

MINUTES - PLANNING BOARD

Workshop meeting of September 4, 2019

The meeting of the Cranford Planning Board was called to order by Ms. Murray on September 4, 2019 at 7:31 p.m. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey.

1. ROLL CALL

Members Present:

Ms. Murray
Dr. Chapman
Ms. Didzbalis
Ms. Feder
Mayor Giblin
Ms. Pedde

Members Absent:

Mr. Cossa
Deputy Mayor Dooley
Mr. Taylor

Alternates Present:

None

Alternates Absent:

Mr. Aschenbach
Mr. Walton

Also present:

Mark Rothman, Esq. Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner

2. RESOLUTIONS OF MEMORIALIZATION

Application # PBA-17-00004 – Continued from May 15, 2019

Hartz Mountain Industries

750 Walnut Avenue

Block: 541, Lot: 2, C-3 Zone

Applicant is seeking to rezone the subject property to eliminate the office and warehousing uses in favor of multi-family residential use (§136-13).

Motion to adopt the resolution was made by Dr. Chapman, seconded by Ms. Feder and passed on roll call vote:

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

Opposed: None

3. MINUTES

Motion to adopt the minutes of the executive session of August 7, 2019 was made by Ms. Pedde, seconded by Mayor Giblin and passed on unanimous voice vote.

Motion to adopt the minutes of the workshop meeting of August 7, 2019 was made by Ms. Pedde, seconded by Mayor Giblin and passed on unanimous voice vote.

Motion to adopt the minutes of the executive session of August 21, 2019 was made by Ms. Didzbalis, seconded by Ms. Feder and passed on unanimous voice vote.

Motion to adopt the minutes of the workshop meeting of August 21, 2019 was made by Ms. Didzbalis, seconded by Ms. Feder and passed on unanimous voice vote.

4. COMMUNICATIONS

None

5. OLD BUSINESS/NEW BUSINESS

Discussion was held on the reexamination report. Ms. Murray asked Board members if there were any further comments or questions on the draft report. Stated there will be a public hearing on the report at the next meeting on September 18th and that the report needs to be adopted by September 30th. A Special Meeting has been scheduled for September 25th to continue the public hearing, if needed. Nick Dickerson, Board Planner, will be adding a demographic section to the report. The results of the public meeting and on-line survey will be summarized and added as an appendix into the report. The revised report will be put on the website on Monday, September 9th and be distributed electronically to the Board members. Board took no action on the reexamination report.

Mr. Rothman reviewed a few changes to the 750 Walnut Avenue Hartz Mountain Resolution. It will be forwarded to the Clerk of Cranford and can then be presented to the Township Committee for their review.

6. PUBLIC PORTION

Rita LaBrutto – 104 Arlington Road - Asked questions about the reexamination report. Asked about areas in need of rehabilitation and about the 5 year tax abatement. Also asked about the recommendation for 10 units instead of 20 units an acre in the Downtown core and about payment in lieu of taxes.

Nick Dickerson stated it was information to be reviewed if the areas were in need of rehabilitation. He would need to look at the ordinance for the units per acre and that they are restating what was in the strategic plan. Also stated there has not been a circulation element done since 1978 and recommends preparing a circulation element with a parking study.

Ralph Brunette – 101 Forest Avenue - Asked about the Harbor Consultants study and if it is being used to determine the areas in need of rehabilitation.

Mark Spencer – 101 Forest Avenue – Also asked about the Harbor Consultants study.

Mr. Rothman stated Harbor Consultants is not a professional for the Planning Board.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:20 p.m.

Donna Pedde