

The Cranford Planning Board will hold a regularly scheduled meeting on **Wednesday, July 21, 2021 at 7:30 p.m.** in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey.

This meeting is in compliance with the "Open Public Meetings Act" as adequate notice of this meeting has been provided to the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin Board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

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

**PUBLIC MEETING - 8:00 p.m. – Council Chambers – Room 107**

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1. Statement of compliance with the Open Public Meetings Act.
2. Pledge of Allegiance
3. Roll Call
4. Application # PB-21-004  
Applicant: Serginho & Sandra Martins  
116 Garden Street  
Block: 285 Lot: 5 R-4 Zone

The applicant in this matter is seeking Minor Subdivision approval, along with a c(1) hardship variance and several c(2) variances and design waivers. Applicant is proposing to subdivide the existing Lot 5 into two new lots; Proposed Lot 5.01 (7,500 SF) and proposed Lot 5.02 (6,100 SF). The existing single-family dwelling will remain on Lot 5.02 and a new single-family dwelling will be constructed on Lot 5.01.

Chart is attached for a list of variances and waivers requested.

**116 Garden Street**

Relief Requested	Ordinance	Required	Existing	Proposed
Minor Subdivision Approval	§255 – Land Development Article IV – Development Requirements and Standards	n/a	n/a	n/a
C(1) Variance	NJSA 40:55D-70c(1)	n/a	n/a	n/a
C(2) Variance Proposed Lot 5.01 <sup>1</sup>	§255-34 Area, Yard and Building Requirements; Minimum Lot Area	6,000 SF	10,000 SF (Existing Lot 5)	5,000 SF
C(2) Variance Proposed Lot 5.02				
C(2) Variance Proposed Lot 5.01	§255-34 Area, Yard and Building Requirements; Minimum Lot Width	60 feet	100' (Existing Lot 5)	50 feet
C(2) Variance Proposed Lot 5.02				
C(2) Variance Proposed Lot 5.02	§255-34 Area, Yard and Building Requirements; Side Yard Setback (Both)	15 feet (30% of lot width)	43.36 feet (Existing Lot 5)	14.82 feet
C(2) Variance Proposed Lot 5.01	§255-38A(2) Permitted Accessory Uses and Structures; Accessory Structures in All Zones; Minimum Side Yard Setback	5 feet	3.99 feet (Shed A)	3.99 feet
C(2) Variance Proposed Lot 5.02		5 feet	.74 feet (Shed B)	.74 feet
C(2) Variance Proposed Lot 5.02	§255-38A(2) Permitted Accessory Uses and Structures; Accessory Structures in All Zones; Minimum Side Yard Setback <sup>1</sup>	5 feet	7.09 feet (Existing Lot 5)	3 feet
Design Waiver Proposed Lot 5.01	§255-26G(1)(e) Design Standards: Specific; Circulation, Driveways, Parking and Loading and Unloading Requirements; Driveway Design Standards; Maximum Grades	Maximum 10% grade over length of driveway; Maximum 2% grade for the first 25 feet from the ROW	n/a	3.7% for the first 25 feet
Design Waiver Proposed Lot 5.02				3.7% for the first 25 feet

1. Minimum lot area within 100 feet of the Garden Street right-of-way.

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