

From: [Donahue, Patricia](#)
To: [Kamal Saleh](#); [Edith Merkel \(clerk@ourclark.com\)](#); [Joseph Bodek](#); [Imassey@boroughofroselle.com](#); [acasais@rosellepark.net](#); [Linda Donnelly](#); [Cathy Cameron](#); [Lisette Sanchez](#); [Kyle Harris](#); [m.slowik@winfield-nj.org](#); [Angela Lazzari](#); [Maureen Lawshe](#)
Cc: [Prunty, Kathleen](#); [Lenahan, Kathy](#); [Ryan J. Cooper](#); [Jonathan Drill](#); [Patterson, Lavona](#); [Bryan Flynn](#); [Brian Andrews](#); [Powell, Lorie](#); [Brian Andrews](#); [Genova, Frank](#); [Carl O'Brien](#); [Kathleen Nemeth](#); [Nicholas, Ruth](#); [Greer Patras](#); [Graham Petto](#); [Justin Cutroneo](#); [michael.ash@carlinward.com](#); [Patty Kozlowski](#); [Gina Black](#); [Sherri Ruggieri](#); [Ty Apgar](#); [Mary Tappen](#); [Gina Black](#); [mollykellett20@gmail.com](#); [Patterson, Lavona](#); [Welsh, Suzanne](#); [Ashley Kurbanoglu \[Deputy Clerk\]](#); [Patty Kozlowski](#); [Terrence Curran](#); [Paul A. Gallo](#); [Patty Kozlowski](#); [Kevin Boyer](#); [Ty Apgar](#)
Subject: Township of Cranford - Introduced Ordinance No. 2024--05
Date: Friday, February 9, 2024 4:29:39 PM
Attachments: [Cranford to UC PB and Surrounding Commun.pdf](#)
[O-2024-05-Rezoning of 102 to 106 South Ave - Recorded Vote.pdf](#)

Re: Township of Cranford – Introduced Ordinance No. 2024-05

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Hello Mr. Saleh and Clerk Colleagues,

Please find attached notice of a Township of Cranford introduced ordinance, Ord. No. 2024-05, pertaining to the rezoning of 102 to 104 South Avenue West and 106 South Avenue West.

Please note:

- We will mail a hard copy of the attached to Mr. Saleh but will be relying on the automatic email read and delivery receipts to serve as proof that your office received notice of this ordinance adoption.

Wishing you a very good weekend!

With best regards,

Patricia Donahue
Municipal Clerk
Township of Cranford
8 Springfield Avenue
Cranford, NJ 07016

p-donahue@cranfordnj.org

908-709-7210



Township of Cranford

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(908) 709-7200 • Fax (908) 276-7664

www.cranfordnj.org

Sent via Email

Sent via Certified Mail, RRR to the Union County Planning Board

February 9, 2024

TO: Union County Planning Board
Township of Clark
Borough of Garwood
City of Linden
Borough of Kenilworth
Borough of Roselle
Borough of Roselle Park
Township of Springfield
Town of Westfield
Township of Winfield

FROM: Patricia Donahue, RMC
Municipal Clerk

Re: **Township of Cranford Introduced Ordinance**

Ordinance No. 2024-05:

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT, TO CORRECT THE ZONING OF 102-104 AND 106 SOUTH AVENUE WEST FROM THE OFFICE RESIDENTIAL CHARACTER ZONE TO THE DOWNTOWN BUSINESS ZONE

Ordinance No. 2024-05 (attached) was introduced and approved on the first reading by the Township Committee of the Township of Cranford at a meeting held on Tuesday, February 6, 2024. Public Hearing and proposed final reading are scheduled for Tuesday, March 5, 2024 at 7:30 p.m. at the Township Committee's Official Meeting

Sent via Email:

Cc: Township Committee
Township Administrator
Township Attorney
Zoning Officer
Land Use Administrator
Planning Board Chair
Planning Board Attorney
Tax Assessor
Construction Code Official
Township Engineer
Municipal Court Administrator
Township Consulting Zoning professionals

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

ORDINANCE 2024-05

**AN ORDINANCE TO AMEND THE CODE OF THE
TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT,
TO CORRECT THE ZONING OF 102-104 AND 106 SOUTH AVENUE WEST
FROM THE OFFICE RESIDENTIAL CHARACTER ZONE
TO THE DOWNTOWN BUSINESS ZONE**

WHEREAS, the governing body has been delegated the power to zone and adopt a Zoning Ordinance under the Municipal Land Use Law (MLUL) NJSA 40:55D-62; and

WHEREAS, pursuant to NJSA 40:55D-62.1, the Township Committee of the Township of Cranford, which is the governing body, possesses the power to maintain the essential land use character of the municipality; and

WHEREAS, prior to the 2009 Master Plan the property known as Block 401, Lots 2 & 3, commonly known as 102-104 and 06 South Avenue (the “Properties”) were zoned for the B-3 zone, also known as the Neighborhood Business District; and

WHEREAS, the 2009 Master Plan recommended the creation of the Office Residential Character (“ORC”) Zone, to include, *inter alia*, the southside of South Avenue from Lincoln Avenue to Washington Place; and

WHEREAS, the Properties are sited on the northside of South Avenue and not within the area recommended by the Master Plan for zoning as the new ORC Zone; and

WHEREAS, pursuant to the 2009 Master Plan, with the exception of the Western Gateway Rehabilitation District and the Properties, the north side of South Avenue has since been zoned as Downtown Business; and

WHEREAS, the Properties’ current zoning as ORC is inconsistent with the recommendations of the 2009 Master Plan, which recommendation was not altered by the Master Plan Reexamination in 2019;

WHEREAS, the Township Committee wishes to align the zoning for the Property with the intent and purposes of the Master Plan and found that the change is consistent with the Master Plan’s Economic and Non-Residential Goals, including the stated goal to conserve and promote the economic vitality of the Downtown so that the core of Cranford remains healthy, and continue to develop commercial and businesses in the commercial districts; and

WHEREAS, it would be therefore consistent with the Master Plan and its goals to zone the Properties for uses consistent with the other parcels on the northside of South Avenue not

currently part of a rehabilitation area, and which are currently zoned as either the Downtown Business District (“D-B”).

NOW, THEREFORE, be it ordained by the Township Committee of the Township of Cranford, Union County, State of New Jersey, as follows:

SECTION 1. The property identified on the Cranford Tax Map as Block 401, Lots 1 and 2, commonly known as 102-104 and 106 South West Avenue is hereby removed from the Office Residential Character (OCR) District and instead designated as within the Downtown Business (D-B) District.

SECTION 2. Chapter 255, Attachment 2 – Zoning Map shall be updated and revised to reflect the Zones and amendments enacted by this Ordinance.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Cranford, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Cranford are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. This Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

Introduced: February 6, 2024

Adopted:

Approved:

Brian Andrews, Mayor
Township Committee

Attest:

Patricia Donahue, RMC
Municipal Clerk

RECORDED VOTE

Brian Andrews
Terrence Curran
Paul Gallo
Kathleen Miller Prunty

INTRODUCED

Aye
Aye
Aye
Aye

ADOPTED

Gina Black

Aye