

## MINUTES - PLANNING BOARD

### Workshop meeting of July 15, 2020

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on July 15, 2020 at 7:35 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. Formal action may be taken.

### 1. ROLL CALL

#### Members Present Via Google Meet:

Ms. Murray  
Ms. Pedde  
Dr. Chapman  
Ms. Didzbalis  
Ms. Feder  
Deputy Mayor Prunty

#### Members Absent:

Mr. Cossa  
Mayor Giblin  
Mr. Taylor

#### Alternates Present via Google Meet:

Ms. Kellett  
Mr. Walton

#### Alternates Absent:

None

#### Also present via Google Meet:

Jonathan Drill Esq., Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator, Stephen Hehl, Esq., Michael Kipfer, Logan Marhefka, John Hartner, Victor Vinegra, Jay Naik, Applicant, Nick Dickerson, Board Planner, Jacqueline Dirmann, Board Engineer, Jeff Fiore, Board Traffic Engineer, Michael Ash, Esq. and Ryan Cooper, Esq.

#### Members of Public

Vilma Alvarez

### 2. RESOLUTION of Memorialization

#### Application PB 20-001

#### Carwen Management LLC

#### Block 183 Lot 5, D-B zone

Motion to adopt application PB 20-001 was made by Ms. Didzbalis, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Deputy Mayor Prunty, Ms. Kellett, Mr. Walton

Opposed: None

**3. MINUTES**

None

**4. COMMUNICATIONS**

A letter from Roosevelt Donat, Esq. on behalf of the applicant for Loft Homes, 194 North Avenue East was made part of the record. The applicant is requesting certain language be included in the resolution regarding the timing of obtaining construction permits. A discussion was held between the Board members and Anthony Carbone, the applicant. The consensus of the Board members was to allow the applicant the additional time from the TCO to the completion of Phase 3 of the application, and that it be outlined in the Resolution of Memorialization.

**5. OLD BUSINESS/NEW BUSINESS**

None

**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 July 15, 2020 at 8:10 p.m. via **Google Meet**. 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 Meet:**

Ms. Murray  
Ms. Pedde  
Dr. Chapman  
Ms. Didzbalis  
Ms. Feder  
Deputy Mayor Prunty

**Members Absent:**

Mr. Cossa  
Mayor Giblin  
Mr. Taylor

**Alternates Present via Google Meet:**

Ms. Kellett  
Mr. Walton

**Alternates Absent:**

None

**Also present via Google Meet:**

Jonathan Drill Esq., Jason Bottcher, Zoning Officer, Kathy Lenahan, Board Administrator  
Stephen Hehl, Esq., Michael Kipfer, Logan Marhefka, John Hartner, Victor Vinegra, Jay  
Naik, Applicant, Nick Dickerson, Board Planner, Jacqueline Dirmann, Board Engineer, Jeff  
Fiore, Traffic Engineer, Maser Consulting

**Members of Public**

Vilma Alvarez

- 4. Application # PB 20-005  
Food Truck Inc.  
40-42 Jackson Drive  
Block: 640 Lot: 6.01 Zone: C-1  
677-679 Raritan Road  
Block: 640 Lots: 2 & 3 Zone: NC**

**Applicant in this matter is seeking amended site plan approval to eliminate the previously approved second floor mezzanine and to expand the previously approved building addition.**

Stephen Hehl, Esq. explained the application. Stated the applicant appeared before the Board last year and has some amendments to the site plan which triggered the need to return to the Board. He has received all the professional reports from the Township. Applicant is requesting to eliminate the mezzanine and expand the building.

All witnesses were all sworn in at the same time.

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For the Applicant:

Jay Naik  
Michael Kipfer  
Logan Marhefka  
John Hartner  
Victor Vinegra

For the Township

Nick Dickerson, Board Planner  
Jacqueline Dirmann, Board Engineer, Maser Consulting  
Jeff Fiore, Traffic Engineer, Maser Consulting  
Jason Bottcher, Zoning Officer

Jay Naik, COO for Food Truck Inc. appeared. Stated that Food Truck Inc. is a food tech company. Will provide high quality, hot food right to the client's homes. Submitting an amended plan to extend the project a net 6,000 sq. ft. Will not have any additional employees. Addition is for common area and storage space only. Parking is within Cranford's requirements since no additional employees will be hired due to this expansion.

