.

Lynda Feder was nominated as Alternate Secretary by Ms. Pedde, seconded by Dr. Chapman and passed on unanimous voice vote.

Motion to go into closed session to conduct interviews for Attorney was made by Deputy Mayor Dooley, seconded by Ms. Anderson and passed on unanimous voice vote.

Interviews were conducted with Jonathan Drill, (Stickel, Koenig, Sullivan & Drill, LLC), and Mark Rothman (Robbins & Robbins, LLP)

Motion to return to open session was made by Deputy Mayor Dooley, seconded by Mr. Aschenbach and passed on unanimous voice vote.

4. APPOINTMENT OF BOARD ATTORNEY

Motion to appoint Jonathan Drill as Planning Board Attorney for all new & pending applications, and Mark Rothman as Planning Board Attorney for all Hartz hearings and to continue with the UCC application this evening, was made by Ms. Anderson, seconded by Mr. Cossa with the following voting in favor: Ms. Murray, Ms. Anderson, Ms. Feder, Ms. Pedde and Mr. Taylor. Dr. Chapman voted no and Mayor Giblin and Deputy Mayor Dooley abstained.

5. APPOINTMENT OF ADMINISTRATOR/SCRIBE

Kathy Lenahan were nominated as Board Administrator by Ms. Anderson, seconded by Dr. Chapman and passed on unanimous voice vote.

Motion to go into closed session to conduct interviews for Planners was made by Dr. Chapman, seconded by Ms. Anderson and passed on unanimous voice vote.

Interviews were conducted with Richard O'Connor (Grotto Engineering Associates), MaryAnn Bucci-Carter (CME Associates), Victor Vinegra, Harbor Consultants, David Atkinson (Neglia Engineering Associates) and Nick Dickerson & Ray Liotta (Maser Consulting) Planning Services.

Motion to return to open session was made by Ms. Anderson, seconded by Dr. Chapman and passed on unanimous voice vote.

6. APPOINTMENT OF PLANNING CONSULTANT

Motion to designate Maser Consultants as outside-planners as needed, and all other Planning firms on the bench as commensurate with their area of expertise, was made by Ms. Anderson, seconded by Ms. Feder and passed by voice vote with Deputy Mayor Dooley abstaining.

7. DESIGNATION OF OFFICIAL NEWSPAPER

A motion to designate The Westfield Leader and/or The Star Ledger as the Planning Board official newspaper was made by Mayor Giblin, seconded by Ms. Anderson and passed by unanimous voice vote.

8. ADOPTION OF BY-LAWS

A motion to adopted the Planning Board By-Laws was made and passed by unanimous voice vote.

9. COMMUNICATIONS

A letter from PSE&G was addressed to the Chairman of the Planning Board. The subject of the letter was legal notification of an application for Freshwater Wetlands. Mr. Johnson, Zoning Officer will look into the matter.

10. RESOLUTIONS OF MEMORIALIZATION

None

11. MINUTES

Minutes were deferred to the next meeting.

12. OLD/NEW BUSINESS:

Ms. Lenahan provided information to new board member about Land Use classes.

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 January 16, 2019 at 9:14 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
Deputy Mayor Dooley
Ms. Feder
Mayor Giblin
Ms. Pedde
Mr. Taylor

Members Absent:

Ms. Anderson recused herself

Alternates Present:

Mr. Ashchenbach
Ms. Didzbalis

Alternates Absent:

None

Also present:

Mark Rothman, Esquire, Ronald Johnson, Zoning Officer,
Kathy Lenahan Board Administrator

4. **Application # PBA- 18-00009 (Continued from December 19, 2018)**
Union County College
1033 Springfield Avenue
Block: 121 Lot: 2.01, Zone: E-1
Applicant in this matter is requesting a courtesy capital improvement review for construction of a cooling tower on the roof of the library building.

Michael Horn, Esq. appeared on behalf of the applicant. Stated this is a courtesy review of an application for UCC for a cooling tower.

James Brighton, appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert witness in the field of architecture.

