

MINUTES – PLANNING BOARD

Workshop Meeting of June 16, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on June 16, 2021 at 7:30 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
Ms. Kellett
Commissioner Gareis
Mayor Prunty
Ms. Rappa
Mr. Taylor

Members Absent:

Ms. Didzbalis
Mr. Nordelo
Ms. Pedde

Alternates Present:

Ms. Sen
Mr. Walton

Alternates Absent:

None

Also Present:

Kathryn Razin, Esq. on behalf of Jonathan Drill Esq., Board Attorney, Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner

2. RESOLUTIONS

None

3. MINUTES

None

4. COMMUNICATIONS

None

5. OLD/NEW BUSINESS

Nick Dickerson, the Board Planner appeared. Stated he was asked by the Planning Board to do a Master Plan Consistency Review on Township Ordinance No. 2021-11 and 2021-12.

Mr. Dickerson reviewed Ordinance 2021-11 for legalization of marijuana. Stated the Town has 180 days to decide whether to permit it or not. After 180 days the Town is locked into the standard with no local control for 5 years. Towns can opt out and then opt back in at a later date. Cranford is opting out to study the issue and can opt in if they wish at a later date.

Discussed the various licenses which are:

- Cultivation
- Manufacturing
- Wholesaling
- Distribution
- Delivery
- Retail

If you opt in, a Town can choose any type of license(s).

Mayor Prunty stated she appointed a committee to study the legislation.

Commissioner Gareis stated there were several vocal individuals at a Township meeting in favor of the legalization. Feels it is best to opt out now and figure out what is best for Cranford. Stated 69.5% of Cranford voters voted yes to the ballot question.

Discussed some of the issues regarding taxes.

Board asked a question on who would issue the license(s):

Mr. Dickerson was not sure, but stated you would apply to the State for a license and the municipality would have to endorse it. The Town can control the number of licenses, and can also regulate the zoning, indoor consumption, taxation and the outside.

Mr. Dickerson recommended that Township Ordinance 2021-11 is not inconsistent with Master Plan.

A motion that Township Ordinance No. 2021-11 is not inconsistent with the Master Plan was made by Ms. Kellett, seconded by Mr. Walton and passed on roll call vote:

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

Opposed: None

Mr. Dickerson reviewed Township Ordinance No. 2021-12.

This ordinance has amendments to the 2021-03 Township ordinance. It cleans up some items, improves some of the design and layout and implements recommendations from the Housing Element and Fair Share Plan (HEFSP).

Discussed the Downtown Core. This ordinance removes ground level parking, improves pedestrian safety, increases density from 35 to 40 units an acre, and development would need to follow the Township design requirements.

The Downtown Business would be similar to the Downtown Core with regard to design. The Park Street overlay reduces impervious coverage from 75 to 60%.

Mr. Dickerson recommended that Township Ordinance 2021-12 is consistent with the HEFSP and not inconsistent with the 2009 Master Plan.

A motion that Township Ordinance No. 2021-12 is consistent with the HEFSP and is not inconsistent with the Master Plan was made by Mayor Prunty, seconded by Ms. Rappa and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, 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 8:04 p.m.

Kathleen Murray, Chair