

## MINUTES - PLANNING BOARD

### Meeting of February 1, 2023

A public meeting of the Cranford Planning Board was called to order by Ms. Kellett on February 1, 2023 at 7:34 p.m. Ms. Kellett 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. Kellett  
Mr. Nordelo  
Mayor Andrews  
Ms. Didzbalis  
Deputy Mayor Gareis  
Ms. Pedde  
Ms. Sen  
Mr. Taylor

**Members Absent:**

Ms. Rappa

**Alternates Present:**

Mr. Leber  
Mr. Pistol

**Alternates Absent:**

None

**Also present:**

Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator

#### 2. MINUTES

A motion to adopt the minutes of the regular meeting of October 12, 2022 was made by Mr. Nordelo, seconded by Ms. Didzbalis, and passed on roll call vote:

Affirmative: Mr. Nordelo, Ms. Didzbalis, Deputy Mayor Gareis, Ms. Pedde,  
Ms. Sen, Mr. Leber, Mr. Pistol

Abstain: Ms. Kellett

Opposed: None

A motion to adopt the minutes of the Closed session of October 12, 2022 was made by Mr. Nordelo, seconded by Ms. Pedde, and passed on roll call vote:

Affirmative: Mr. Nordelo, Ms. Didzbalis, Deputy Mayor Gareis, Ms. Pedde,  
Ms. Sen, Mr. Leber, Mr. Pistol

Abstain: Ms. Kellett

Opposed: None

A motion to adopt the minutes of the Special Meeting of November 30, 2022 was made by Mr. Nordelo, seconded by Ms. Pedde, and passed on roll call vote:

Affirmative: Mr. Nordelo, Ms. Pedde, Ms. Sen, Mr. Taylor, Mr. Leber, Mr. Pistol

Abstain: Ms. Kellett

Opposed: None

### **3. RESOLUTIONS**

None

### **4. COMMUNICATIONS**

None

### **5. OLD/NEW BUSINESS**

Mayor Brian Andrews was sworn in as a Class I Member of the Planning Board for a one year term ending on 12/31/23.

A motion to go into closed session was made by Mr. Nordelo, seconded by Mr. Taylor, and passed on roll call vote:

Affirmative: Ms. Kellett, Mr. Nordelo, Mayor Andrews, Ms. Didzbalis, Deputy Mayor Gareis, Ms. Pedde, Ms. Sen, Mr. Taylor, Mr. Leber

Opposed: None

## **PUBLIC MEETING – Immediately following the Workshop – Council Chambers**

### **1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Ms. Kellett called a public meeting of the Cranford Planning Board to order on February 1, 2023, at 8:13 p.m. Ms. Kellett announced 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.

**2. ROLL CALL:**

**Members Present:**

Ms. Kellett  
Mr. Nordelo  
Mayor Andrews  
Ms. Didzbalis  
Deputy Mayor Gareis  
Ms. Pedde  
Ms. Sen  
Mr. Taylor

**Members Absent:**

Ms. Rappa

**Alternates Present:**

Mr. Leber  
Mr. Pistol

**Alternates Absent:**

None

**Also present:**

Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator, Nicholas Dickerson, Board Planner, Kevin Boyer, Board Engineer, Kevin Nollstadt, Board Stormwater Engineer

Mr. Drill stated that the Board went into closed session to get legal advice on the 2023 Rules and Regulations. He asked for a motion to adopt the 2023 Rules and Regulations with the amendments that he read into the record, which included a five-minute time limit on questions for each witness by the Public. The other change was a five-minute time limit on sworn comments by the Public. The 2023 Rules and Regulations will be included in these minutes.

Mr. Drill also stated that some of the rules from Section 5 were dropped off. These rules will now be included in the 2023 Rules and Regulations, which include: 5:4-2 and 5.5, 5.6, 5.7, and were read into the record.

