

CRANFORD TOWNSHIP PLANNING BOARD
MEETING AGENDA

The Cranford Planning Board will hold a regularly scheduled meeting on **Wednesday, July 19, 2023 at 7:30 p.m.** in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey.

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.

1. Roll Call
2. Oath of Office to be taken by Commission Prunty to fill an unexpired term
3. Communications
4. Resolutions of Memorialization
5. Minutes
6. Old/New Business
 - Master Plan Consistency Review for Township Ordinance No. 2023-08 - An Ordinance to Amend the Code of the Township of Cranford, Chapter 255 Land Development, to Ban Short Term Rentals from Residential Districts

PUBLIC MEETING – Immediately following the Workshop, but no later than 8pm in Council Chambers

1. Statement of compliance with the Open Public Meetings Act
2. Pledge of Allegiance
3. Roll Call
4. Application #PB 22-001 – Continued from May 17, 2023
Applicant: AVIDD Services of NJ Inc.
Address: 73-91 Myrtle Street
Block: 573 Lots: 9, 10, 12.02, R-3 Zone

The applicant in this matter is seeking Minor Subdivision and Preliminary and Final Major Site Plan – Residential approval and c(2) variance relief to construct two group homes for low income developmentally disabled individuals. (See attached list of c(2) variances/exceptions).

Land Development Code Section	Requirement	Relief Requested
§255-34, Attachment 1, Schedule 1	38% maximum impervious coverage permitted in R-3 Zone	45.5% impervious coverage proposed for lot 10
§255-35D(4)	Ground-mounted generators permitted in side or rear yards	Generator in front yard proposed for lot 9
§255-26G(3)(a)	Off- street parking areas require a 3 ft. setback from a side property line	No setback in the parking areas is proposed for lots 9 & 10
§255-26G9	Lighting in all parking areas requires a minimum of 1.5 foot-candles throughout	1.0 foot-candle is proposed in the parking area
§255-26G9	16 ft maximum height for light fixtures	20 ft max height light fixtures proposed
§255-26L	Look –alike provisions	Exceptions may be required; to be determined upon submission of architectural plans for the second building
§255-26N(2)	A tree replacement plan shall be submitted when trees are proposed to be removed or have been removed	Submitted landscape plan notes proposed planting but does not indicate tree to be removed
§255-34, Attachment 1, Schedule 1	25’ minimum front yard setback (20’ prevailing)	17’ front yard setback proposed to porch
§255-44D(5)	New residential dwellings require a garage that provides at least one on-site parking space	No garage proposed.
§255-26G(3)(a.1)	Parking space dimensions required 10 x 18	9 x 10 Proposed

COPIES OF THE MINUTES OF THE MEETING ARE AVAILABLE AFTER ADOPTION BY THE BOARD ON WRITTEN REQUEST SUBMITTED TO THE TOWNSHIP CLERK, 8 SPRINGFIELD AVENUE, CRANFORD, NJ 07016, IN ACCORDANCE WITH THE OPRA ACT.