

## **MINUTES - ZONING BOARD**

May 21, 2018

The workshop portion of the meeting was called to order at 8:02 P.M. by Mr. Marotta, Chairman.

### **ROLL CALL:**

#### **Members Present:**

Mr. Marotta  
Mr. Pistol  
Mr. Bovasso  
Ms. Daly  
Ms. Drake

#### **Members Absent:**

Mr. Illing  
Mr. Salomon

#### **Alternates Present:**

Ms. Hay

#### **Alternates Absent:**

Mr. Trelease

Also in attendance: Nicholas Giuditta, Esquire, Ron Johnson, Zoning Officer, Kathy Lenahan, Administrator/Scribe

### **COMMUNICATIONS:**

**None**

### **RESOLUTIONS OF MEMORIALIZATION:**

- 1. Application # ZBA – 18-004  
Applicant: Charles & Susan Shaw  
27 Windsor Place  
Block: 252, Lot: 10, Zone R-3  
The applicant in this matter is seeking relief for a rear yard setback. Requirement is 30 feet for a rear yard setback where 27 feet exists (§255-34, Attachment 1, Schedule 1).**

The Resolution of Memorialization (attached and made part of these minutes) as amended, was reviewed by the Board. After discussion, a motion to approve the resolution was made by Mr. Pistol, seconded by Mr. Bovasso and passed by unanimous voice vote.

2. **Application # ZBA-18-005**  
**Applicant: Jason & Courtney Irwin**  
**7 Shawnee Road**  
**Block: 114, Lot: 5, Zone R-2**  
**The applicant in this matter is seeking relief for a rear yard setback. Requirement is 30 feet for a rear yard setback where 18'4' is proposed (§255-34, Attachment 1, Schedule 1).**

The Resolution of Memorialization (attached and made part of these minutes) was reviewed by the Board. After discussion, a motion to approve the resolution was made by Mr. Bovasso, seconded by Ms. Daly and passed by unanimous voice vote.

**MINUTES:**

Motion to adopt minutes of the May 14, 2018 meeting was made by Mr. Pistol and seconded by Ms. Daly and passed by unanimous voice vote.

**OLD/NEW BUSINESS**

None

The workshop portion of the meeting concluded at 8:11 P.M.

**PUBLIC PORTION:**

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Marotta on May 21, 2018 at 8:16 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Mr. Marotta announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader or Star Ledger has been notified and the agenda posted in the municipal building as required.

Mr. Marotta explained the protocol, purpose and procedure that will be followed during the hearing.

1. **Application # ZBA-18-006**  
**Applicant: Eastman Properties, LLC**  
**106 Eastman Street**  
**Block: 187, Lot: 2, Zone D-B**  
**The applicant in this matter is requesting a C(2) variance and a D(3) or D(5) variance for residential density. Applicant is seeking to construct a 3-story building containing first floor commercial space and four (4) apartments on the two upper floors.**

Joseph Triarsi, Esq., appeared on behalf of the applicant. Stated that he was notified by the Planning Office today that it was not likely that there would be a seven-member board this evening. Stated this is a D variance and requires five affirmative votes. Stated they typically like to have a full board available to hear and decide the case. Spoke with his client and his client prefers to wait until a full board is available. Asked that the hearing be carried.

Hearing is tentatively scheduled for June 11, 2018.

**PUBLIC PORTION:**

None

**CONCLUSION:**

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:24 P.M.

---

Jeffrey Pistol, Secretary