

MINUTES – ZONING BOARD – APRIL 25, 2022

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, April 25, 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 7:33 p.m. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Ashrafi

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 March 28, 2022 meeting, was made by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

Motion to approve the minutes of the April 11, 2022 meeting, was made by Mr. Aschenbach, seconded by Mr. Rees and passed on unanimous voice vote.

RESOLUTIONS:

None

OLD/NEW BUSINESS:

Board discussed returning to in-person meetings. Consensus was to remain virtual and to revisit the topic at a later date.

The workshop portion of the meeting concluded at 7:42 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on April 25, 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 21-012
Gavin White & Kelly Consentini
252 Hillside Avenue
Block 545 Lot 5, R-4 Zone

Applicant is requesting a c(2) variance to construct a single story addition to the garage which will extend into the front yard setback. The minimum front yard setback required is 25 feet, where 18 feet is proposed §255-34.

Mr. Rothman reviewed the requirements for a c(2) variance.

Rich Pierce appeared and was sworn in. He reviewed his qualifications and was accepted by the Board as an expert in architecture.

Mr. Piece reviewed the application. Stated this is a split level and is set close to the street. Has a 25-foot setback and 20-foot-deep garage. In order to get into the lower level, you need to go down the stairs into the family room and enter the garage to get into the basement. The applicant is looking to do a bump out to the front of the house and move the garage forward. Would like to have a larger family room and not have enter the garage to get into the basement. Reviewed the drawing of site plan. Will still be leaving 18 feet in front of the garage and will have access to the basement in family room from the back. This renovation has been done quite a lot on both Hillside and Mendell. It is an improvement to the house. The other option would be to go out the back of the house, which is more difficult because it is below grade. Expanding out the back does not solve the problem of gaining access to the lower level without going into the garage.

Questions from the Board for this witness ascertained the following:

Exterior finishes will match the existing house. Sliding the garage forward 6 feet 8 inches. Garage needs to maintain 20 feet.

Jacqueline Dirmann, Board Engineer asked if the tree at left of garage be taken down. Asked if they are widening the garage and about the apron and depressed curb.

Mr. Pierce state the tree does not need to come out. It is on the property line and does not interfere. They are widening the driveway and will add a wall, if it is needed. The apron will be asphalt, concrete, or possibly pavers.

Mr. Rothman asked if the applicant will comply with all of Ms. Dirmann' s recommendations in her report.

Mr. Piece stated they would comply.

Ms. Daly asked if anyone from the Public had questions for this witness, no one appeared.

Gavin White appeared and was sworn in. Stated another advantage of going toward the street than toward the back is due to the railroad noise. He has installed insulation between walls to create a barrier with the noise. Will add a wall to the drawings. Would like to do pavers all the way to the curb.

The Board had no questions for Mr. White.

There were no questions from the Board's professionals for Mr. White.

No members of 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 one appeared.

Mr. Piece summarized the application by saying this is a very common request. The family room is not adequate and they will gain access to the lower level and not have to go out the garage. Fixing a design flaw and feels it is a huge benefit.

2. DELIBERATIONS of Application #ZBA 21-012
Gavin White & Kelly Consentini
252 Hillside Avenue
Block 545 Lot 5, R-4 Zone

Applicant is requesting a c(2) variance to construct a single story addition to the garage which will extend into the front yard setback. The minimum front yard setback required is 25 feet, where 18 feet is proposed §255-34.

Board comments consisted of the following:

Sensible application, Well designed. Only doing minimum. Seven feet was to clear the edge of the stairway. Keeping with neighborhood. Sees no detriment. Only a positive to the public good. Positives out weigh the negatives. Has made a significant investment in the property.

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

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

Opposed: None

PUBLIC PORTION:

Mr. Pierce was wondering if there were any changings to the zoning ordinance for front porches.

Ms. Daly stated the Board does not have any information regarding that ordinance.

CONCULSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passes. The meeting concluded at 8:19 p.m.

Daniel Aschenbach, Secretary