A motion to adopt the 2023 Rules and Regulations, as amended, was made by Mr. Nordelo, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Kellett, Mr. Nordelo, Ms. Didzbalis, Deputy Mayor Gareis, Ms. Pedde, Ms. Sen, Mr. Taylor, Mr. Leber

Abstain: Mayor Andrews

Opposed: None

3. Application #PB 22-003 – Continued from January 18, 2023  
Applicant: 201 Walnut Ave LLC  
201 Walnut Avenue  
Block: 484 Lot: 19.01 D-T Zone

Applicant is seeking Preliminary and Final Major Site Plan Approval to construct a three (3) story multi-family apartment building, consisting of thirty-four (34) market-rate units, two (2) affordable housing units, and three (3) special needs housing units, for a total of thirty-nine (39) units.

Jason Tuvel, Esq. appeared. Reviewed how they would proceed for the evening. Stated the architect will do a brief presentation first and then the engineer will go through the site plan and elevations.

All the experts were sworn in at the same time. Which included:

Applicants' experts

Avelino Martinez – Project Architect  
William Masol – Civil Engineer  
Bahram Farzaneh – Civil Engineer  
Creigh Rahenkamp – Professional Planner  
Andrew Jafolla – Traffic Engineer

Township Experts

Nicholas Dickerson – Board Planner  
Kevin Boyer – Board Engineer  
Kevin Nollstadt – Board Stormwater Engineer

Avelino Martinez appeared and presented his qualifications. He was accepted as an expert in architecture.

Questions from Mr. Tuvel to Mr. Martinez ascertained the following:

Presented Exhibit A-1 as a Site Location Ariel Map, Exhibit A-2 as a color rendering of the Building View of Chestnut Street Elevation, Exhibit A-3 as a color rendering View from High Street, Exhibit A-4 – Building Sections, and Exhibit A-5 – as a color rendered Site Plan.

Stated A-1 is an ariel view including the neighborhood. The property lies in the South Avenue and Chestnut Redevelopment Area and is within a commercial and residential area. Reviewed A-5 as a three-story multifamily building. The darker portion is residential apartments and towards the rear, there is parking on the ground level with two levels of apartments above. Stated A-2 shows three stores of residential and A-3 shows three stories and rear shows the parking.

William Masol appeared and presented his qualifications. He was accepted as an expert in civil engineering.

Questions from Mr. Tuvel to Mr. Masol ascertained the following:  
Presented Exhibit A-6 as a color rendering of Existing Conditions. Reviewed the existing conditions of the site. It is 0.85 acres and currently an abandoned bank use. The lot has 19,100 square feet of impervious coverage and currently there is little stormwater management on the site. Half of the property is within the flood hazard area and not up to current standards for DEP. Reviewed the various elevations of the site.

Described Exhibit A-5 as color rendering of Proposed Conditions. Reviewed the general site layout. There is ground floor parking in the rear with two stories of residential. The Redevelopment Plan allows for 95% impervious coverage, they are at about 87%. There will still be a two-way drive from High Street and a one way exit driveway onto Walnut Avenue, which will still have a 24-foot width. There will be 55 parking spaces, where 51 were required; this includes two ADA compliant spaces and ten EV charging stations. All the parking spaces will be 9 x 18, except for the two ADA spaces, which will be eight feet. With the elimination of the Chestnut driveway, there is a gain of two on-street parking spaces. Along High Street, there will be a loading zone. There will be 18 covered bicycle spaces, nine are required, with four outdoor spaces. All sidewalks along the site frontage will be reconstructed using pavers. The sidewalk along Chestnut Street and High Street will be five feet wide.

Presented Exhibit A-7 (titled Exhibit D) as a color rendering of the site plan with details of the landscaping and lighting. Lighting will be two 12-foot light poles next to driveway, similar to what is in the Downtown, but a softer light. Also, there will be sconces (D1 & D2) along the Chestnut Street frontage. Along the rear, will be downward facing wall pack fixtures. Fixtures labeled "A" are for the covered parking area.

Discussed the landscaping. The streetscape light green circles are trees that are there and will remain and the darker green circles are proposed street trees. There are four trees there now, there will be another five added along Chestnut. There is an eight-foot-wide landscape buffer between the parking lot and the property line with a white vinyl fence, which will be a solid vinyl fence. There will also be a retaining wall varying in height, but maxing out at 3 ½ feet. The Redevelopment Plan requires 1500 sq. ft. of public open space on private property, which will be in the NW intersection of Walnut and Chestnut, in the NE corner of the site at Chestnut & High, and south of the driveway on High Street, with uncovered bike parking.

