

MINUTES – ZONING BOARD REORGANIZATION

January 11, 2021

The Reorganization meeting was called to order at 7:38 p.m. by Mr. Marotta, 2020 Chairman. The meeting was held virtually via Google Meet.

ROLL CALL:

Members Present:

Mr. Marotta
Mr. Aschenbach
Mr. Ashrafi
Ms. Daly
Mr. Lucas
Mr. Quinn
Mr. Salomon

Members Absent:

None

Alternates Present:

Ms. Oliver
Mr. Rees

Alternates Absent:

None

Also present:

Mark Rothman, Esquire, (2020 Legal Counsel), Kathy Lenahan, Board Administrator

SWEARING IN OF NEW MEMBERS

Ron Marotta was sworn in for a four-year term ending December 31, 2024 by Mr. Rothman.

Kent Lucas was sworn in for a four-year term ending December 31, 2024 by Mr. Rothman.

Sarah Oliver was sworn in for a two-year term ending December 31, 2022 by Mr. Rothman.

ELECTION OF OFFICERS

A motion was made by Mr. Salomon, seconded by Mr. Aschenbach to nominate Ron Marotta as Chair.

A motion was made by Mr. Ashrafi, seconded by Mr. Rees to nominate Christine Daly as Chair.

A roll call vote was taken.

Voting for Mr. Marotta was: Mr. Salomon, Mr. Aschenbach and Mr. Marotta.

Voting for Ms. Daly was: Mr. Ashrafi, Mr. Lucas, Mr. Quinn and Ms. Daly.

Ms. Daly was appointed Chair for 2021.

Ron Marotta was nominated as Vice Chair by Mr. Lucas, seconded by Mr. Quinn and passed on unanimous voice vote.

Dan Aschenbach was nominated as Secretary by Mr. Marotta, seconded by Mr. Quinn and passed by unanimous voice vote.

Kent Lucas was nominated as Alternate Secretary by Mr. Ashrafi, seconded by Mr. Marotta and passed by unanimous voice vote.

APPOINTMENT OF BOARD ATTORNEY

Motion to appoint Mark Rothman, Esq. as Board Attorney was made by Mr. Marotta seconded by Mr. Quinn and passed on unanimous voice vote.

APPOINTMENT OF ADMINISTRATOR

Motion to appoint Kathy Lenahan as Board Administrator was made by Mr. Marotta seconded by Mr. Quinn and passed on unanimous voice vote.

APPOINTMENT OF BOARD ENGINEER

Discussion was held regarding the Board Engineer. Some board members voiced reservations with Maser Consulting.

Motion to appoint Maser Consulting as Board Engineer was made by Mr. Marotta, seconded by Mr. Salomon and passed on unanimous voice vote.

Motion was made in open session to go into closed session, to discuss retention of a Board planner by Mr. Marotta, seconded by Mr. Aschenbach, and passed on unanimous voice vote.

APPOINTMENT OF PLANNING CONSULTANT

Motion to appoint Topology as the primary Board Planner and CME as secondary planner was made by Mr. Salomon, seconded by Mr. Quinn and passed on unanimous voice vote.

DESIGNATION OF OFFICIAL NEWSPAPER

Motion to designate The Westfield Leader and/or The Star Ledger as the Zoning Board official newspaper(s) was made by Mr. Marotta, seconded by Mr. Salomon and passed on unanimous voice vote.

ADOPTION OF THE 2021 RULES AND REGULATIONS

A motion to adopt the Zoning Board Rules and Regulations, as amended, was made by Mr. Aschenbach, seconded by Mr. Marotta and passed on unanimous voice vote.

COMMUNICATIONS:

None

MINUTES:

A motion to adopt the minutes of the November 30th Special meeting was made by Mr. Marotta seconded by Mr. Salomon and passed on unanimous voice vote.

A motion to adopt the minutes of the December 7th meeting was made by Mr. Marotta seconded by Mr. Aschenbach and passed on unanimous voice vote.

