

MINUTES – PLANNING BOARD

Workshop Meeting of September 22, 2021

A public meeting of the Cranford Planning Board was called to order by Ms. Murray on September 22, 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. Didzbalis
Mr. Nordelo
Ms. Pedde
Mayor Prunty
Ms. Rappa

Members Absent:

Commissioner Gareis
Ms. Kellett
Mr. Taylor

Alternates Present:

Ms. Sen
Mr. Walton

Alternates Absent:

None

Also present:

Kathryn Razin, Esq. for Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator

2. RESOLUTIONS

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)

After discussion, a motion to adopt the Resolution of Memorialization was made by Ms. Didzbalis, seconded by Ms. Pedde and passed by roll call vote:

Affirmative: Ms. Murray, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rapa, Ms. Sen

Opposed: None

3. MINUTES

Motion to adopt the minutes of the July 7, 2021 meeting was made by Mr. Nordelo, seconded by Ms. Sen and passed on roll call vote:

Affirmative: Ms. Murray, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rapa, Ms. Sen

Opposed: None

Motion to adopt the minutes of the July 21, 2021 meeting was made by Ms. Rappa, seconded by Ms. Pedde and passed on roll call vote:

Affirmative: Ms. Murray, Mr. Nordelo, Ms. Pedde, Ms. Rapa, Ms. Sen

Opposed: None

4. COMMUNICATIONS

None

5. OLD/NEW BUSINESS

Ms. Murray stated the Historic Preservation Advisory Board's (HPAB) presentation was postponed. A request was made for the HPAB to show where they incorporated the changes/comments from both Jason Bottcher and Jonathan Drill, Esq. in the Historic Element. They will make their presentation at a later date.

Ms. Murray requested the Board nominate one of its members as Chair Pro Tem, in case both the Chair and Vice Chair were unable to attend a meeting. Ms. Didzbalis nominated Donna Pedde and the motion was seconded by Mayor Prunty. A roll call vote was taken:

Affirmative: Ms. Murray, Ms. Didzbalis, Mr. Nordelo, Ms. Pedde, Mayor Prunty, Ms. Rapa, Ms. Sen, Mr. Walton

Opposed: None

Mayor Prunty updated the Board on Storm Ida and the Township's cleanup efforts. Stated both the Fire Department and DPW have done a great job, along with various Cranford organizations that helped the residents. Also thanked neighbors who came out to help other neighbors.

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 September 22, 2021 at 8:01 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. Didzbalis
Mr. Nordelo
Ms. Pedde
Mayor Prunty
Ms. Rappa

Members Absent:

Commissioner Gareis
Ms. Kellett
Mr. Taylor

Alternates Present:

Ms. Sen
Mr. Walton

Alternates Absent:

None

Also present:

Kathryn Razin, Esq. for Jonathan Drill Esq., Board Attorney, Kathy Lenahan, Board Administrator

4. Application # PB-21-007
Applicant: 517 Centennial Avenue Real Estate LLC
517 Centennial Avenue
Block: 604 Lot: 9 NC Zone

Applicant is requesting Amended Site Plan approval for installation of a sign and to change the location and size of the wall-mounted signage from the Planning Board's previous approval.

A letter was received from John Frieri, Esq. requesting an adjournment until October 20, 2021.

5. Application # PB-21-008
Applicant: Remarkable Foods, Inc. (formerly Food Truck Inc.)
40-42 Jackson Drive
Block: 640 Lot: 6.01
677-679 Raritan Road
Block: 640 Lots: 2 & 3

Applicant is seeking Amended Final Site Plan approval, a c(1) hardship variance and a c(2) variance for Minimum Rear Yard Setback where 100 sq. ft. is required, 91.8 sq. ft. exists and 40.9 sq. ft. is proposed. Applicant is requesting to construct a temporary membrane structure approximately 4,000 sq. ft. which will be utilized to store dry goods, cold goods and product packaging. The structure will be in the approximate location of a previously approved building addition.

A letter was received from Joshua Koodray, Esq. stating that the applicant has requested to withdraw the application.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:04 p.m.

Kathleen Murray, Chair