

## MINUTES - PLANNING BOARD

### Meeting of May 3, 2023

A public meeting of the Cranford Planning Board was called to order by Ms. Kellett on May 3, 2023 at 7:30 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. Rappa  
Mr. Taylor

##### Members Absent:

Ms. Sen

##### Alternates Present:

Mr. Leber  
Mr. Pistol

##### Alternates Absent:

None

##### Also present:

Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator, Nicholas Dickerson, Board Planner, Anthony Durante, Chair of the Cranford Pedestrian and Bicycle Safety Committee

#### 2. MINUTES

None

#### 3. RESOLUTIONS:

None

#### 4. COMMUNICATIONS

None

#### 5. OLD/NEW BUSINESS

- Master Plan Consistency Review of Township Ordinance 2023-06 - Bond Ordinance To Authorize The Making Of Various Public Improvements And The Acquisition Of New, Additional Or Replacement Equipment And Machinery, New Information Technology Equipment And A New Fire Truck, Including Original Apparatus And Equipment, In, By And For The Township Of Cranford, In The County Of Union, State Of New Jersey, To Appropriate The

Sum Of \$6,490,000 To Pay The Cost Thereof, To Appropriate Various Grants And A Developer's Contribution, To Make A Down Payment, To Authorize The Issuance Of Bonds, To Finance Such Appropriation And To Provide For The Issuance Of Bond Anticipation Notes In Anticipation Of The Issuance Of Such Bonds.

Nick Dickerson, Board Planner, reviewed his memo dated April 27, 2023 regarding Master Plan consistency for Township Ordinance 2023-06. Reviewed the ten (10) line items in the Ordinance, stating that each item was consistent with and advanced at least one or more of the goals of the 2009 Master Plan.

A motion that Township Ordinance 2023-06 was consistent with the Master Plan, was made by Ms. Rappa, seconded by Ms. Pedde, and was passed on roll call vote:

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

Opposed: None

- Presentation by Anthony Durante of the Pedestrian/Bicycle Committee, titled "Updating Cranford's Complete Streets Policy".

Anthony Durante introduced himself. Provided a review of the who was on the Committee, and what they do. Discussed the "Updated Cranford's Complete Streets Policy". Reviewed how it relates to planning and land use. Discussed what Complete Streets are and presented examples. Stated this is not a new concept. Discussed the Committee's next step, which is to present to the Township Committee in early June.

## **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 May 3, 2023, at 8:23 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. Rappa  
Mr. Taylor

**Members Absent:**

Ms. Sen

**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 John Ruschke, Board Stormwater Engineer, Dan Levin, CGP&H Affordable Housing Agent

3. Application: #PB 23-001 – Continued from March 15, 202  
Applicant: 108 South Ave E. LLC, 112 South Ave East LLC,  
Boffard Holdings LLC, VIBO Holdings LLC, 2 Chestnut St. LLC,  
& Iron Ore Properties LLC  
108-126 South Avenue East, 32 & 41 High Street & 2 Chestnut Street  
Block: 478 Lots: 2-6 & Block: 483 Lots: 17.01 & 18, D-C, D-B & D-T Zones

The applicant in this matter is seeking Preliminary and Final Site Plan Approval to construct a four (4) story mixed-use building containing 55 residential units (9 affordable & 46 market rate), retail space on the first floor and parking within the South Avenue & Chestnut Street Redevelopment Area. The application is also for the expansion of Municipal Parking Lot #6, which is also within the South Avenue & Chestnut Street Redevelopment Area.

Jason Tuvel, Esq. appeared. Mr. Tuvel stated the applicant's Traffic Engineer and Planner will testify this evening.

Mr. Drill stated there were some questions from the Board on the affordable housing component and Mr. Levin from CGP&H has come back to answer those questions.

Dan Levin appeared and was sworn in. Stated he was from CGP&H, the Town's affordable housing administrative agent. He reviewed the tape of the previous hearing and was ready to answer questions. Mr. Levin stated there are eleven family affordable units that need to be provided across both sites, based on the Redevelopment Plan and Redevelopment Agreement. This development has provided nine of the eleven. The other site, 201 Walnut, will make up the other two units.

Questions from the Board for Mr. Levin ascertained the following:

A municipality would need to enter into an agreement with the developer for a veteran's preference. Up to 50% of the affordable units can be reserved for veterans first. If enough veterans do not apply, then it is opened to the general public.

There were no additional questions for Mr. Levin. Mr. Levin was excused.

Nicolas Verderese, appeared and was reminded he was already sworn in and was still under oath. He presented his qualifications as was accepted as an expert in traffic engineering.

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

Reviewed his Traffic Report dated November 8, 2022. Looked at existing conditions and did traffic counts in May of 2022. Projected new traffic to the site. Did an analysis of the driveways at South and High Street. Showed no change or delays at the intersection. Volumes are at about 2-3%. Driveways are pushed back from the traffic signal. Good levels of services at the driveways. Reviewed Exhibit A-2. There are three new stalls on South Avenue and two on High Street. Parking size is 9 x 18 with 12 space at 8 x 18. Six spaces have columns by the back of the cars, but will not impede opening of a car door. There are 77 spaces required, which includes 57 spaces within the building, three on South Avenue, two on High Street and another 15 (6 on street and 9 inside the lot). A *de minimis* exception from RSIS is requested. Residential trash is in the SE corner and commercial trash is in the NW corner. There is a loading space on High Street.

Questions from the Board for this witness, ascertained the following:

Peak of residential is 11pm to 6am. There would be a minimal amount of traffic on South Avenue turning into the driveway. Not losing any public parking spaces. The uncovered area is approximately 50 x 15. Snow removal will be added to the maintenance plan. A parking meter will be moved, but there will be no loss of metered spots.

Questions from Kevin Boyer to Mr. Verderses ascertained the following:

Access for snow removal will be by pickup truck. Applicant agrees to keep area unobstructed for Lots 14 & 15.

Ms. Kellett asked if anyone from the Public had questions for Mr. Verderese, no one appeared.

Charles Heydt appeared and was sworn in. Presented his credentials and was accepted as a professional planner.

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

Visited the site and reviewed the Redevelopment Plan. Discussed Section 5.6 of the Redevelopment Plan. Reviewed the exception for street tree spacing. Proposing four street trees on South Avenue and maintaining one tree along High Street. Applicant is providing the number of street trees that is practical.

Will be providing the audio detection on High Street, but requesting an exception for the entrance only on South Avenue.

Reviewed the *de minimis* exception for the RSIS standards for parking.

Board had no questions for this witness.

Ms. Kellett asked if anyone from the Public had questions for this witness, no one appeared.

Ms. Kellett asked if anyone from the Public had comments on this application, no one appeared.

A motion to close the record on these proceedings was made by Mr. Nordelo, seconded by Ms. Didzbalis and passed on roll call vote:

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

Oppose: None

Mr. Tuvel summarized the application. Stated it is a fully conforming site plan application with the exception of the RSIS, audio detection and street trees. The professionals worked out reasonable conditions and the stormwater issues. Requests that the Board grant preliminary and final major site plan with the exceptions discussed.

Mr. Drill stated the deliberation and voting on this application, will take place on June 7, 2023 at 7:30 p.m. with no 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 9:43 p.m.

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Molly Hurley Kellett, Chair