

MINUTES - PLANNING BOARD

Meeting of March 17, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on March 17, 2021 at 7:33 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.

1. ROLL CALL

Members Present Via Google Meet:

Ms. Murray
Ms. Kellett
Ms. Didzbalis
Mr. Nordelo
Ms. Pedde
Ms. Rappa
Mr. Taylor

Members Absent:

Commissioner Gareis
Mayor Prunty

Alternates Present via Google Meet:

Ms. Sen
Mr. Walton

Alternates Absent:

None

Also present via Google Meet:

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

2. RESOLUTIONS

None

3. MINUTES

Motion to adopt the minutes of the February 3, 2021 meeting was made by Ms. Kellett seconded by Ms. Didzbalis and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett Ms. Didzbalis, Mr. Nordelo, Ms. Pedde,
Ms. Rappa, Mr. Taylor, Ms. Sen

Opposed: None

Motion to adopt the closed session minutes of the February 17, 2021 meeting for the HEFSP Draft was made by Ms. Pedde, seconded by Ms. Sen and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde, Ms. Rappa,
Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

Motion to adopt the open session minutes of the February 17, 2021 meeting was made by Ms. Pedde, seconded by Mr. Nordelo and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde, Ms. Rappa, Mr. Taylor,
Ms. Sen, Mr. Walton

Opposed: None

4. COMMUNICATIONS

None

5. CLOSED EXECUTIVE SESSION

A motion was made in open session to go into executive session by Ms. Kellett, seconded by Ms. Didzbalis to discuss a matter where confidentiality is required for the Planning Board attorney to exercise his ethical duties as a lawyer, namely, attorney client privileged legal advice regarding meeting and hearing procedures.

The motion passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde,
Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

6. RETURN TO OPEN SESSION

7. OLD/NEW BUSINESS

Nick Dickerson, the Board Planner appeared. Stated he was asked by the Planning Board to do a consistency review on several of the Township Ordinances.

Started with Township Ordinance No. 2021-03 - To Create Affordable Overlay Districts Reviewed the ordinance and stated the ordinance included the downtown overlay districts to permit residential and mixed use in the downtown business, downtown transition and downtown core. It would allow for higher density with a 20% set aside for

low and moderate income households along with an overlay for Park Street. Would allow for townhouse development with the same 20% set aside for low and moderate income households. Discussed Block 508 Lot 1 and stated it is surrounded by the R-5 zone and downtown business and would be rezoned to downtown transition. All three changes were all identified in the HEFSP, so they are consistent with the Master Plan. Also, they seek future growth in the downtown which is consistent with the Master Plan. He does not feel the rezoning of the one parcel or the Park Street overlay are inconsistent with the goals of the Master Plan.

Mr. Dickerson recommended that Township Ordinance 2021-03 is not inconsistent with the Master Plan.

Questions from the Board to Mr. Dickerson ascertained the following:

The one parcel that would change zones would be Block 508 Lot 1 zoned in downtown core and would change to downtown transition. A gas station in the downtown core is not permitted, but is permitted in the downtown transition with certain conditions. Would be a grandfathered use.

A motion that Township Ordinance No. 2021-03 is not inconsistent with the Master Plan was made by Mr. Taylor, seconded by Ms. Kellett and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde, Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

Mr. Dickerson reviewed Township Ordinance No. 2021-04 - Mandatory Set-Aside Requirements. Stated the ordinance is related to the Township Housing Element and Fair Share Plan. Was adopted in October of last year and some things have changed with the recently adopted HESFP. Ordinance removes the Else-Burnside overlay zone. Also, the change was to clarify when the inclusionary set aside would apply. Any development that creates five or more units as a result of a variance, zoning amendments, redevelopment plan, rezone or rehabilitation would require a set aside for low and moderate households. Stated this ordinance is consistent with the Housing Element and not inconsistent with the Master Plan.

Questions from the Board to Mr. Dickerson ascertained the following:

Clarified that the prior ordinance had limited this inclusionary overlay to apply if the density were to double. Ordinance 2021-04 removes the provision. It would apply to any redevelopment plan, variance, rezone, or rehabilitation.

Mr. Dickerson recommended that Township Ordinance 2021-04 is not inconsistent with the Master Plan

A motion that Township Ordinance No. 2021-04 is not inconsistent with the Master Plan was made by Ms. Pedde, seconded by Mr. Nordelo and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde,
Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

Mr. Dickerson reviewed Township Ordinance No 2021-06 – Pertaining to Storm Water Management. Stated the DEP changed the stormwater rules which took effect early this month. This ordinance makes an adjustment to the Town's ordinance so they are in compliance with the new regulations. Clarified minor development vs. major development. The new DEP stormwater regulations focus on green infrastructure. This was identified vaguely in the 2009 Master Plan, but also in the 2019 Reexamine Report. Feels this ordinance would not be inconsistent with the Master Plan.

Questions from the Board to Mr. Dickerson ascertained the following:
This is to comply with the State requirements. This ordinance is taking a strict approach, which is consistent with what the Town has done in the past.

A motion that Township Ordinance No. 2021-06 is not inconsistent with the Master Plan was made by Ms. Kellett, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde,
Ms. Rappa, Mr. Taylor, Ms. Sen, Mr. Walton

Opposed: None

Last item on agenda was a review of the "Township resolution determining that certain properties on South Avenue and Chestnut Street are designated as An Area in Need of Rehabilitation".

Mr. Drill stated that this is different than an area of need of redevelopment. Under local redevelopment law, the Planning Board made a recommendation and sent it to the Township Committee. The Township Committee drafted a resolution, but before adopting the resolution, requested that the Planning Board review it and provide any comments or recommendations.

Ms. Murray asked if any of the Board members had any changes or recommendations on this resolution

The Board had no changes or recommendations.

A motion to accept the form of the resolution was made by Ms. Sen, seconded by Ms. Didzbalis and passed on roll call vote:

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Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde,
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 8:53 p.m.

Kathleen Murray, Chair