

**REVISED 2.26.24**

**The Cranford Zoning Board of Adjustment meeting scheduled for February 26, 2024 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 and on YouTube at: https://www.youtube.com/live/-xrzV7D687c?si=wY1H1xRn28g-nHOU](https://www.youtube.com/live/-xrzV7D687c?si=wY1H1xRn28g-nHOU)

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/zuv-mxtb-hdy](https://meet.google.com/zuv-mxtb-hdy) or by phone at 1-929-356-5506 enter PIN 961114787.

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-23-017 – Requesting to be carried until April 8, 2024  
Applicant: J. Tan & M. Tog LLC/Reel Strong Fuel  
545A Lexington Avenue & 547-549 Lexington Avenue  
Block 457 Lots 8 & 9, R-1 Zone

The applicant is requesting a d(1) use variance for the construction of an age-restricted townhouse development consisting of 24 residential units (20 market rate and 4 affordable) spread throughout 5, three-story townhouse buildings. The applicant also proposes surface and garage parking, fencing and landscaping improvements. §255-36.A(1) This is a bifurcated application.

4. Application #ZBA 23-024  
Francine & Charles Mueller  
319 Union Avenue South  
Block: 431 Lot: 5 R-4 Zone

The applicant is requesting a c(2) variance to construct an addition for a new attic, interior renovations and facade improvements. The maximum story height is 2 stories where existing is 2.5 stories and proposed is 3 stories §255-34 Schedule 1.

5. Application #ZBA 18-003  
Emanuel Nimrud  
496 Centennial Avenue  
Block: 594 Lot: 8, NC Zone

The applicant received a d(3), d(5) and c(1) variance approval to permit four residential apartment units and one commercial unit on May 14, 2018. The applicant is requesting an extension of said approvals.

**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.***