

MINUTES – ZONING BOARD – November 28, 2022

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, November 28, 2022 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 7:33 p.m. Ms. Daly, Chair.

ROLL CALL:

Members Present:

Ms. Daly
Mr. Marotta
Mr. Aschenbach
Mr. Lucas
Mr. Quinn
Mr. Rees

Members Absent:

Mr. Ashrafi

Alternates Present:

Ms. Oliver
Mr. Cukierski

Alternates Absent:

None

Also in attendance: Mark Rothman, Esq., and Kathy Lenahan, Board Administrator, Jacqueline Dirmann, Board Engineer

COMMUNICATIONS:

None

MINUTES:

Motion to adopt the minutes of the October 24, 2022 meeting, was made by Mr. Aschenbach, seconded by Mr. Marotta and passed on unanimous voice vote.

RESOLUTIONS:

1. Application # ZBA 21- 013
Cold River Realty Corp
85 Winans Avenue
Block 527 Lot 7, C-2 Zone

Applicant is requesting a d(1) and d(4) variance for the construction of a new two-family dwelling. A d(1) variance for a new two-family dwelling where only two-family dwellings existing as of 2014 are allowed §255-36D(1) and a d(4) variance to allow a floor area ratio of 1.03 where a maximum of .6 is allowed §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. Marotta, seconded by Mr. Cukierski and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Lucas, Mr. Quinn, Mr. Rees, Ms. Oliver, Mr. Cukierski

Opposed: None

OLD/NEW BUSINESS:

None

The workshop portion of the meeting concluded at 7:39 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on November 28, 2022, 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 22-008
Anthony & Lori Lettini
170 Locust Drive
Block: 251 Lot: 2, R-1 Zone

Applicant is requesting two c(1) variances for the construction of a two-story addition. The minimum side yard setback is 7.5' and 5.0' is proposed, §255-34, Attachment 1, Schedule 1. The minimum combined side yard setback is 22.5' and 10.5' is proposed, §255-34, Attachment 1, Schedule 1.

Rich Pierce appeared and was sworn in. He presented his qualifications to the Board and was accepted as an expert in Architecture.

Mr. Pierce reviewed the application for 170 Locust Drive. The applicants are requesting to add an addition to the existing home. Presented an updated drawing of A-1 (added notes to drawing), but plan did not change. Reviewed the site plan. House is parallel to Locust Drive. Property line on the right, is a Cranford property. Keeping the minimum five feet from property line. Need to add bedroom space to the house and will be relocating the garage. It is a difficult corner to drive out of and is on a bend. Would like to relocate the driveway and have entrance on Locust Drive. Applicant is under on all their coverages. Impervious coverage is also being reduced.

Questions from the Board for this witness ascertained the following:

The pool application has been withdrawn. Gutters will go to downspouts adjacent to the house. Reducing the amount of impervious surface. Applicant would replace the tree being removed, which was requested by the Environmental Commission. Reducing impervious surface by 40 feet. Grass will be used to replace the pavement being removed.

Mr. Rothman asked about the date of the drawings. Also asked about the Engineer's Report and the stated conditions.

Mr. Pierce stated the drawing is dated with today's date, based on comments from the professionals. The applicants have no objection to the comments in the Board Engineer's letter.

Discussion ensued regarding the Environmental Commissions' recommendation letter.

Ms. Daly asked if anyone from the Public would like to ask a question of this witness, the following appeared:

Alex Ferrari – 178 Locust Drive appeared. Asked about the Lettini's removing their deck.

Mr. Pierce stated they have an existing patio at back of the house and that two feet encroaches, which would need to be removed.

Ms. Dirmann, Board Engineer, stated that Locust Drive was paved in 2020. Any disturbance of the road would need to go through the Town for approval.

Lori Lettini appeared and was sworn in. Stated they have lived in Cranford for almost 20 years. They have a major concern as to where their driveway is currently on Pacific Avenue. It is quite dangerous and they had an incident recently. To make it safer, it would be ideal to move the driveway to Locust. Plan on replacing any trees or doing what needs to be done to prevent any flooding.

Questions from the Board to this witness ascertained the following:
Agrees to work with the Environmental Commission on their recommendations, if application is approved.

Ms. Daly asked if any members of the Public had questions for this witness, no one appeared.

Ms. Daly asked if any members of the Public would like to make a comment for or against this application, the following appeared:

Greg Tonner – 178 Locust Drive appeared and was sworn in. Stated the intersection is very dangerous. Should be a stop sign at the location and is a safer option to have their driveway open onto Locust.

Mr. Pierce summarized the application. Feels it is a win-win. Taking care of a dangerous situation on the corner. Improving their driveway egress and reducing imperious surface.

2. DELIBERATIONS - Application #ZBA 22-008
Anthony & Lori Lettini
170 Locust Drive
Block: 251 Lot: 2, R-1 Zone

Applicant is requesting two c(1) variances for the construction of a two-story addition. The minimum side yard setback is 7.5' and 5.0' is proposed, §255-34, Attachment 1, Schedule 1. The minimum combined side yard setback is 22.5' and 10.5' is proposed, §255-34, Attachment 1, Schedule 1.

Board comments consisted of the following:
Agree with comments, moving driveway benefits the applicant and the public as well. Big improvement.

A motion to approve the application, with the conditions listed in the October 15th Environmental Commission statement, along with planting of a tree and additional landscaping, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Lucas, Mr. Quinn, Mr. Rees, Ms. Oliver

Opposed: None

PUBLIC PORTION:
None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:28 p.m.

Daniel Aschenbach, Secretary