RESOLUTIONS OF MEMORIALIZATION:

- 1. Application #ZBA-20-004**
Applicant: Jesse R. Hynes
109 Miln Street
Block: 187 Lot: 16 D-B Zone

Applicant is requesting a d(3) conditional use variance to utilize the first floor of an existing structure measuring 1250 sq. ft. for the purpose of a law office (professional office). Offices are only permitted on the first floor measuring less than 1,000 sq. ft. §255-39B(18)(b).

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Mr. Quinn, seconded by Mr. Marotta and passed with the following voting in favor of the motion:

Affirmative: Mr. Marotta, Ms. Daly, Mr. Ashrafi, Mr. Lucas, Mr. Quinn, Mr. Salomon, Mr. Rees

Opposed: None

OLD BUSINESS and NEW BUSINESS

Board thanked Mr. Marotta for all his leadership and service as Chair this past year.

Ms. Lenahan will provide via email to new Board members, information on mandatory Land Use and Stormwater Management training.

Mr. Rothman stated he was notified there is a scheduling conflict for the Zoning Board Monday night meetings. The Township Committee will be meeting virtually and TV 35 will be televising

those meetings. The Zoning Board needs to adjust their schedule. Discussion was held. A new schedule will be prepared and will be voted on at the January 25th meeting.

PUBLIC MEETING – 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.

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. Application # ZBA 20-006
Applicant: Michael & Janine Kirk
42 Richmond Avenue
Block: 212 Lot: 63, R-3 Zone

The applicant in this matter is seeking a c(2) variance for a front yard setback to construct an addition to the front porch.

Ronald Meeks appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert in the field of Architecture. He described the application. Reviewed drawing A-1 which included the tax map and zoning map. Stated the existing site plan was revised after the DRC meeting. The house was built in 1941 and there are some pre-existing non-confirming conditions including an undersized lot. It is also a narrow property. Construction of the porch is still below the maximum for impervious and building coverage. The encroachment of the porch is 7.8 feet and the property is not in a flood overlay district. Reviewed drawing A-2 as the revised drawing showing the existing floor plan and porch plan. Also showed the second floor existing and proposed plan which has been reduced in Area. The attic area is to provide storage. The site plan was revised to show that the dormer has been reduced and is no longer a third story, so there is no longer a need for a variance. Reviewed drawing A-3 which showed the existing and proposed elevations for front, side and rear of house. Applicant would like to add a front porch open on three sides and will blend with the architecture of the house. There will be landscaping with shrubs. Believes relief can be granted without substantial detriment to the public good. There will be no negative impacts on the neighborhood.

Questions posed by the Board ascertained the following:

Drainage will go out to the street. Shrubs will be included, not just grass. Most houses that are in line with this house do not have porches. Width of porch will be 32 ½ feet and depth will be 8 feet. Lattice is proposed on the bottom and water would be able to flow through. It is compliant for impervious coverage.

Ms. Daly asked if anyone from the public had any questions of this witness, no one appeared.

Michael and Janine Kirk appeared and were sworn in. Stated they wanted to increase the curb appeal. Feels this would enhance the home and be in line with other homes that have porches in Cranford.

Questions posed by the Board ascertained the following:
The porch will not be closed in. Looking for a place to sit safely outside.

There were no further questions from the Board.

Ms. Daly asked if anyone from the public had any questions for this witness, no one appeared.

Mr. Meeks summarized the application and stated this is a simple application that will enhance the Township.

2. DELIBERATIONS OF Application # ZBA 20-006
Applicant: Michael & Janine Kirk
42 Richmond Avenue
Block: 212 Lot: 63, R-3 Zone

The applicant in this matter is seeking a c(2) variance for a front yard setback to construct an addition to the front porch.

Boards comments consisted of the following:
Enhances the community. Likes the application.

Motion to approve Application # ZBA 20-006 was made by Mr. Salomon, seconded by Mr. Aschenbach with the following voting in favor of the motion: Mr. Marotta, Mr. Aschenbach, Mr. Ashrafi, Ms. Daly, Mr. Lucas, Mr. Quinn, Mr. Salomon

Opposed: None

PUBLIC PORTION

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at. 9:03 p.m.

Daniel Aschenbach, Secretary