

Replacing Natural Gas Lines

tain not be able to come to terms for a purchase of about 6 acres of land at the 30.5 acre site, PSE&G would probably rebuild the Clark substation located by the ShopRite in Clark on Central Avenue, Mr. Coyle said. This could mean a new route for the high-voltage transmission wires to connect to that Clark substation would need to be created, Mr. Coyle said. Also, Mr. Coyle said PSE&G is looking to place the substation at 750 Walnut Avenue near Hyatt Hills Golf Course and the Conrail line.

The project is a "pole-for-pole" replacement, stated Mr. Coyle.

Any trees on public property or private property which must be compromised for the pole installation will be replaced at a 2-to-1 ratio, stated Mr. Coyle. PSE&G will pay for the tree to be cut down and the two new trees, which are planted to replace the old tree.

"Often homeowners may ask for the tree to be removed only. We may need to cut the tree down, but the homeowner does not want a new one planted," said Mr. Coyle.

Mayor Giblin said trees, which are not replanted on private property's could be replanted elsewhere to assist flood mitigation.

PSE&G's vegetation manager Jay Kaplan said the proposition could be "worked out."

Deputy Mayor Ann Dooley honored four Green Team members with an Earth Day proclamation at Tuesday's meeting. Green Team co-chair Donna Bacich, member Riona Wilson, alongside new members Rosario Fico and Mary Fernanda received the proclamation.

Ms. Dooley said Earth Day is a reminder for the "need to maintain biodiversity while understanding the ecological impacts of expanding urban areas."

"It is more important than ever to defend environmental progress," said Ms. Dooley, while reading the proclamation.

Probitas Verus Honos



GRAND PRIZE WINNER...Cierra Harasm, pictured at left, won the grand prize Mayor's Basket at the annual Garwood Easter Egg Hunt on Saturday. She is pictured with her sister, Cheyenne, and Mayor Sara Todisco.

750 Walnut Does Not Meet Master Plan Goals

what the schools would end up seeing is larger class sizes, which could be in excess of 30 students in the elementary level and in excess of 40 students in higher grades, Mr. Carfagno said.

The increase of students would affect the "café-torium" where children eat lunch and have gym and other activities. He said the lunch space is at capacity.

He said the current statutory requirements does not allow the school board to budget for an increase of students that may happen, rather only after the students have been enrolled.

Based on the school's attendance zone map, students who would live at 750 Walnut Avenue would attend Walnut Avenue School in grades K-2, Livingston

Avenue School in grades 3-5 and Hillside Avenue School in grades 6-8.

The costs associated with additions include classrooms, which could cost about \$550,000 without furnishing it, traffic in and out of facilities, security upgrades and enhancements. Also costs over the budget cap would have to be voted on by the residents in a bond referendum.

In a case where a developer built a school building — "the school wouldn't be able to staff it," Mr. Carfagno responded to a question from Mr. Rothman. The school board could put a question to the voters to go over the budget cap for staff, he said.

Students who would be sent out-of-district for special-services could be two under Hartz's proposal or five students with the school's consultant's proposal. Each out-of-district student costs \$87,000 and transportation can cost an additional \$20-25,000, Mr. Carfagno said.

Resident David Pringle of Walnut Avenue asked if the schools cannot ask taxpayers to pay for the added costs could than mean a loss of services provided to students.

"Potentially yes," Mr. Carfagno said.

Following Mr. Carfagno, the board's planner, Ray Liotta, offered planning testimony. He is to return on Wednesday, May 8 at 7:30 p.m. to present his fiscal-impact analysis, Board Attorney Mark Rothman said.

He presented a zoning exhibit dated April 2019 that depicted a zoning map of the township highlighting all the multifamily zones in the township since this an application for a multi-family zone. He said the actual density per acre in the multifamily complexes in the downtown area along South Avenue are between 32 and 47 units per acre. Cranford Crossing and Riverfront Station are both

within 1,000 feet of the Cranford Train Station in the downtown core, while Woodmont Station, Lincoln Apartments and Edward K. Gill Apartments are within 3,000 feet of the train station. 750 Walnut Avenue is more than 6,000 feet away from the train station and downtown core, the map depicted, and is proposing 30 units per acre. He said in comparison the Birchwood Avenue development currently in development is at 15 units per acre.

He referred to the master plan adopted in 2009, and detailed the goals of the plan that would not be furthered by rezoning 750 Walnut Avenue, which included to implement sensible land use policies to avoid adversely impacting the school district, preserve small town character and historical architecture, and concentrate density in downtown core.

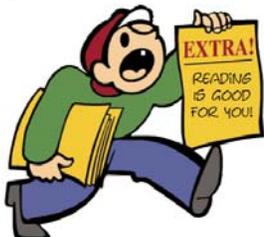
The "proposed density is largely out of character with the neighborhood and area where this site is located," Mr. Liotta said of the proposed 905 apartments to be located on the 30.5 acres of land at 750 Walnut Avenue. The "density is not consistent with the master plan vision and goals where multi-family should be," he said. Also, the buildings proposed, some of which are five stories and 67 feet high, Mr. Liotta said, "that volume and height is inconsistent with the surrounding neighborhood and master plan" and is not permitted in the zone.

Mr. Liotta said the site is large enough to prove a variety of multi-family structures, including townhomes, that could address a goal of the master plan.

He also said the loss of close to 400 jobs would be lost and would not achieve a goal of the master plan.

The impact to the surrounding neighborhood would be a "substantial detriment," Mr. Liotta said.

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