

**The Cranford Zoning Board of Adjustment meeting scheduled for December 11, 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](https://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

**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 23-018 – Carried until January 22, 2024  
Applicant: Mark & Denise Smith  
Owner: Township of Cranford  
100 Lambert Street  
Block: 322 Lot: 18, R-1 Zone

The applicant is requesting an interpretation of the zoning ordinance pertaining to §255-39 Conditional Uses.

4. Application #ZBA-23-016 – Requesting a Withdrawal of the Application  
Thomas & Lisa Cook  
45 Concord Street  
Block 461 Lot 15, R-2 Zone

The applicant is requesting a c(1) variance for the construction of a one story addition to the rear of the existing dwelling for an expanded kitchen and eating area, along with a new deck in the rear yard. Minimum total side yard setback required is 30% of the lot width = 30' (min.), where existing is 30.7' and proposed is 27.65' §255-34, Attachment 1, Schedule 1.

5. Application #ZBA 22-012 – Continued from October 2, 2023  
NACT Donuts Inc.  
333 North Avenue East  
Block: 318 Lot: 22 NC Zone

The applicant is requesting a d(1) Use variance for the purpose of utilizing the property as a Dunkin drive-thru fast food restaurant. §255-36(c)(1). This is a bifurcated application.

6. Application #ZBA 23-019  
Lauren King & Sean Swift  
101 Hering Avenue  
Block: 208 Lot: 14, R-4 Zone

The applicant is requesting a c(2) variance for the construction of a side entrance with a small platform and steps to the house. Minimum required front yard setback (prevailing) – Hering Avenue is 29.6', where existing is 29.8' and proposed is 25.3'. Minimum required front yard setback (prevailing) – Summit Road is 29.6', where existing is 30' and proposed is 25'. Minimum required side yard setback is 7', where existing is 6.7' and proposed is 3.3'. §255-34 Attachment 1. Required off-street parking is 2 parking spaces, where existing is 2 parking spaces and proposed is 1 parking space §255-44 B. A design waiver for driveway paving where the requirement is to pave from the driveway apron to the front building setback line, existing is paved to the front building setback line and proposed is gravel to the front building setback line. §255-26.G(8)(h).

**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](mailto: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.***