

## MINUTES – ZONING BOARD – February 13, 2023

**The Cranford Zoning Board of Adjustment meeting scheduled for Monday, February 13, 2023 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. Cukierski  
Mr. Quinn

#### **Members Absent:**

Mr. Lucas  
Mr. Rees

#### **Alternates Present:**

Ms. Oliver

#### **Alternates Absent:**

Mr. Giuditta

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

### **COMMUNICATIONS:**

Ms. Daly stated that Township Resolution No. 2023-120 was sent to the Board for their review.

### **MINUTES:**

A motion to adopt the minutes of the December 12, 2022 meeting, was made by Mr. Marotta, seconded by Mr. Cukierski and passed on unanimous voice vote.

A motion to adopt the minutes of the January 9, 2023 Reorganization meeting, was made by Mr. Quinn, seconded by Mr. Aschenbach, and passed on unanimous voice vote.

### **RESOLUTIONS:**

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 the maximum is two bedrooms per unit and three (3) three bedroom units are proposed §255-39B(22)(d); a d(5) density variance where maximum density permitted is 10 units/acre and 32 units/acre is proposed §255-39B(22)(g); a c(1) variance for front yard setback where 5' is required, 0' exists and 0' is proposed §255-34; a c(2) variance for impervious coverage where 80% is the maximum permitted and 89.2% is proposed and a design waiver/exception for the size of two parking stalls §255-26.3a.1.

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. Cukierski, and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

2. Application # ZBA 22- 003  
NAKT Real Estate Holdings, LLC  
49 South Ave West  
Block 473 Lot 1, ORC Zone

Applicant is seeking Preliminary and Final Site Plan Approval, a d(1) variance and multiple "c" variances and design waivers (see attached list) for the construction of a medical office and urgent care facility.

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. Aschenbach, and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

3. Application #ZBA 22-011  
Matthew & Mollie Laracy  
50 Morse Street  
Block: 448 Lot: 8, R-3 Zone

Applicant is requesting a c(1) variance for the construction of a single-story addition. The minimum front yard setback in a street side yard is 25' and 14' 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. Quinn, seconded by Mr. Marotta, and passed by roll call vote:

Affirmative: Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn

Opposed: None

4. Application #ZBA 22-004  
Andre & Elizabeth Rivera  
96 Riverside Drive  
Block: 264 Lot: 13, R-4 Zone

Applicant is requesting a c(2) variance for the construction of a front porch. The minimum front yard setback is 25', whereas 29.92 exists and 22.92 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 was made by Mr. Quinn, seconded by Mr. Marotta, and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn

Opposed: None

5. Application #ZBA 22-006  
Edward Sisk  
134 Garden Street  
Block: 285 Lot: 8, R-4 Zone

Applicant is requesting c(2) variances for the construction of a front porch. The minimum front yard setback is 25' (23.6' minimum required based on the prevailing setback) and 21' is proposed, §255-34, Attachment 1, Schedule 1 and 40% is the maximum impervious coverage where 41.9% 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. Marotta, seconded by Mr. Aschenbach, and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn

Opposed: None

Motion to adopt Resolution of Memorialization No. 23-01 appointing the Board Officers and Board Administrator, as amended, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

Motion to adopt Resolution of Memorization No. 23-02 appointing Mark Rothman as Board Attorney, was made by Mr. Quinn seconded by Mr. Marotta and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

Motion to adopt Resolution of Memorialization No. 23-03 appointing Colliers Engineering as Board Engineer, was made by Mr. Aschenbach, seconded by Mr. Cukierski, and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

Motion to adopt Resolution of Memorialization No. 23-04 adopting the 2023 Board Schedule, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

Motion to adopt Resolution of Memorialization No. 23-05 appointing the Westfield Leder and Star Leder as Board newspapers, was made by Mr. Quinn, seconded by Mr. Aschenbach, and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

Motion to adopt Resolution of Memorialization No. 23-06 adopting the 2023 Rules and Regulations, was made by Mr. Marotta, seconded by Mr. Quinn and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

Motion to adopt Resolution of Memorialization No. 23-07 appointing Topology LLC as Board Planner, and Harbor Consultants as secondary planner, as amended, was made by Mr. Aschenbach, seconded by Mr. Marotta and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Quinn, Ms. Oliver

Opposed: None

**OLD/NEW BUSINESS:**

Board member asked for clarification on the 24 South Avenue application.

Mr. Rothman stated the applicant can come back before the Board with a new application. It could have the same application number, but would be under the zone code at the time of the application.

The next Board meeting is February 27<sup>th</sup> at 7:30 p.m.

**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 8:36 p.m.

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Daniel Aschenbach, Alternate Secretary