

MINUTES – ZONING BOARD – July 10, 2023

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, July 10, 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 7:33 p.m. Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Lucas

Alternates Present:

Ms. Oliver

Alternates Absent:

Mr. Giuditta

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

COMMUNICATIONS:

None

MINUTES:

A motion to adopt the minutes of the June 12, 2023 meeting, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

RESOLUTIONS:

1. Application #ZBA 23-004
Christina & Nicholas Mano
13 Cherokee Road
Block: 618 Lot: 8, R-4 Zone

The applicant is requesting c(1) and/or c(2) variance relief for the construction of an in-ground pool. Minimum rear yard setback for a pool is 15 feet, where 7.8 feet is proposed, §255-38B(2).

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed by roll call vote:

Affirmative: Mr. Marotta, Mr. Aschenbach, Mr. Cukierski, Mr. Rees, Ms. Oliver

Opposed: None

2. 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.

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, was made by Mr. Quinn, seconded by Ms. Oliver and passed by roll call vote:

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

Opposed: None

3. Application #ZBA 23-09
Kevin & Natalie Williams
223 Sailer Street
Block: 320 Lot: 58, R-3 Zone

The applicant is requesting c(2) variance relief for the construction of an 8 foot high privacy fence along the rear of their property which faces the Garden State Parkway. The maximum fence height allowed is 6 feet, where 8 feet is being proposed §255-26K(2).

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Mr. Marotta, seconded by Mr. Aschenbach and passed by roll call vote:

Affirmative: Mr. Marotta, Mr. Aschenbach, