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FRED G. STICKEL, III
(1978 – 1996)
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February 22, 2023

Cranford Township Planning Board
8 Springfield Avenue
Cranford, NJ 07016

Re: Application No. PB-22-003, Block 484, Lot 19.01, 201 Walnut Avenue
Application for Preliminary and Final Site Plan Approval

Dear Chair and Members of the Board:

As Board members may recall, the Board closed the record for the hearing in the above application at the conclusion of the February 15, 2023 hearing session on the above application.

Since that time, CGP&H, the Township's Affordable Housing administrative agent, submitted the attached letter dated February 21, 2023 which reviews the application for compliance with the Township's affordable housing obligations under both the settlement agreement the Township entered into with Fair Share Housing Center (FSHC) and the judgment of compliance and repose the Township obtained from the Superior Court Law Division. The CGP&H letter also reviews the Redevelopment Plan governing the application for development.

As a few Board members had questions about the application's compliance with the Township's affordable housing obligations, and one of those members was absent on February 15, 2023 but will presumably be eligible to vote on the application on March 1, 2023 by listening to the recording of the February 15th hearing session, I recommend that the Board move on March 1, 2023 to re-open the hearing record for the limited purpose of allowing the letter into the record but subject to the applicant, the public and Board members being offered the opportunity to ask the author of the letter questions about it. I have been advised that the author of the letter will attend the hearing on March 1, 2023.

In my opinion, that is the only way the letter can become part of the record in the above application and it is my opinion that the letter should become part of the record due to the Board members having questions. The letter also recommends some things that I believe should become conditions of approval in the event the Board votes to approve the application.

If anyone has any questions about this, please call me to discuss well in advance of the March 1, 2023 final hearing session.

Finally, I ask Kathy Lenahan to please post this letter and the CGP&H letter on the Planning Board webpage on the Township website.

Very truly yours,


JONATHAN E. DRILL

copy with attachment: Jason Tuvel, Esq. (applicant's attorney)