There were no questions from the Board members.

Ms. Murray asked if the Public has questions for this witness, the following appeared:

Harry & Vilma Alvarez – 135 Berwood Drive – Linden – Asked if parking lot will remain a parking lot.

Victor Vinegra appeared. Mr. Vinegra's credentials were presented at the last hearing and with no objections from the Board, he was accepted as an expert in Planning and Engineering. Mr. Vinegra displayed the aerial view of the site. Reviewed the site modifications. Stated there will be a decrease in impervious coverage due to the removal of gravel and broken asphalt and replaced with landscaping. The egress & ingress is still from Jackson Drive. Applicant is retaining the front area for visitor and handicapped parking. Will also retain the two loading bays. Applicant and architect decided to remove a large mezzanine that was previously approved and expand the area to include inside refuse and operations. There will still be 13 loading doors with the same equipment area, truck queuing and visitor parking. The backup generator and transformer will be moved forward but will not add impervious coverage and will landscape to screen area. The vehicle parking spaces will now be 63. They will be relocating the rooftop HVAC to some of the truck parking spaces. Lots 2 & 3 will be landscaped with fencing and a gate. Applicant is including these lots in the calculation for impervious coverage but it will only be green space. Any new asphalt will be replaced with permeable pavers.

Mr. Vinegra reviewed Page 2 of Maser's June 30<sup>th</sup> engineering letter:  
Stated they agree to all conditions, if approved.

Discussion was held regarding the conduit and electric charging stations on the plans.

Ms. Dirmann had no additional comments about Mr. Vinegra's testimony, but did ask about Lots 2 & 3 as open space.

Mr. Hehl stated Lots 2 & 3 are not being merged but will be kept as open space. There is a condition on the previous resolution included as part of the application. The site plan remains as one entire site and any changes would require coming back to the Board. Suggested that a deed restriction could be placed on the property.

Questions from the Board members ascertained the following:

There will be electric charging stations on site in the future. Linden engineering is working with Mr. Vinegra regarding the inlets for Berwood Drive in Linden.

Ms. Murray asked if there were questions from the Public and the following appeared:

Harry Alvarez – 135 Berwood Drive – Linden – Asked about the existing parking area and about a check-in station. Asked about the refuse on the Moen Avenue side of the building.

Mr. Vinegra stated the parking area is not changing. Some trees will be removed and filled in with new trees. The parking lot will be gated and secure with 24-hour security. All refuse will be interior to the building.

Logan Marhfka & Michael Kipfer appeared. Their qualifications were presented at the last hearing and both were accepted as experts. Mr. Kipfer described the changes from the last application. Displayed both the existing and proposed site plans. Stated applicant needs more space and making the facility more streamlined. Described the existing and the new mezzanine. The refuse area will be larger and will be contained inside the building and will be temperature controlled. Rest of addition is more space for more efficient operations.

There were no questions from the Board for this witness.

There were no questions from members of the Public for this witness.

John Hartner appeared. His credentials were presented at the last hearing and he was accepted as an expert. Mr. Hartner discussed the proposed changes. Stated there is a slight reduction in trip generation in the weekday peak hours. There will be an increase in employees using the ride share and public transportation. The 15% peak hour public transit they believe will now be 20% or greater. Expecting about 10 less trips in the AM peak and one less trip in the PM peak. Parking proposed is 163 spots (94 required) of which 100 is passenger cars. Analysis of employee shifts and demand for parking will include a maximum of 86 without ride share and 69 parked vehicles with ride share. Stated this new plan has no negative impact on the prior approval.

There were no questions from the Board members.

Ms. Murray asked if there were questions from the Public and the following appeared:

Harry Alvarez – 135 Berwood Drive, Linden – Asked about the lot security.

