

MINUTES - PLANNING BOARD

Workshop meeting of June 17, 2020

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on June 17th 2020 at 7:39 p.m. via **Google Meets**. Ms. Murray 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 Meets:

Ms. Murray
Mr. Cossa
Ms. Feder
Mr. Taylor

Members Absent:

Dr. Chapman
Ms. Didzbalis
Mayor Giblin
Ms. Pedde
Deputy Mayor Prunty

Alternates Present via Google Meets:

Ms. Kellet
Mr. Walton

Alternates Absent:

None

Also present via Google Meets:

Jonathan Drill Esq., Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator, Jacqueline Dirmann, Board Engineer, Nick Dickerson, Board Planner, Gabe Bailer, Director of Downtown, Stephen Hehl, Esq., Joshua Koodray, Esq., Attorneys, PS Tanna, & SM Tanna, Applicants, Michael Soriano, Architect, Wayne Ingram, Engineer/Planner

2. RESOLUTIONS

None

3. MINUTES

None

4. COMMUNICATIONS

None

5. OLD BUSINESS/NEW BUSINESS

None

Meeting was put into recess.

PUBLIC HEARING

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Ms. Murray called a public meeting of the Cranford Planning Board to order on June 17, 2020 at 8:02 p.m. via **Google Meets**. Ms. Lenahan 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. FLAG SALUTE

3. ROLL CALL:

Members Present Via Google Meets

Ms. Murray
Mr. Cossa
Ms. Feder
Mr. Taylor

Members Absent:

Dr. Chapman
Ms. Didzbalis
Mayor Giblin
Ms. Pedde
Deputy Mayor Prunty

Alternates Present via Google Meets:

Ms. Kellett
Mr. Walton

Alternates Absent:

None

Also present:

Jonathan Drill Esq., Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator
Jacqueline Dirmann, Board Engineer, Nick Dickerson, Board Planner, Gabe Bailer,
Director of Downtown, Stephen Hehl, Esq., Joshua Koodray, Esq, Attorneys for Applicant
PS Tanna, & SM Tanna, Applicants, Michael Soriano, Architect, Wayne Ingram,
Engineer/Planner

**4. Application # PB-19-003 – Continued from February 5, 2020
Mone Bia Corporation
111-115 North Union Avenue
Block 191 Lot 5, D-C Zone**

The applicant in this matter is seeking Minor Site Plan approval, a c(2) flexible variance and exceptions to construct a retail building in the Downtown Business District.

Mr. Drill asked if there were any witnesses not previously sworn in. Mr. Koodray stated everyone had been sworn in at the previous meeting. All Township experts were also previously sworn in.

Mr. Koodray stated this is a continuation of a previous application for Mone Bia Corporation at 111-115 North Union Avenue. Reviewed the application and stated property is a vacant lot since a fire about 10 years ago. Property is surrounded by commercial, retail, and restaurant uses. Applicant wishes to construct a one story building with two separate retail spaces on the first floor. Board agreed with the design as submitted at the last hearing. The layout has been adjusted to accommodate the existing doorway on the northeast adjacent lot. At the last hearing the Board and its professionals were willing to grant a waiver on the stormwater restrictions if the system was designed to maintain the existing conditions on the site. Reviewed the items from the last meeting that the Board requested. Stated they submitted two revised submissions: one on April 1, 2020 and the second one on May 26, 2020. Reviewed the variances with the application: front yard setback and some design waivers. Stated that all comments from the Township professionals have been addressed. Will review the comments from Maser's latest review memo #3 dated June 10, 2020. Reviewed the exhibits that were introduced at the last hearing as: A-1 a colorized version of sheet A200 architectural plan (building elevations), A-2 a colorized version of site plan sheet No. 2 (overlay aerial) and A-3 a packet of 22 photos of the surrounding area.

Michael Soriano, Architect appeared. Stated all his licenses are in good standing. Presented a revised copy of A100 showing proposed basement, floor and roof plans. Stated they have created a notch on the door (north) so that it could open. It is similar to the notch on the south side of door. They have removed the stairs that egressed to the site and replaced them with external stairs exiting out to back of site. Reviewed comment 13C in Maser's letter regarding water spillage. Both notches are covered by the roof overhang. The change in the basement plan was just the notch. The roof plan changes were the HVAC units will not be seen from the street. Units are no more than 4 feet. Reviewed A200 and the elevation changes are: gooseneck lights over each sign and changed from brick stack bond to running bond. Displayed the brick sample which is called Ironstone by Interstate Brick. Reviewed comment 13B from Maser regarding the stairs near window to adjacent property. Windows to adjacent building accommodated by the notch to allow for egress.

There were no questions from the Board for this witness.

There were no members from the Public at the meeting.

Wayne Ingram, Engineer/Planner appeared. Stated all his licenses are valid. Reviewed the stormwater management system. Performed soil testing on the property and checked the permeability of soil. There were no issues with ground water and soil was conducive to infiltration and permeability. Made modifications of piping and moved some inlets. Revised calculations to show reduced rates and lower than existing conditions. Reviewed the site line profile on sheet 2 with the HVAC units. Reviewed the Maser comments in letter 13C, stated the stairwells prevent runoff. If Board is concerned, they are willing to put in small trench drains.

Ms. Dirmann stated 13A should be a condition. For 13B & 13C if they are willing to put in trench drains to capture runoff, she is in agreement. Stated the applicant has provided all the documents and has satisfied her comments from the February meeting.

Mr. Ingram agreed to the trench drains. Stated with the modification for doorway, no new variances were created.

Board had no questions for this witness.

Mr. Dickerson, Town Planner stated his letter of April 9th on page 5 asked about the exceptions for a loading space.

Mr. Koodray stated they were requesting a waiver since they would be need of an easement. Would request an exception from loading requirement.

Mr. Koodray summarized the application. Stated the application would be a great asset to the Township. Thanked the Board and requested the application be approved as submitted.

Mr. Drill summed up what the applicant is requesting.

Mr. Ingram summarized the exceptions as: street furniture – not sufficient room for this feature, and for the off street loading there is no rear access to the building.

Mr. Bailer stated that on behalf of Downtown Cranford they are in favor of the application but does prefer the design of the building be more in scale with the Design Guidelines in Chapter 355 Special Improvement District. Feels the windows are too large and the building height should be similar to the other buildings in the area. Hope in future the Planning Board sees the design guidelines for the Downtown District are important for creating appropriate scale development in the Downtown District.

5. DELIBERATIONS OF Application # PB-19-003 – Continued from February 5, 2020

**Application #PB-19-003
Mone Bia Corporation
111-115 North Union Avenue
Block 191 Lot 5, D-C Zone**

The applicant in this matter is seeking Minor Site Plan approval, a c(2) flexible variance and exceptions to construct a retail building in the Downtown Business District

Ms. Murray reviewed the testimony.

Board comments consisted of the following:

Will take Mr. Bailer's comments into consideration. Applicant has fulfilled all the Board's requests. Stormwater issues have been addressed to the satisfaction of the Engineer.

A motion to approve Application # PB 19-003, subject to all the conditions stated, was made by Ms. Kellett, seconded by Ms. Feder and passed on roll call vote: Ms. Murray, Mr. Cossa, Ms. Feder, Mr. Taylor, Ms. Kellett and Mr. Walton

6. PUBLIC PORTION

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 9:07 p.m.

Kathleen Murray, Chair