

MINUTES - PLANNING BOARD

Meeting of June 7, 2023

A public meeting of the Cranford Planning Board was called to order by Ms. Kellett on June 7, 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
Mayor Andrews
Deputy Mayor Gareis
Ms. Pedde
Ms. Rappa
Mr. Taylor

Members Absent:

Ms. Didzbalis
Mr. Nordelo
Ms. Sen

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 official minutes of April 19, 2023 was made by Mr. Pistol, seconded by Mr. Leber and passed on roll call vote:

Affirmative: Ms. Kellett, Mayor Andrews, Ms. Rappa, Mr. Taylor, Mr. Leber, Mr. Pistol

Opposed: None

A motion to adopt the official minutes of May 3, 2023 was made by Ms. Pedde, seconded by Ms. Rappa and passed on roll call vote:

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

Opposed: None

3. RESOLUTIONS:

None

4. COMMUNICATIONS

None

5. OLD/NEW BUSINESS

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 June 7, 2023, at 7:40 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
Mayor Andrews
Deputy Mayor Gareis
Ms. Pedde
Ms. Rappa
Mr. Taylor

Members Absent:

Ms. Didzbalis
Mr. Nordelo
Ms. Sen

Alternates Present:

Mr. Leber
Mr. Pistol

Alternates Absent:

None

Also present:

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

3. Deliberation & Voting on Application #PB 23-001
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.

Mr. Drill, Esq. read the introduction to the Jury Charge, which was provided to the Board members, applicant's counsel and posted on the Planning Board webpage.

Jason Tuvel, Esq. appeared. Stated they would like to proceed with the RSIS exception under 3.1G, not the section noted in 4.1.

Mr. Tuvel had two comments on the conditions. The first one is d.1 on page 5 of the conditions.

Mr. Drill stated this condition will be revised to state "within the Block 478 track property lines" (see conditions attached to these minutes). This will also be added to the Landscaping condition #5 on page 6 & 7. The next comment is on d.5 also on page 5 of the conditions - Use of Amenity Decks.

Mr. Tuvel stated that the applicant felt that the amenity deck should close at 12 Midnight.

Discussion ensued. A straw poll was taken to see if a time restriction should be imposed on the amenity deck. The poll was 6 to 2 in favor of no time restriction.

A straw poll was taken to see if a FOB would be needed for the amenity deck. The poll was 4 to 4, so the FOB, without a time restriction, will stay in the conditions.

The Board deliberated on the application with the Board making the following comments:
This is a perfect project located in the perfect site for this type of development. It is in the center of the Downtown district, across from the train station. It is within walking distance to many stores and restaurants, along with parks and green space. It is partially located in the flood zone; however, the developer is incorporating mitigation features to prevent any worsening conditions. The building will be an attractive well-designed four-story building. It is a well-designed, well thought out plan. Applicants have been accommodating and a good partner. The development is an important part of meeting the Town's affordable housing. The project is going above and beyond what is required of them regarding flooding. Appreciate the professionalism in working with the Town. Revitalization is key. Always happy when people want to invest in Cranford. Great opportunity for everyone involved. Thanked members of Public who participated. Stormwater management is an important consideration when contemplating construction or development.

Stormwater runoff from the property after construction, will be an improvement from the existing condition. Proposed development is consistent with the goals and vision of the Master Plan.

A motion to approve the application, subject to all the conditions, was made by Mr. Pistol, seconded by Ms. Pedde and passed on roll call vote:

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

Opposed: None

There being no further business, a motion to adjourn the meeting was regularly made seconded and passed. The meeting concluded at 8:15 p.m.

Molly Hurley Kellett, Chair