

CRANFORD TOWNSHIP PLANNING BOARD  
MEETING AGENDA

**The Cranford Planning Board meeting scheduled for Wednesday, September 16, 2020 at 7:30 p.m. will be conducted virtually in order to avoid potential impacts from Covid-19.**

Due to the ongoing public health emergency, and the Governor's Executive Orders related to the same, the Planning Board of the Township of Cranford will conduct all meetings remotely and by electronic means for the foreseeable future.

In accordance with N.J.S.A. 10:4-6 (the "Open Public Meetings Act") and consistent with the Department of Community Affairs, Division of Local Government Services guidelines, the Township's Planning Board Meetings will be open to the public by electronic means. Residents can view the meetings on TV-35, and via livestream on [TV-35's Facebook Page](#).

**Residents who wish to participate in the virtual meeting for purposes of making a public comment or to participate in any scheduled public hearing should follow the instructions and complete the registration form available at the Township of Cranford's website at <https://www.cranfordnj.org/minutes-and-agendas> or on the Planning Board's webpage under the tab marked "Planning Board Virtual Meeting Public Access Information".**

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. Communications
2. Resolutions of Memorialization  
Application # PB-19-003  
Applicant: Mone Bia Corporation  
111-115 North Union Avenue  
Block: 191 Lot: 5 , D-C Zone  
The applicant in this matter is seeking Minor Site Plan approval, a c(2) flexible variance and exceptions to construct a retail building in the Downtown Business District.
3. Minutes
4. Old/New Business
  - Discussion of proposals submitted for an investigative study per Township Committee Resolution No. 2020-270.

**PUBLIC MEETING - 8:00 p.m. – This meeting will be offered virtually for all Board Members, Board Professionals, Applicant and Applicant’s Team and interested parties and members of the Public.**

1. Statement of compliance with the Open Public Meetings Act.
2. Pledge of Allegiance
3. Roll Call
4. Old/New Business – **Continued from September 2, 2020**  
Public Hearing on whether the 750 Walnut Avenue Study Area – Block 541 Lot 2 on the Cranford Tax Map – is a Condemnation Area in Need of Redevelopment (AINR). Upon the conclusion of the hearing, the Planning Board may determine whether to recommend to the Township Committee of the Township of Cranford that the above referenced property should be designated as a Condemnation Area in Need of Redevelopment.

**PUBLIC COMMENT** – Not related to items on the agenda and not related to applications –limited to 3 minutes per speaker.

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