Mr. Vingera stated the plan includes a secure fence with electric slide gates on both entrances.

Jeff Fiore, Board's Traffic Engineer had no questions for this witness.

Victor Vinegra appeared to give Planning testimony. Mr. Vinegra referenced Nick Dickerson's Planning Report dated June 30, 2020.

Reviewed Mr. Dickerson's comments and stated the following:

There will be 63 delivery spaces. They are asking for a c(2) variance for a rear yard setback, a c(2) variance for a generator that will be 42 feet from Moen Avenue instead of 47.6 feet. Generator will be heavily screened. They are reducing the impervious coverage. Discussed Page 7 - items 3, 4, 5, 6, 7 as preexisting conditions. The Bulk schedule will be enlarged.

Design waivers items 1 thru 10 were previously approved. On Page 9 the following were discussed: 1 – Signs will be installed for no idling; 2 – will put in a bicycle rack; 3 – free standing sign will be removed; other comments he agreed to. Stated the new variances are for the rear yard from 61.9 feet to 31.9 feet and the c(2) flexible variance for a generator pad and electric transformer pad. There is no barbed wire proposed.

Questions from the Board for this witness ascertain the following:

The fuel for the emergency generator is natural gas. Vehicle maintenance will now take place off-site. The egress & ingress for the waste will be on Moen Avenue. There will be a fence around the generator with green Arborvitaes.

Mr. Bottcher asked about pedestrian access on the rear yard. Recommended adding striping for a walkway with protective bollards by the doorways.

Mr. Vinegra agreed to that condition.

Ms. Dirmann stated the fence for the generator is not shown on the site plan.

Mr. Drill asked Mr. Bottcher to send him the language for the fence.

Ms. Murray asked if there were questions from the Public and the following appeared:

Vilma Alvarez – 135 Berwood Avenue – Linden – Asked how loud the generator will be.

Mr. Vinegra stated it meets the decibel levels allowed by the Municipality.

Mr. Drill stated when a generator is used in an emergency, it is not subject to the New Jersey noise code.

Mr. Hehl stated the generator will meet the New Jersey noise standards.

Mr. Hehl summarized the application. Thanked the professionals for their reports and stated their feedback is appreciated. Also appreciated the feedback from the neighbors. Looks forward to the Board approving the application.

Ms. Murray asked if the Public had any comments for or against this application.

No members of the Public had any comments on this application.

**5. DELIBERATIONS OF Application # PB 20-005  
Food Truck Inc.  
40-42 Jackson Drive  
Block: 640 Lot: 6.01 Zone: C-1  
677-679 Raritan Road  
Block: 640 Lots: 2 & 3 Zone: NC**

**Applicant in this matter is seeking amended site plan approval to eliminate the previously approved second floor mezzanine and to expand the previously approved building addition**

Ms. Murray reviewed the testimony.

Board comments consisted of the following:

Happy that in these difficult times, the applicant is still moving forward. Very encouraging. Feels there is a need for this type of application. Very happy to have business investing in Cranford. This is a significant investment. Very timely.

A motion to approve Application #PB20-005 was made by Deputy Mayor Prunty, seconded by Ms. Didzbalis and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Deputy Mayor Prunty, Ms. Kellett, Mr. Walton

Opposed: None

**6. PUBLIC PORTION**  
None

This portion of the meeting concluded at 10:11 p.m.

**7. CLOSED SESSION -**

BE IT RESOLVED that the Planning Board will go into Executive Session to obtain attorney client privileged advice where confidentiality is required for the Board attorney to exercise his ethical duties as a lawyer, namely, attorney client privileged legal advice regarding the North Avenue Area in Need of Redevelopment (AINR) Study.

Motion to close this portion of the meeting and move into Executive Session was made by Ms. Pedde, seconded by Deputy Mayor Prunty and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Pedde, Dr. Chapman, Ms. Didzbalis, Ms. Feder, Deputy Mayor Prunty, Ms. Kellett, Mr. Walton

Opposed: None

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Kathleen Murray, Chair