He testified to the following through questions posed by Mr. Horn:

He is familiar with the plans already provided to the Board. Described Exhibits C001 as the overall site plan for the project and C002 is the section of building, adjacent properties and photograms of the building. Stated he went out to the site and took 3 photographs along the property line. The survey group went to the building with a survey rod and with a flag at top of rod, took photo 6 feet above the curb line. Also took a photograph with a person at the curb line between residence one and residence two showing various elevations. Described the sketch on C002 as a section cut thru the site with residential properties to left, representing the elevation of library and proposed cooling tower. Stated from that viewpoint, you will see 7 feet from the site line above the existing roof.

Questions posed by the Board ascertained the following:

Heights that were testified to at last meeting stay the same. Photograph with top of flag is taken at front face of the center where cooling tower will be. Does not have any pictures of what screen will look like. It will be a total enclosure; 3 sides will be acoustic one side will be visual.

There were no further questions by the Board.

Ms. Murray opened the application to the public for questions of the witness with no one appearing this portion of the hearing was closed with the matter referred back to the Board.

Ms. Murray asked if there was any public comment on the application. The following appeared:

Nancy Apicella – 6 Princeton Road – appeared and was sworn in. Thanked the Board for asking the College for accountability. Described various areas where the College has spent money, yet they don't have money to put the tower anywhere else. Asked Town not to approve the request. If it is approved, asked for the following stipulations – a project supervisor from the Town, not the company, contact information so the residents can call to ask questions. Asked that construction site not to be on Princeton Road and that site will be cleaned up from all litter and debris. As a taxpayer, they desire some consideration as well. It disrupts their lives. Construction starts at 6 am. It is very upsetting. Does not feel it is fair.

Mr. Horn stated if someone representing the neighbors wants to make a comment or has a question, the College will accept that.

Mr. Hogan stated he would be the contact person. His phone number is 908-709-7060. Does not know how long the project will take but it has to be done in the spring or fall. Does not know where the construction site will be, but parking lot will be used as a storage area. Always requires the Police to direct traffic.

Board member asked about a crane at job site and trees.

Mr. Hogan stated they would replace any trees that had to be removed. He would put a clause in the contract that contractor maintains the cleanup of the site every day. He will be using a general contractor. Start time will be 8:00 am and will be consistent with the Township ordinance. Stated point person for Police would be Joe Hynes, Director of Public Safety.

Mr. Horn stated they are not exempt from Police Department regulations.

5. DELIBERATION OF Application # PBA-17-00009

Union County College

1033 Springfield Avenue

Block: 121 Lot: 2.01, Zone: E-1

Applicant in this matter is requesting a courtesy capital improvement review for construction of a cooling tower on the roof of the library building.

Ms. Murray reviewed the testimony presented.
Board Comments consisted of the following:

Takes exception that all reviews are courtesy reviews. It is an unusual school. Hope in the future the College will come to the Planning and Zoning office to review the application to find out if it is a courtesy review or another type of application. It is necessary to replace the equipment. Thanked the College for making the amendments and for agreeing to the recommendations to help the neighbors. Hope College stays in touch with them.

Motion to recommend the proposed project to install the cooling tower on roof of the library building was made by Mr. Taylor, seconded by Mr. Aschenbach, with the following conditions (the Police Department be notified when the crane arrives, to provide contact information to the residents, to abide by local ordinances with start and stop times, to do tree replacement and cleaning of construction site every day) with the following voting in favor: Ms. Murray, Mr. Cossa, Ms. Feder, Mayor Giblin, Ms. Pedde, Mr. Taylor and Mr. Aschenbach.

Dr. Chapman and Deputy Mayor Dooley voted against the recommendation.

Ms. Murray made two announcements:

70 Jackson Drive was adjourned till February 6th and Hartz Mountain will continue at the next meeting on January 30th with testimony from their traffic engineer and their planner on FIS.

8. PUBLIC PORTION

William LaPenta – 18 Hillside Place – Asked about what the fair share plan and what happens after March 31st and about an agreement for 750 Walnut and PSE&G.

Deputy Mayor Dooley stated these are Township Committee questions and they are not aware of an agreement with PSE&G and 750 Walnut Avenue.

There being no further business, a motion to return to the workshop portion of the meeting was regularly made, seconded and passed. This portion of the meeting concluded at 9:56 P.M.

Donna Pedde, Secretary