

## MINUTES - PLANNING BOARD

### Workshop meeting of December 2, 2020

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on December 2, 2020 at 7:32 p.m. via **Google Meet**. 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. Formal action may be taken.

#### 1. ROLL CALL

##### Members Present Via Google Meet:

Ms. Murray  
Ms. Pedde  
Dr. Chapman  
Mr. Cossa  
Ms. Didzbalis  
Mayor Giblin  
Deputy Mayor Prunty  
Mr. Taylor

##### Members Absent:

Ms. Kellett

##### Alternates Present via Google Meet:

Ms. Rappa  
Mr. Walton

##### Alternates Absent:

None

##### Also present via Google Meet:

Jonathan Drill Esq., Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner

#### 2. RESOLUTIONS

None

#### 3. MINUTES

Motion to adopt the minutes of the November 4, 2020 meeting was made by Ms. Pedde, seconded by Mr. Walton and passed by roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Mr. Cossa, Ms. Didzbalis  
Mayor Giblin, Ms. Rappa, Mr. Walton

Opposed: None

**4. COMMUNICATIONS**

None

**5. OLD BUSINESS/NEW BUSINESS**

- Master Plan consistency review of Township Ordinance No. 2020-17 referred by the Township Committee. An ordinance to amend the Code of the Township of Cranford, Chapter 255 Land Development, to Rezone 6 Centennial Avenue.

Nick Dickerson, Township Planner appeared. Stated he has performed a consistency review of the ordinance. Reviewed the ordinance and the memo that he drafted. The ordinance is to rezone Block 313 Lot 1 (Cranford First Aid Squad), from the current R-3 zone to the Downtown Business (D-B) zone. He looked at the 2009 Master Plan and stated there was no change to the site. In his review, he found nothing that was inconsistent with the recommendation to rezone this property to the D-B zone. This property is currently zoned single-family residence and is surrounded by non-residential zones. Reviewed the other districts in the surrounding area. Stated this property is out of place and seems to have been zoned in error.

Questions from Board ascertained the following:

Looked through the other Master Plans and the last Reexamination and did not find any reason as to why the site was zoned residential.

There were no members for the Public on the call.

A motion was made by Mr. Taylor, seconded by Deputy Mayor Prunty, that the Planning Board having done a consistency review, has determined that Ordinance No. 2020-17 is not inconsistent with the Master Plan and to recommend it to the Township Committee.

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Mr. Cossa, Ms. Didzbalis, Mayor Giblin, Deputy Mayor Prunty, Mr. Taylor, Ms. Rappa

Opposed: None

Ms. Murray stated the Reorganization meeting for 2021 will be held on January 6, 2021.

**6. PUBLIC PORTION**

None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 7:52 p.m.

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Kathleen Murray, Chair