

## MINUTES – ZONING BOARD – MARCH 14, 2022

**The Cranford Zoning Board of Adjustment meeting scheduled for Monday, March 14, 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 7:32 p.m. by Ms. Daly, Chair.

### **ROLL CALL:**

#### **Members Present:**

Ms. Daly  
Mr. Marotta – joined at 7:36 p.m.  
Mr. Aschenbach  
Mr. Ashrafi  
Mr. Lucas  
Mr. Quinn  
Mr. Rees

#### **Members Absent:**

None

#### **Alternates Present:**

Mr. Cukierski

#### **Alternates Absent:**

Ms. Oliver

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

### **COMMUNICATIONS:**

None

### **MINUTES:**

Motion to approve the minutes of the February 28 2022 meeting, was made by Mr. Quinn, seconded by Mr. Aschenbach and passed on unanimous voice vote.

### **RESOLUTIONS:**

None

### **OLD/NEW BUSINESS:**

None

The workshop portion of the meeting concluded at 7:36 p.m.

### **PUBLIC PORTION:**

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on March 14, 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 21-014  
Michael and Megan Solebello  
17 Osage Drive  
Block 581 Lot 8, R-4 Zone

Applicant is requesting a c(1) variance for the construction of a single story addition at the rear of the house. The minimum rear yard setback required is 29.75 feet, where 25.5 feet is proposed §255-34.

Mr. Rothman reviewed the standards for a c(1) and c(2) variance for the Board.

Michael and Megan Solebello appeared and were sworn in. Mr. Solebello stated they have been in Cranford for 9 years. This is their first home and they love the area. Reviewed the variance that they are seeking for a rear yard setback. Stated they have two front yards, which prevents them from having the benefit of a side yard. Would like to add more living space to the first floor.

Questions from the Board for this witness ascertained the following:

The shape of the property is not a traditional square and they also have the curve of Osage Drive in the front. The side yard setback tapers to the rear with a cone-like shape. The dimensions are not even all along the property. On the Mohawk side, there are single story additions that are similar to what they are proposing. They will be keeping the integrity of the siding, windows and landscaping consistent with the house as it is now. There is a similar addition on Mohawk and Lexington.

There were no questions from the Board's professionals.

No members of public had questions for this witness.

Arthur Henn appeared and was sworn in. Stated his qualifications and he was accepted by the Board as an expert in the field of Architecture.

Stated the lot is an irregular size with two front yards due to being a corner lot. Pushing out to the back helps gain better living space. The proposed addition will increase the use of the property and is not a detriment to the neighbors or the neighborhood. There will be no obstruction to the views for the neighbors. It is a one-story addition and is keeping with the characteristics of the neighborhood. The applicant is planning on putting some arborvitaes at rear of yard as a buffer. They broke up the rear wall and will only maintain a 4.2 projection. Reviewed the Board Engineer's report. There will be no change in the grade or drainage on the property. Down spouts will be on final drawings. They will work with the Board Engineer during the process.

Questions from the Board for this witness ascertained the following:

Property is on a curve on a corner lot. Feels it should be a c(1) variance. Applicant will comply with all the Board Engineer's comments. Arborvitaes would be along the rear property line.

Mr. Rothman asked about the impervious coverage.

Mr. Henn presented a floor plan, which included a survey of the property. Stated there is an increase in impervious coverage but they are still within the 40% for impervious coverage. They are removing a rear walkway (**some testimony was unintelligible**). Proposing a paver patio on grade. Reviewed the floor plan, (**some testimony was unintelligible**). Stated from the dining area, they would be able to access the wood deck and the patio in the backyard.

Ms. Dirmann asked about a shed on the property and a concrete walkway.

Mr. Solebello stated yes there is a shed.

Mr. Henn stated there is a concrete walkway.

Board member asked about the building coverage calculations.

Mr. Henn stated an existing deck will be removed.

No members of the public had questions for this witness.

Ms. Daly asked if any members of the public would like to make a comment about the application.

No members of the public appeared.

Mr. Solebello summarized the application. Stated he appreciates the Board's time. It is the first time they are going through this process. Mrs. Solebello stated this will give them better quality of life and more space to enjoy their family. There is a tiny kitchen and living space right now. Hopes to gain more light inside with more windows.

2. DELIBERATIONS of: Application # 21-014  
Michael and Megan Solebello  
17 Osage Drive  
Block 581 Lot 8, R-4 Zone

Applicant is requesting a c(1) variance for the construction of a single story addition at the rear of the house. The minimum rear yard setback required is 29.75 feet, where 25.5 feet is proposed §255-34.

Board comments consisted of the following:

Application make sense. A lot of homes in the area have done the same renovations. They are making all the accommodations that they can. Being considerate of the neighbors and zoning ordinances. Positive for the neighborhood. There are no negatives on the neighbors or neighborhood. Has demonstrated that the c(1) variance is appropriate due to the irregularly shaped lot.

Ms. Dirmann, Board Engineer, asked about any additional landscaping.

Mr. Rothman asked where and how many arborvitaes would there be.

Mr. Solebello stated they have no problem planting arborvitaes. They do have several plantings and landscaping already on the property.

Discussion was held regarding landscaping. Consensus was that the Board would leave it up to the applicant to fit it into the landscaping.

A motion to approve the application was made by Mr. Ashrafi, seconded by Mr. Marotta and passed on roll call vote:

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

Opposed: None

Zoning Board  
March 14, 2022  
Page 4

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 8:37 p.m.

---

Daniel Aschenbach, Secretary