

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, April 29, 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 23-022
Applicant: Peter & Heather Pekosz
543 Lexington Avenue
Block 457 Lot 7, R-1 Zone

The applicant is requesting a c(2) variance for the construction of an addition. The minimum setback of an accessory structure (garage) to a house is 10 feet, and 6.6 feet is proposed §255-38A(7).

5. Application #ZBA 23-025
Applicant: Patrick Curtin & Jennifer Costello
107 Hillcrest Avenue
Block: 415 Lot: 10, R-4 Zone

The applicant is requesting a c(1) variance for the construction of an addition and a deck. The minimum combined side yard setback required is 15 feet, where existing is 12.74 feet, and 12.44 feet is proposed. Maximum building coverage is 30%, where 24% is existing and 32.3% is proposed §255-34 Attachment 1, Schedule 1.

6. Application # ZBA 24-001
Applicant: Frances & James Bradley
15 Oneida Place
Block 619 Lot 3, R-4 Zone

The applicant is requesting c(1) and c(2) variance relief for the construction of a one story addition and covered patio at the rear of the existing single family dwelling. The maximum allowed lot coverage is 40% where 47.4% is existing and 49% is proposed. The minimum required rear yard setback is 25.25 feet, where 16.17 feet is existing and 13.75 feet is proposed, §255-34 Attachment 1, Schedule 1.

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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