

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, November 27, 2023 at 7:30 p.m. will be conducted virtually.

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 the scheduled public hearing can join with Google Meet at: meet.google.com/iqt-erpf-hib or by phone at 1-720-593-8191 enter PIN 224416626.

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
6. Closed Session – The Zoning Board will go into closed session to discuss the 2024 RFP’s for Zoning Board Attorney and Board Planner

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 23-020
Peter & Leah Katz
410 Orchard Street
Block: 171 Lot: 1.04, R-1 Zone

The applicant is requesting a design waiver to install a 6’ tall solid fence along the stormwater drainage canal within the West End Place front yard. Maximum fence height permitted is 4’ tall, where existing is 4’ and proposed is 6’. Maximum fence transparency permitted is 50% solid, where existing is 50% solid and proposed is 100% solid. Minimum required fence front yard setback is 35’ where proposed is 26.5’ §255-26.K(2).

4. Application #ZBA 22-009 – Continued from June 26, 2023
Carwen Management LLC
113 North Avenue West
Block: 183 Lot: 6 D-B Zone

The applicant is seeking to construct a two-story addition to the existing building to create a 3-story mixed use building that contains office space on the first floor and four (4) two-bedroom apartments on the second and third floor.

The applicant is requesting Preliminary and Final Minor Site Plan, along with a d(3) Conditional Use variance, where the maximum allowed office area is 1,000 square feet and the proposed office area is 2,244 square feet §255-39B(18). A d(5) density variance where the maximum allowed is 10 units/acre and proposed is 18 units/acre §255-39B(22). A variance for impervious coverage where the maximum allowed is 80%, existing is 64.6% and 82.4% is proposed §255-34-Attachment 1, Schedule 1. A variance for parking spaces where the required is 15 spaces and 11 spaces are proposed §255-44A. A variance for freestanding sign height where the maximum height is 4 feet and 6.5 feet is proposed §255-38G(4). A design waiver for parking space dimensions where 10 x 18 is required and 9 x 18 is proposed §255-26G(3)(a)(1). A design waiver from a loading & unloading space where one space is required and none are proposed §255-26G(11) and a design waiver for lighting in a parking area, where a minimum of 1.5 foot-candles is required and some portions of parking area have 0.5 foot-candles §255-26G(9).

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

SUBMISSION OF WRITTEN PUBLIC COMMENTS NOT RELATED TO A PUBLIC HEARING OR AN APPLICATION -

When the Board conducts a virtual meeting, members of the public shall be permitted to make public comment, in advance of the remote public meeting, by submitting a written comment to the Board Administrator at: Board-Administrator@cranfordnj.org, by electronic mail and in written letter form by 12:00 p.m. the day before the scheduled meeting. The Board shall have the discretion to accept text-based public comment received during a remote public meeting held through an electronic communications platform or Internet-accessible technology. Public comments submitted before the remote public meeting through electronic mail or by written letter shall be read aloud and addressed during the remote public meeting in a manner audible to all meeting participants and the public. The Board may limit public comments submitted in written form in the same manner that oral public comments are limited. Nevertheless, each submitted comment shall be read from the beginning,

until the time limit is reached. The Board may exclude duplicative comments; however, each duplicate comment shall be noted for the record with the content summarized. The Board will not arbitrarily exclude or summarize duplicative comments, while reading other duplicative comments individually.

As used herein "submission of written public comment" shall be only those comments from the public called for by the Chair after the hearings included on the agenda for the scheduled virtual meeting have been concluded or adjourned and shall not be related to any matters pending before the Board. The submission of written public comment shall be related to land use issues that are cognizable before the Board. The Board in its discretion may exclude submitted public comment that is meant to be disruptive by including statements not related to land use issues cognizable before the Board or include profanity or include disparaging language directed at an individual rather than a legitimate land use issue.

Nothing in this section shall be interpreted to alter any Board action permitted by the Open Public Meetings Act, N.J.S.A. 10:4-1 et seq., or Municipal Land Use Law N.J.S.A. 40:55D-1 et seq., or any other law or rule applicable to the Board or alter the requirement directing the Board to have all individuals giving sworn testimony at a remote public meeting to appear by video in addition to audio (N.J.A.C. 5:39-1.4(d)).

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.