

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, June 25, 2018** at 8:00 P.M. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey to consider the following. Formal action may be taken.

1. Communications
2. Resolutions of Memorialization
3. Minutes
4. Old/New Business

PUBLIC MEETING - ROOM 107 - 8:15 P.M.

1. Statement of compliance with the Open Public Meetings Act.
2. Roll Call
3. **Application #ZBA-18-014**  
**40-42 Jackson Drive LLC**  
**40 Jackson Drive**  
**Block: 640 Lot 6.01, Zone C-1**  
**677 & 679 Raritan Road**  
**Block 640 Lots: 2 & 3, Zone NC**

**Applicant is seeking preliminary and final subdivision, site plan, use and bulk variance approvals. The applicant proposes to construct an additional warehouse facility on Lot 6.01, and to subdivide Lot 6.01 into two parcels, here referred to as Lots 6.01A and 6.01B. Lots 2 and 3 will be merged into Lot 601B. Lot 6.01A will continue to house the existing warehouse facility. The Applicant will construct the new warehouse facility on Lot 6.01B.**

**The applicant is requesting the following "D" variances:**

**§ 255-36C – "d(1)" use variance.**

**Warehousing uses are not permitted in the NC zone. A portion of the proposed structure on Lot B crosses the zone line from C-1 into NC.**

**§ 255-36C – "d(4)" FAR variance.**

**The C-1 zone permits a maximum FAR of 0.3. The Applicant proposes 0.44 on Lot A and 0.44 on Lot B.**

**The applicant is requesting the following "C" variances:**

**§ 255-34 – C-1 Corner Lot Area. Required 100,000 sf, proposed 74,395 sf on Lot A**

**§ 255-34 – C-1 Corner Lot Width. Required 250 feet, proposed 217.86 feet on Lot A**

**§ 255-34 – C-1 Interior Lot Area. Required 150,000 sf, proposed 82,056 sf on Lot B**

**§ 255-34 – C-1 Interior Lot Width. Required 250 feet, proposed 202.63 feet on Lot B**

**§ 255-34 – C-1 Minimum Side Yard (one). Required 50 feet, proposed nine feet on Lot B**

**§ 255-34 – C-1 Minimum Side Yard (both). Required 100 feet, proposed 55.2 feet on Lot A and 59 feet on Lot B.**

§ 255-34 – C-1 Maximum Building Coverage. Permitted 35%, proposed 43.9% on Lot A and 41.6% on Lot B.

§ 255-34 – C-1 Minimum distance from one- and two-family zone. Required 100', proposed 55 feet on Lot B.

§255-34 – NC Minimum Side Yard (one). Required 12 feet, proposed 10 feet on Lot B.

The applicant is requesting the following Design Waivers:

§ 255-26G(8(a)) – Waiver for parking lot landscaping. Not less than 10% of each parking area shall be suitably landscaped.

§ 255-26G(8(c)) – Waiver for parking lot trees. Parking lots are required to have one tree per 12 spaces, and no more than 12 spaces without a landscaped island.

§ 255-26G(9) – Waiver for parking lot lighting. The Ordinance requires parking lots to be lit at 1.5 foot-candles.

§ 255-26G(12) – Waiver for bicycle parking. The Ordinance requires nonresidential developments provide one (1) bicycle space for each 50 off-street parking spaces, but at least three (3) bicycle spaces. A total of three (3) bike spaces are required.

§ 255-26H(2)(a) – Waiver for façade materials. The Ordinance requires façades in the NC zone which are facing the street to be at least 75% brick, stone or metal.

§255-26H(2)(b) – Waiver for façade articulation. The Ordinance requires the vertical demarcations every 25 linear feet in the NC zone.

§ 255-26H(2)(c) – Waiver for façade fenestration. The Ordinance requires 40%fenestration on street-facing facades in the NC zone.

§ 255-26I – Waiver for façade materials. The Ordinance requires non-street facades in the NC zone to have at least 25% of the façade be brick or stone.

**PUBLIC PORTION** - Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board.

**COPIES OF THE MINUTES OF THE MEETING ARE AVAILABLE AFTER ADOPTION BY THE BOARD UPON WRITTEN REQUEST SUBMITTED TO THE TOWNSHIP CLERK, 8 SPRINGFIELD AVENUE, CRANFORD, NEW JERSEY 07016 IN ACCORDANCE WITH THE OPRA ACT.**