

MINUTES – ZONING BOARD – December 13, 2021

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, December 13, 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 7:31 p.m. by Mr. Marotta, Vice Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Ms. Daly

Alternates Present:

Ms. Oliver
Mr. Rees

Alternates Absent:

None

Also in attendance: for Mark Rothman, Esq., Kathy Lenahan, Board Administrator, Jacqueline Dirmann, Board Engineer, Graham Petto, Board Planner

COMMUNICATIONS:

None

MINUTES:

None

RESOLUTION:

None

OLD/NEW BUSINESS

Discussion was held to determine if the Board meetings should be back in-person or stay virtual.

A motion that the Zoning Board meetings would remain virtual and the topic be revisited in February of 2022, was made by Mr. Quinn, seconded by Mr. Ashrafi and passed on unanimous voice vote.

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 Mr. Marotta on December 13, 2021 at 7:45 p.m. via Google Meet. Mr. Marotta 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.

Mr. Marotta explained the protocol, purpose and procedure that will be followed during the hearing.

1. Application # ZBA Applicant #ZBA 21-010
Owner: 354N Garwood LLC
245 North Avenue West
Block: 177 Lot: 4.01 ORC Zone
249 North Avenue West
Block: 177 Lot: 2.01 ORC Zone

Applicant is requesting Minor Site Plan approval, a d(1) use variance §255-36C.(1); a variance for Maximum Lot Impervious Coverage where 75% is the maximum, 75% exists, and 77.8% is proposed §255-34; a variance for front yard setback where the minimum required is 30 feet, 5 feet exists and 5.2 feet is proposed; and a variance for an accessory structure in the front yard §255-38A(1). The applicant is seeking to renovate and re-purpose the existing structure on vacant property as an animal hospital, along with an addition and to replace existing signage.

Stephen Hehl, Esq. appeared. Briefly reviewed the application and the witnesses that appeared at the last hearing. Stated there were some changes made to the Site Plan. Marked Revised Site Plan as Exhibit A-5 with a list of changes made to the Plan.

Mr. Weissman reviewed changes as: dumpster relocated with white PVC fencing, arborvitaes along fence line, marked space for electric car, grass island replaces parking spot, exit door on addition relocated, sign for right turn added to Lincoln Ave exit, "B" inlets converted to "E" inlets, recessed the addition 8 feet from front, total parking spaces reduced to 21, County signature block removed, lot coverage reduced, "Minor" removed from Site Plan and revised handicap striping,

Stated some drainage was located and drains southernly down Lincoln and has enough drainage capacity. Did an OPRA request for the old bank site plans to see if they can find the drainage system on the plans. Will provide a narrative to the engineer once the OPRA request is filled.

Questions from the Board for this witness, ascertained the following:

Dumpster gate will not have a lock. If Board prefers, they could put a lock on it. They located some of the drainage and will depict on the plans. Not sure what is underneath the parking lot. Once they get the bank site plan, they will be able to find out more about the drainage. They agree to do a Maintenance Agreement.

Mr. Marotta asked if anyone from the Public had questions for this witness, no one appeared.

Graham Petto, Board Planner appeared. Asked Mr. Weissman about screening of the dumpster with a five-foot fence and was that adequate. Also asked about maintenance of fence or alternate color. Also stated a design waiver would be required for the fence, since four foot is the maximum allowed.

Mr. Weissman stated they could make the fence six feet and it could be an earth tone.

Jacqueline Dirmann, Board Engineer asked about OPRA request and would applicant be willing to investigate further if OPRA request cannot be filled. Asked about rerunning calculations.

Mr. Weissman stated they would need to do on site investigation if they cannot get the bank site plan to locate the drainage.

Mr. Rothman asked about the height of the arborvitaes.

Mr. Weismann stated they would be 5-to-6-foot-high arborvitaes

Mr. Hehl reviewed the signage and stated they do not need any relief from the ordinances for signage.

Dr. Nazar appeared and reviewed the signage for the application. Presented the signage, which was marked Exhibit A-6 and described where the signage will appear on the building. Stated it will be similar to what was there for the bank.

No Board members had questions for this witness,

No members of the Public had questions for this witness.

Mr. Hehl presented an Environmental Summary marked Exhibit A-7 (includes an email to Dr. Nazar) for the property. Described it as case name: Former Mobil 15 NJO PL# 031989, dated 2/23/17, Version 1.4.

Mr. Hehl summarized the application. Stated this application is a great reuse of the property. Owners purchased property and want to make an investment. Building will have lots of light and air and adequate parking. Agreeing to the conditions the Board and the Board professionals requested, and requests that the Board grant this application.

Mr. Marotta asked if anyone from the Public had any comments for or against this application.

No member of the Public appeared.

1. **DELIBERATION:** Application # ZBA Applicant #ZBA 21-010
Owner: 354N Garwood LLC
245 North Avenue West
Block: 177 Lot: 4.01 ORC Zone
249 North Avenue West
Block: 177 Lot: 2.01 ORC Zone

Applicant is requesting Minor Site Plan approval, a d(1) use variance §255-36C,(1); a variance for Maximum Lot Impervious Coverage where 75% is the maximum, 75% exists, and 77.8% is proposed §255-34; a variance for front yard setback where the minimum required is 30 feet, 5 feet exists and 5.2 feet is proposed; and a variance for an

accessory structure in the front yard §255-38A(1). The applicant is seeking to renovate and re-purpose the existing structure on vacant property as an animal hospital, along with an addition and to replace existing signage.

Board comments consisted of the following:

Conditions would be that the enclosure is a 6-foot fence and the color not be bright white so as to reduce staining, there would be a lock on dumpster area, do an investigation into the underground drainage, and a maintenance agreement on the underground detention. Signage is externally lit. Thrilled that the vet hospital is staying in Cranford. A welcome business in that area. Sizable investment in the community. They agreed to all the conditions.

A motion to approve this application with conditions, was made by Mr. Aschenbach, seconded by Mr. Salomon and passed on roll call vote:

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

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 8:29 p.m.

Daniel Aschenbach, Secretary