

MINUTES – ZONING BOARD – May 22, 2023

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, May 22, 2023, 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 7:30 p.m. Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Marotta
Mr. Cukierski

Alternates Present:

Ms. Oliver

Alternates Absent:

Mr. Giuditta

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

COMMUNICATIONS:

None

MINUTES:

A motion to adopt the minutes of the April 17, 2023 meeting, was made by Mr. Aschenbach, seconded by Mr. Lucas and passed on unanimous voice vote.

RESOLUTIONS:

None

OLD/NEW BUSINESS

None

The workshop portion of the meeting concluded at 7:34 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on May 22, 2023, 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 23-003
Christina App & Jeff Chen
226 Denman Road
Block: 472 Lot: 4, R-3 Zone

The applicant is requesting c(2) variance relief for the construction of a new 9 foot covered porch. Prevailing front yard setback is 29.88 feet and 28 feet is proposed. §255-34, Attachment 1, Schedule 1.

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

Jeff Chen appeared and was sworn in. Reviewed his application. Stated they would like to expand their porch to be able to add a table and chairs and host friends. Adding extra space will be able to foster a community feel.

Questions from the Board for Mr. Chen ascertained the following:

A seven-foot porch would only allow two chairs, would like ability to make more use of the porch.

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

Ying Li appeared and was sworn in. Presented her credentials to the Board and was accepted as an expert in architecture.

Ms. Li described the application. Stated a 7-foot porch is only suitable for two people sitting side by side, it does not allow room for additional people. The front yard seems to be a more social place than the backyard. Increasing to 9 feet would allow for extra people and also be able to have a table and chairs. Would be an improvement to the streetscape. Presented photos of existing condition and proposed condition with landscape screening. Presented Exhibit A-1 dated 5-22-23 (12 sheets). After DRC meeting, they added evergreen bushes around the porch. The porch does not look out of portion. Architecture looks better at 9 feet than at 7 feet. They will keep the existing width of walkway and the increase will only be 275 square feet of impervious coverage.

Questions from the Board for this witness ascertained the following:

The 60 square feet in the back is to square off to a rectangle. Presenting evergreen bed at 44 inches. The porch will be open.

Ms. Li stated if the Board so required, they could do a rain barrel under the gutter along with the additional greenery. The applicant agreed to look into the rain barrels.

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

Mr. Chen thanked the Board and stated they are sensitive to the requirements of the Town. Would appreciate the Boards consideration of their request.

2. DELIBERATION – Application #ZBA 23-003
Christina App & Jeff Chen
226 Denman Road
Block: 472 Lot: 4, R-3 Zone

The applicant is requesting c(2) variance relief for the construction of a new 9 foot covered porch. Prevailing front yard setback is 29.88 feet and 28 feet is proposed. §255-34, Attachment 1, Schedule 1.

Board comments consisted of the following:

In favor of the application. Denman Road is a social street. Fits into the neighborhood. Greenery is a good addition. Additional infrastructure is a positive.

A motion to approve the application including the rain barrel, additional landscaping, and maintaining the width of the walkway, was made by Mr. Rees and seconded by Ms. Oliver and passed on roll call vote:

Affirmative: Ms. Daly, Mr. Aschenbach, Mr. Lucas, Mr. Quinn, Mr. Rees, Ms. Oliver

Opposed: None

PUBLIC PORTION:
None

The next meeting will be held virtually on June 12, 2023 at 7:30 p.m.

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:22 p.m.

Kent Lucas, Secretary