

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, March 25, 2024 at 7:30 p.m.** in Council Chambers in 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 by publishing of the Board's annual schedule of meetings in 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 – COUNCIL CHAMBERS - 7:45 p.m.

1. Statement of compliance with the Open Public Meetings Act.
2. Pledge of Allegiance
3. Roll Call
4. Application # ZBA 23-023
Applicant: Janice Sheafer
23 Berkeley Place
Block 166 Lot 2, R-4 Zone

The applicant is requesting a c(2) variance for the construction of a new 3 season room and a new deck in the rear yard. Maximum allowed impervious coverage is 40%, where proposed is 44.2%. Minimum rear yard setback required is 48.23 feet, where proposed is 35.45 feet, §255-34, Attachment 1, Schedule 1.

5. Application #ZBA 22-012 – Continued from December 11, 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.

PUBLIC PORTION - Any interested party may appear at said hearing 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