

The Cranford Zoning Board of Adjustment Board meeting scheduled for Monday, November 23, 2020 at 7:30 p.m. will be conducted virtually in order to avoid potential impacts from Covid-19.

Due to the ongoing public health emergency, and the Governor's Executive Orders related to the same, the Zoning Board of the Township of Cranford will conduct all meetings remotely and by electronic means for the foreseeable future.

In accordance with N.J.S.A. 10:4-6 (the "Open Public Meetings Act") and consistent with the Department of Community Affairs, Division of Local Government Services guidelines, the Township's Zoning Board Meetings will be open to the public by electronic means. Residents can view the meetings on TV-35, and via livestream on [TV-35's Facebook Page](#).

Residents who wish to participate in the virtual meeting for purposes of making a public comment or to participate in any scheduled public hearing should follow the instructions and complete the registration form available at the Township of Cranford's website at <https://www.cranfordnj.org/minutes-and-agendas> or on the Zoning Board web page under the tab "Zoning Board Virtual Meeting Public Access Information".

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 – 7:45 p.m. – This meeting will be offered virtually for all Board Members, Board Professionals, Applicant and Applicant's Team and interested parties and members of the Public.

1. Statement of compliance with the Open Public Meetings Act.
2. Roll Call
3. Application #ZBA 20-004
109 Miln Street
Block: 187 Lot:16 Zone D-B
Applicant: Jesse R. Hynes

Applicant is requesting a d(3) conditional use variance to utilize the first floor of an existing structure measuring 1250 sq. ft. for the purpose of a law office (professional office). Offices are only permitted on the first floor measuring less than 1,000 sq. ft. §255-39B(18)(b).

4. Application # ZBA 19-020 – Continued from October 26, 2020
Applicant: NATC Donuts Inc.
49 South Avenue West
Block: 473 Lot: 1 ORC Zone

Applicant is requesting preliminary and final site plan approval, a d(1) use variance, numerous “c” variances as well as design waivers/exceptions for a drive-thru restaurant.

PUBLIC PORTION - Any interested party may appear 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.