Questions from the Board for this witness ascertained the following:  
The setback is to the curb line. The grey area behind the property on Exhibit A-4 is the parking. The High Street driveway is also 24 feet. The parking space on High Street will be restriped to become a loading space. The ADA spaces are near a parking entrance door. The rear wall pack fixtures will be at a height of 7.5 feet, only on the first floor of the building. The lighting plan is included in the plan set. The foot candle at the property line is zero. There will be no street lighting along Chestnut and a total of five new trees. There is a transformer pad in the SW corner. The square footage of each public space is: NW - 876, NE - 257 and SE - 471. The street lights that are on Chestnut now will not be removed. Any street light that is owned by the Township, will not be removed.

Questions from Mr. Dickerson to Mr. Masol ascertained the following:  
Sidewalk widths will be five feet along Chestnut and High and four feet along Walnut.

Mr. Masol continued his testimony regarding stormwater. Presented Exhibit A-8 (titled Exhibit E) a color rendering of the site plan overlayed with stormwater and flood control features. Stated there are three inlets on the site and currently there is no detention. Everything discharges to the public drainage system. Proposed, is a large underground detention basin for stormwater quantity in the westerly portion of the site. Reviewed how the detention system will work. They will meet all the State stormwater rules. The dark blue boxes on the exhibit are culverts sitting under the building connected by pipes. This allows the water to free flow through flood vents into the culvert system. Read the letters from Mott MacDonald date 1-30-23 and the Collier's letter dated 1-13-23 and agrees to address the items in those reports.

Questions from the Board for this witness regarding stormwater ascertained the following: Inlet systems will be the backup for the detention basin overflow. The inlets are in the northwest portion of the parking area and south of the High Street driveway. Water should not come up from the pavers. The basin capacity is 4800 cubic feet. The roof discharges to underground detention basin. Culverts should be dry unless there is a flood event. Culverts are meant to be a flood control device. Culvert water will empty the same way it flowed in. The culvert will be at surface level.

Mr. Boyer, Board Engineer, asked the witness about the concrete wall adjacent to the parking area.

Mr. Masol stated the wall is running along the property line. There will be waterproofing along the wall. Referred to Site Plan Sheet 10 dated 1-29-21, revised on 11-9-22, showing the retaining wall detail. Presented Sheet 4 of site plan titled Grading and Drainage Plan, which showed the dimensions of the culverts.

Questions from the Board for this witness ascertained the following: The dashed line on the site plan for the retaining wall refers to PVC liner. The maximum height of the wall is 3 ½ feet and extends beyond the flood plain. The culverts are concrete and cast-in-place. They will have a concrete bottom and there will be some slope. Has not designed any other culvert systems under a residential project. Stated it is unique. The pipes were designed to interconnect the chambers. Design standards would be similar to any underground structure.

Board member asked to see dimensions on the culverts.

Questions from Mr. Dickerson for this witness ascertained the following: The applicant will comply with all the comments in his letter dated October 3, 2022.

Ms. Kellett asked if anyone from the Public had questions for this witness, the following appeared:

Rita LaBrutto – 104 Arlington Road – Asked about adding shrubs on the outside of the white fence and about trees being planted on High Street. Asked about the setback between the car curb and other residential property and about EV parking.

Mr. Tuvel stated the white vinyl fence was added based on a settlement with an adjacent neighbor and there is no room to add landscaping.

Mr. Masol stated there will be some landscaping on the south end, but there is a site triangle issue in that area. For parking adjacent to block 484 lot 21, the setback is about 17 feet. There will be signs for EV parking, but others can park there without being EV's.

Mr. Drill stated the next hearing will be on February 15<sup>th</sup> and the hearing will be continued again on March 1st without the need for further notice.

There being no further business, a motion to adjourn the meeting was regularly made seconded and passed. The meeting concluded at 10:26 p.m.

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Molly Hurley Kellett, Chair