

## MINUTES – PLANNING BOARD

### Workshop Meeting of July 21, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on July 21, 2021 at 7:31 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  
Mr. Nordelo  
Ms. Pedde  
Ms. Rappa  
Mr. Taylor

**Members Absent:**

Ms. Didzbalis  
Mayor Prunty

**Alternates Present:**

Ms. Sen

**Alternates Absent:**

Mr. Walton

**Also present:**

Kathryn Razin, Esq. on behalf of Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator, Nick Dickerson, Board Planner, Jacqueline Dirmann, Board Engineer

#### 2. RESOLUTIONS

None

#### 3. MINUTES

None

#### 4. COMMUNICATIONS

None

#### 5. OLD/NEW BUSINESS

None

**PUBLIC HEARING - ROOM 107 – COUNCIL CHAMBERS**

**1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Ms. Murray called a public meeting of the Cranford Planning Board to order on July 21, 2021 at 8:00 p.m. 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:**

Ms. Murray  
Ms. Kellett  
Commissioner Gareis  
Mr. Nordelo  
Ms. Pedde  
Ms. Rappa  
Mr. Taylor

**Members Absent:**

Ms. Didzbalis  
Mayor Prunty

**Alternates Present:**

Ms. Sen

**Alternates Absent:**

Mr. Walton

**Also present:**

Kathryn Razin, Esq., on behalf of Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator, Jacqueline Dirmann, Board Engineer, Nick Dickerson, Board Planner

4. Application # PB- Application # PB-21-004  
Applicant: Serginho & Sandra Martins  
116 Garden Street  
Block: 285 Lot: 5 R-4 Zone

The applicant in this matter is seeking Minor Subdivision approval, along with a c(1) hardship variance and several c(2) variances and design waivers. Applicant is proposing to subdivide the existing Lot 5 into two new lots; Proposed Lot 5.01 (7,500 SF) and proposed Lot 5.02 (6,100 SF). The existing single-family dwelling will remain on Lot 5.02 and a new single-family dwelling will be constructed on Lot 5.01. Chart is attached for a list of variances and waivers requested.

Joshua Koodray, Esq. appeared. Stated his office did submit correspondence requesting an adjournment this evening. Stated they would like to submit a revised plan and possibly eliminate a couple of the variances in the review letter from the Board's engineer. Also, will address comments regarding stormwater in the review letter.

Ms. Murray asked about applicant providing an architectural concept for the two residences.

Mr. Koodray stated they could provide a conceptual elevation or rendering with information about the number of bedrooms, etc. Will also speak to applicant about a basement. Stated the existing home does have a basement.

Ms. Razin confirmed with Mr. Koodray that they will be re-noticing.

Mr. Koodray stated they will re-notice for September 1, 2021 meeting.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:07 p.m.

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Kathleen Murray, Chair