

MINUTES – ZONING BOARD – March 11, 2024

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, March 11, 2024 at 7:30 p.m. was conducted virtually.

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. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

Ms. Daly
Mr. Marotta
Mr. Aschenbach
Mr. Cukierski

Members Absent:

Mr. Lucas
Mr. Quinn
Mr. Rees

Alternates Present:

Ms. Oliver
Ms. Vidwans

Alternates Absent:

None

Also, in attendance: Thomas Jardim, Esq., Kathy Lenahan, Board Administrator

COMMUNICATIONS:

A letter from Gary Goodman, Esq., was read into the record requesting that application # ZBA 22-009, 113 North Ave West, be carried, since there is not a full board of seven members this evening. The application will be continued on May 13, 2024, and they will re-notice and republish, since the hearing at that time, will be in person.

MINUTES:

A motion to adopt the minutes of the February 12, 2024, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

RESOLUTIONS:

None

OLD/NEW BUSINESS

None

The workshop portion of the meeting concluded at 7:37 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Zoning Board of Adjustment was called to order by Ms. Daly on March 11, 2024, 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 stated the application ZBA 22-009 will be carried until May 13, 2024.

1. Application #ZBA 22-009 – Requested to be carried until May 13, 2024
Carwen Management LLC
113 North Avenue West
Block: 183 Lot: 6, D-B Zone

The applicant is seeking to construct a two-story addition to the existing building to create a 3-story mixed use building that contains office space on the first floor and four (4) two-bedroom apartments on the second and third floor.

The applicant is requesting Preliminary and Final Minor Site Plan, along with a d(3) Conditional Use variance, where the maximum allowed office area is 1,000 square feet and the proposed office area is 2,244 square feet §255-39B(18). A d(5) density variance where the maximum allowed is 10 units/acre and proposed is 18 units/acre §255-39B(22). A variance for impervious coverage where the maximum allowed is 80%, existing is 64.6% and 82.4% is proposed §255-34-Attachment 1, Schedule 1. A variance for parking spaces where the required is 15 spaces and 11 spaces are proposed §255-44A. A variance for freestanding sign height where the maximum height is 4 feet and 6.5 feet is proposed §255-38G(4). A design waiver for parking space dimensions where 10 x 18 is required and 9 x 18 is proposed §255-26G(3)(a)(1). A design waiver from a loading & unloading space where one space is required and none are proposed §255-26G(11) and a design waiver for lighting in a parking area, where a minimum of 1.5 foot-candles is required and some portions of parking area have 0.5 foot-candles §255-26G(9).

PUBLIC COMMENT:

None

The Board was reminded they will be going back to in person meetings on March 25, 2024. Meetings will begin at 7:30 p.m. in Council Chambers.

CONCLUSION:

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

Daniel Aschenbach, Alternate Secretary