

MINUTES - PLANNING BOARD
September 18, 2019

Workshop meeting of September 18, 2019

WORKSHOP PORTION. Ms. Murray called the workshop portion of the meeting to order at 7:30 p.m.

1. COMMUNICATIONS

None

2. RESOLUTIONS OF MEMORIALIZATION

None

3. MINUTES

Motion to adopt minutes of the workshop of September 4, 2019 was made by Dr. Chapman, seconded by Ms. Pedde and passed on roll call vote.

Affirmative: Ms. Murray, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Mayor Giblin and Ms. Pedde

Abstained: Mr. Taylor, Mr. Cossa and Mr. Walton

4. OLD BUSINESS/NEW BUSINESS

Motion for the Board to move into executive session was made by Ms. Pedde, seconded by Mr. Cossa and all members present voted in favor of the motion.

Motion for Board to return to open session was made by Mr. Cossa, seconded by Ms. Pedde and all members present voted in favor of the motion.

Mayor Giblin stated that the Township Committee voted unanimously to accept the recommendation of the Planning Board not to rezone the 750 Walnut Avenue property.

Ms. Murray stated the Historic Preservation Advisory Board has prepared a Historic Preservation Element and would like to present it to the Board. They are scheduled to present the Element at the October 2nd meeting.

Ms. Murray also stated due to Bobbi Anderson's resignation, the Board needs to elect a new Vice-Chair. Asked for a nomination.

Ms. Feder made a motion to nominate Donna Pedde as Vice-Chair, Dr. Chapman seconded the motion and passed on roll call vote.

Affirmative: Ms. Murray, Dr. Chapman, Mr. Cossa, Ms. Didzbalis, Ms. Feder, Mayor Giblin, Ms. Pedde, Mr. Taylor and Mr. Walton.

Opposed: None

Absent: Mr. Aschenbach and Deputy Mayor Dooley

Workshop ended at 7:42 p.m.

Deputy Mayor Dooley arrived at 7:45 p.m.

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 September 18, 2019 at 8:00 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. Didzbalis
Deputy Mayor Dooley
Ms. Feder
Mayor Giblin
Ms. Pedde
Mr. Taylor

Members Absent:

None

Alternates Present:

Mr. Walton

Alternates Absent:

Mr. Aschenbach

Also present:

Jonathan Drill, Esquire; Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner

4. Public Hearing on Adoption of the 2019 Reexamination Report. Action may be taken to adopt the 2019 Reexamination Report upon the completion of the hearing.

Ms. Murray reviewed the regulatory reasons for preparing a reexamination report and the process for the evening. Stated a subcommittee was formed and there was also a public comment session and an online survey. All those results are in the reexamination report being presented this evening.

Mr. Drill stated tonight's hearing was noticed along with a second notice for September 25, 2019. If the meeting is not completed tonight, it will be continued on September 25th.

Mr. Drill reviewed the procedure for this evening.

Nicholas Dickerson – Maser Consulting- Board Planner appeared and was sworn in.

Presented an overview of the proposed report, which included, but not limited to the following:

- Recommendations starting with Section B (page 13).
- Reviewed how the report was structured.
- Reviewed what changes have occurred since 2009.
- Stated a demographic section was added to this report which was not in the 2009 report. Reviewed some of the Cranford demographics including age of population, housing stock, employment, and means of transportation.
- Reviewed some State and Municipal changes (Downtown Strategic Plan adopted in May of 2018).
- Discussed flooding and flood insurance.
- Discussed the circulation element from 1979. Recommended looking into a revised circulation element. Also recommended looking into a parking study and making parking more effective.
- Stated a historic preservation element is being prepared by the HPAB.
- Recommended looking into an economic plan element.
- Recommended that the Board record all actions for variances with details.
- Other recommendations include an audit of the Township's development regulations.
- Recommended that the R-6 Zone be corrected to be consistent with the land use plan.
- Reviewed reducing the density in downtown and in the outer area second story residential.
- Recommended updating the signage code and the community design book.
- Discussed Gateway areas being reevaluated.
- Summarized the rest of the report as appendices with online survey and notes from the meetings.

Ms. Murray stated the Board has had a few meetings to review the plan, asked if any of the members had any questions for Mr. Dickerson.

The Board had no questions.

Ms. Murray asked if anyone from the Public had questions for this witness, the following appeared:

Rita LaBrutto – 104 Arlington Road – Asked about the section of report recommending going from 20 to 10 units an acre in the downtown core and transition, and if the ORC Zone should be included. Also asked about the DMC Strategic Plan being adopted and about the scale of Cranford.

Mr. Dickerson stated they recommended the reduced density include the ORC and the NC Zones plus the Village Commercial District. Stated he thought the Strategic Plan was adopted in May of 2018 and the wording “small-town character” was refined to reflect the unique character of the town.

Ms. Murray asked if there were any public comments on the Plan. There were no public comments.

5. DELIBERATION ON REEXAMINATION REPORT

Public Hearing on Adoption of the 2019 Reexamination Report. Action may be taken to adopt the 2019 Reexamination Report upon the completion of the hearing.

Ms. Murray asked if any of the Board members had any comments. Stated she has been very involved in the process. She feels it is a very thorough report and is pleased with the recommendations in the report.

Ms. Feder stated the public meeting had a lot of good feedback. Thanked Mr. Dickerson.

Mayor Giblin also thanks members of Public and the subcommittee. Thanked Mr. Dickerson for his professionalism.

Motion to adopt the 2019 Reexamination Report dated September 10, 2019 was made by Ms. Feder, seconded by Ms. Pedde with the following voting in favor of motion: Ms. Murray, Dr. Chapman, Mr. Cossa, Ms. Didzbalis, Deputy Mayor Dooley, Ms. Feder, Mayor Giblin, Ms. Pedde and Mr. Taylor.

6. PUBLIC PORTION

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:39 p.m.

Donna Pedde, Secretary