

MINUTES – ZONING BOARD – APRIL 11, 2022

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, April 11, 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 7:34 p.m. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Marotta

Alternates Present:

Ms. Oliver
Mr. Cukierski

Alternates Absent:

None

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

COMMUNICATIONS:

None

MINUTES:

Motion to adopt the minutes of the March 14, 2022 meeting, was made by Mr. Lucas, seconded by Mr. Aschenbach and passed on unanimous voice vote.

RESOLUTIONS:

None

OLD/NEW BUSINESS:

Discussion was held regarding the Board returning to in-person meetings. Consensus was to discuss again at the April 25th meeting.

The workshop portion of the meeting concluded at 7:45 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on April 11, 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 20-003 – Continued from March 28, 2022
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 four (4) three bedroom units are proposed §255-39B(22)(d); a d(5) density variance where maximum density permitted is 10 units/acre and 52 units/acre is proposed §255-39B(22)(g); a c(2) variance for impervious coverage where 80% is the maximum permitted, 52% exists and 86.9% is proposed §255-34; a c(2) variance for building height where 3 stories – 45' is permitted and 4 stories – 45' is proposed §255-34; a c(2) variance for front yard setback where 5' is required, 0' exists and 0' is proposed §255-34; and a design waiver for parking where 77 parking spaces are required and 49 parking spaces are proposed §255-44A & B.

Ms. Daly stated the applicant has requested the hearing be carried until May 16, 2022 at 7:45 p.m.

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 7:49 p.m.

Daniel Aschenbach, Secretary