

MINUTES – ZONING BOARD – FEBRUARY 28, 2022

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, February 28 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 7:32 p.m. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Aschenbach

Alternates Present:

Ms. Oliver
Mr. Cukierski

Alternates Absent:

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

COMMUNICATIONS:

None

MINUTES:

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

Motion to adopt the minutes of the February 14, 2022 meeting, was made by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

RESOLUTION:

Application # ZBA 21- 011
Andrew and Kate Rubin
38 Roger Avenue
Block 436 Lot 40, R-4 Zone

Applicant is requesting a c(2) variance for the construction of a front porch and a second story addition. The minimum front yard setback required is 25 feet, where 31.1 feet is existing and 23.1 feet is proposed §255-34.

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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. Lucas and passed by roll call vote:

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

Opposed: None

OLD/NEW BUSINESS:

Discussion was held regarding the return to in-person meetings. Board consensus was to remain virtual and to table discussion till a later date.

PUBLIC PORTION:

None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passes. The meeting concluded at 7:47 p.m.

Kent Lucas, Alternate Secretary