

## MINUTES – PLANNING BOARD

### Workshop Meeting of July 7, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on July 7, 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 – arrived at 7:35 pm  
Ms. Didzbalis  
Commissioner Gareis  
Mr. Nordelo  
Ms. Pedde  
Mayor Prunty  
Ms. Rappa

**Members Absent:**

Mr. Taylor

**Alternates Present:**

Ms. Sen  
Mr. Walton

**Alternates Absent:**

None

**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

Motion to adopt the minutes of the June 2, 2021 meeting was made by Mayor Prunty, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Didzbalis, Commissioner Gareis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rappa, Ms. Sen

Opposed: None

Motion to adopt the closed session minutes of the June 2, 2021 meeting for the legal advice regarding pending Affordable Housing Litigation was made by Ms. Didzbalis, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Didzbalis, Commissioner Gareis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rappa, Ms. Sen

Opposed: None

Motion to adopt the minutes of the June 16, 2021 meeting was made by Ms. Rappa, seconded by Mayor Prunty and passed on roll call vote:

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

Opposed: None

**4. COMMUNICATIONS**

None

**5. OLD/NEW BUSINESS**

Mayor Prunty stated that Jason Bottcher, the Zoning Officer is resigning. His job description was posted today. In the interim, one of the bench planning firms will be taken over the role until a new zoning officer is found.

**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 7, 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  
Ms. Didzbalis  
Commissioner Gareis  
Mr. Nordelo  
Ms. Pedde  
Mayor Prunty  
Ms. Rappa

**Members Absent:**

Mr. Taylor

**Alternates Present:**

Ms. Sen  
Mr. Walton

**Alternates Absent:**

None

**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-21-003  
Applicant: The Moen Organization, Inc.  
125 Moen Avenue/45 Jackson Drive  
Block: 639 Lot: 1, C-1 Zone

The applicant in this matter is seeking Amended Final Site Plan approval, along with a c(1) hardship variance and a c(2) variance where an accessory structure is not allowed in a front or required side yard and proposed generator will be located in the front yard §255-38A(1).

Russell Finestein, Esq. appeared. Reviewed the application and relief the applicant is requesting. Stated he has two witnesses: Elia Shehady, Director of Quality Food and Safety at Nuts.com and Steve Bartner, President of the Moen Organization.

Ms. Razin stated she would swear all witnesses in at the same time. Mr. Shehady, Mr. Bartner, Ms. Dirmann and Mr. Dickerson were all sworn in.

Mr. Shehady appeared. Stated they employ 350 people but seasonal they employ about 600. Described Nuts.com as an online marketing firm. Stated a standby generator is vital to their business. They have millions of dollars of product that could be lost and the generator is also necessary for the safety of their employees.

Questions from the Board to Mr. Shehady ascertained the following:  
Seasonal employees are for the holidays. Location of generator will be where the compactor is now located. The compactor will occupy a different loading dock.

Steve Bartner appeared. Stated the compactor is going back to it where it was before. Stated Nuts.com is his tenant and they have 10 years left on their lease. He is trying to help them out in case of any power outages, so they do not lose their product. The current front yard is being used by three dock doors; two are used for trucks and the third is for a trash compactor. Presented a photo of fenced area on corner of Moen and Jackson. Described the photo. Stated the generator will be put on the existing concrete pad where the trash compactor is now and is adjacent to an electrical pole. This is where the electrical service is located. Generator will be behind the fence in the enclosure. They are picking a green color so it meshes with the green fence. You may be able to see the muffler piece, but everything else is enclosed behind the fence. Size of generator will be 28 x 8. The generator itself is 24 x 8, but they added a sound level, which adds four feet of insulation. They will comply with the noise ordinance. The height without the muffler is 10 feet, with the muffler it will be about 13 feet. The generator will be tested once a week for 10 minutes and will be tested during the middle of the day. Described the area as having an office building, a new food distribution company and another building all which are 250 feet away from their building. Using all internal gas piping. Will need a permit from DEP, but needs to have the serial number of the generator first. Presented another picture as an enlarged photo of the first photo. The fenced enclosure has been there for a while. The electrical pole is on the left. There is an eight-foot fence, but there is a space underneath, so it could be about nine feet. Presented a survey of property and described the location of where the generator would be located.

Questions from the Board for Mr. Bartner ascertained the following:  
This is the first generator for the building and it will take care of the entire building. At night the fence will be closed. There are three tenants in the building and three entrances.

Jacqueline Dirmann, Board Engineer appeared. Stated the applicant has addressed all the comments in her letter - numbers one through four and comments five through nine are standard comments. Clarified that you will see the muffler and some of the top of the generator.

Board had no questions for Ms. Dirmann.

Ms. Razin reviewed conditions in Ms. Dirmann's letter with Mr. Finestein and Mr. Finestein agreed to the conditions.

Mr. Dickerson appeared and reviewed his letter and conditions. Requested one item be clarified, regarding the quality of the fencing and any improvements to the fencing.

Mr. Bartner stated a month ago, they changed the slates to all green and added two new gates.

Mr. Finestein summarized the application. Stated it is a corner lot so the c(1) variance would apply and for the c(2) variance, feels the purpose of zoning is advanced to promote the public's health and safety. It is the perfect solution, since they already have the enclosure.

**5. DELIBERATIONS OF Application # PB-21-003**

Applicant: The Moen Organization, Inc.  
125 Moen Avenue/45 Jackson Drive  
Block: 639 Lot: 1, C-1 Zone

The applicant in this matter is seeking Amended Final Site Plan approval, along with a c(1) hardship variance and a c(2) variance where an accessory structure is not allowed in a front or required side yard and proposed generator will be located in the front yard §255-38A(1)

Board comments consisted of the following:

A generator is necessary, especially for a business with perishables. Nice to see a property owner taking the time to make everything nice on the property. Good to see they are taking proactive steps for preparing for a storm.

A motion to approve the Amended Final Site Plan with the granting of two variances was made by Ms. Kellett seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Kellett, Ms. Didzbalis, Commissioner Gareis, Mr. Nordelo  
Ms. Pedde, Mayor Prunty, Ms. Rappa, Ms. Sen

Opposed: None

The meeting concluded at 8:30 p.m.

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Kathleen Murray, Chair