

MINUTES – ZONING BOARD – October 25, 2021

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, October 25, 2021 at 7:30 p.m. was conducted virtually in order to avoid potential impacts from Covid-19.

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.

The workshop portion of the meeting was called to order at 7:30 p.m. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Lucas

Alternates Present:

Ms. Oliver
Mr. Rees

Alternates Absent:

None

Also in attendance: for Mark Rothman, Esq., and Kathy Lenahan, Board Administrator

COMMUNICATIONS:

Ms. Lenahan read into the record a letter from Gary Goodman, Esq, requesting a withdrawal of application number ZBA 21-008.

MINUTES:

Motion to adopt minutes from the September 13, 2021 meeting was made by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

Motion to adopt minutes from the September 27, 2021 meeting was made by Mr. Aschenbach, seconded by Mr. Quinn and passed on unanimous voice vote.

RESOLUTION:

1. Application #ZBA 21-009
Applicant: James & Kacie Peluso
26 Mendell Avenue
Block: 549 Lot: 26, R-4 Zone

The applicant is requesting a c(2) variance for the expansion of their existing garage to make the family room at rear of garage a more usable space. Minimum front yard setback required is 25 ft. and 18 ft. is proposed §255-34 Attachment 1, Schedule 1.

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Mr. Salomon, seconded by Mr. Aschenbach and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Aschenbach, Mr. Ashrafi, Mr. Quinn, Mr. Salomon, Ms. Oliver

Opposed: None

OLD/NEW BUSINESS

Ms. Lenahan stated a new zoning official has been hired. Her name is Katheen Nemeth and she was the Assistant Zoning Officer in Westfield, prior to coming to Cranford.

The workshop portion of the meeting concluded at 7:41 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on October 25, 2021 at 7:45 p.m. via Google Meet. Ms. Daly announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader and the Star Ledger have been notified and the agenda posted in the municipal building as required.

Ms. Daly explained the protocol, purpose and procedure that will be followed during the hearing.

1. Application # ZBA 20-003
Cranford Harrison Developers LLC
24 South Avenue West
Block: 474 Lot: 1, D-B Zone

Applicant is seeking a d(3) conditional use variance, where maximum density permitted is 10 units/acre and 100 units/acre is proposed §255-39B(22)(g); a d(5) density variance where maximum density permitted is 10 units/acre and 100 units/acre is proposed §255-39B(22)(g); A c(2) variance for impervious coverage where 80% is the maximum permitted, and 52% exists and 86% is proposed §255-34; a c(2) variance for building height where 3 stories – 45' is permitted and 4 stories – 45' is proposed §255-34; a c(2) variance for front yard setback where 5' is required and 0' exists and 0' is proposed §255-34; and a waiver for parking where 142 parking spaces are required and 76 parking spaces are proposed §255-44A & B.

Joe Rakofsky, Esq. appeared for the applicant.

Mr. Rothman stated a request was made for unpaid fees and costs in order to move forward with the application.

Mr. Rakofsky stated a payment of \$15,000 was made along with fees for the application, but another payment has not been made.

Mr. Rothman stated the Board cannot move forward until the applicant has paid the escrow. The Board can move to dismiss the application without prejudice and when the escrow is paid, the applicant would be able to reschedule.

Discussion was held as to the escrow deficiencies and dismissing the application.

A board member stated that none of the members nor the township professionals have seen or reviewed any of the revisions due to the deficiency in the escrow. If the application becomes satisfactory, it can be put back on the Board's calendar.

Mr. Rakofsky stated they could make another payment at the next meeting, but requests that the matter not be dismissed with or without prejudice.

A motion was made to dismiss the application without prejudice by Mr. Salomon, seconded by Mr. Aschenbach and passed on roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Ashrafi, Mr. Quinn, Mr. Salomon, Ms. Oliver

Opposed: None

PUBLIC PORTION:
None

Ms. Daly stated the application scheduled for November 8th has been withdrawn, so the November 8th meeting is cancelled. The next scheduled meeting is November 22nd at 7:30 p.m.

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:00 p.m.

Daniel Aschenbach, Secretary