

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, April 8, 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 23-018
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.

5. Application #ZBA 23-017
Applicant: J. Tan & M. Tog LLC
Owner: J. Tan & M. Tog & 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 to construct an age-restricted townhouse development consisting of 23 residential units (20 market rate and 3 affordable) spread throughout 5 three-story townhouse buildings. The applicant is also proposing surface and garage parking, fencing and landscaping improvements. 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