

MINUTES – PLANNING BOARD

Workshop Meeting of December 1, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on December 1, 2021, at 7:33 p.m. Ms. Lenahan announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader and the Star Ledger have been notified and the agenda posted in the municipal building as required.

1. ROLL CALL

Members Present:

Ms. Murray
Commissioner Gareis
Mayor Prunty
Ms. Rappa
Mr. Taylor

Members Absent:

Ms. Didzbalis
Ms. Kellett
Mr. Nordelo
Ms. Pedde

Alternates Present:

Ms. Sen
Mr. Walton

Alternates Absent:

None

Also present:

Jonathan Drill Esq., Board Attorney, (via Zoom) Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner (via Zoom)

2. RESOLUTIONS

None

3. MINUTES

Motion to adopt the minutes of the November 3, 2021 meeting, as amended, was made by Ms. Rappa, seconded by Commissioner Gareis and passed on roll call vote:

Affirmative: Ms. Murray, Commissioner Gareis, Mayor Prunty, Ms. Rappa, Mr. Taylor, Mr. Walton

Opposed: None

4. COMMUNICATIONS

None

5. OLD/NEW BUSINESS

Discussion was held regarding the 2022 Reorganization date.

A motion to hold the Reorganization meeting on January 5, 2022 at 7:30 p.m., was made by Mayor Prunty, seconded by Mr. Walton and passed on roll call vote:

Affirmative: Ms. Murray, Commissioner Gareis, Mayor Prunty, Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

The Historic Preservation Advisory Board (HPAB) was in attendance to address any questions the Planning Board members had on the revised Historic Element. There were no questions from the Planning Board members. Mayor Prunty invited the HPAB to a future Township Committee workshop to answer any questions the Committee might have regarding the revised Element. The Mayor stated they would schedule a date for sometime in February of 2022.

Nick Dickerson, Board Planner, appeared via Zoom call to discuss a Master Plan consistency review of Township Ordinance No. 2021-18. Mr. Dickerson reviewed the ordinance and stated the ordinance is for the redevelopment plan for 750 Walnut Avenue. Stated the plan is divided into two "subdistricts". Subdistrict 1 is at the southern portion of the lot and Subdistrict 2 is northward toward the rail line. Reviewed what is permitted in each district and that each district has privately-owned public open space. Both subdistricts have design and parking requirements as well as specific uses for each district. Noted that the number of parking spaces, which is 1.8 per dwelling unit, is less than required by RSIS, the number of bicycle parking requirements is less than required in the Township Code, and there are no requirements for signage in the Plan. Stated the Plan also requires a minimum of 15% of very low, low and moderate affordable housing

The subject site was mentioned in the 2021 Housing Element and Fair Share Plan. It was not mentioned in the 2019 Reexamination Report, but Mr. Dickerson believes it advances several of the goals of the Report. Stated the 2009 Master Plan did not envision this property being used for residential development, but reviewed five of the goals of the 2009 Master Plan:

Reviewed Economic and Non-residential Goal 7, Economic and Residential Goal 10, Residential Goal 1, Residential Goal 3 and Conservation Goal 2.

Mr. Dickerson's conclusion is that Township Ordinance 2021-18, is consistent with the HEFSP and is not inconsistent with the Master Plan.

Discussion was held regarding Mr. Dickerson's review of TC Ordinance 2021-18.

The Board had the following comments for the Township Committee to consider:

- The bicycle parking requirements are less than typically required elsewhere in the Township Code;
- There are no specifications regarding signage;
- There should be clarification between a traffic study and traffic reduction plan.

Jonathan Drill stated that the Planning Board 's role is to determine if the Redevelopment Plan is consistent or inconsistent with the Master Plan.

A motion that Township ordinance 2021-18 is not inconsistent with the Master Plan, was made by Mr. Walton, seconded by Ms. Rappa and passed on roll call vote:

Affirmative: Ms. Murray, Commissioner Gareis, Mayor Prunty, Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

A second motion to prepare another memo with the Board's comments for the Township Committee to consider, was made by Ms. Sen, seconded by Mr. Walton and passed on roll call vote:

Affirmative: Ms. Murray, Commissioner Gareis, Mayor Prunty, Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:33 p.m.

Molly Hurley Kellett, Chair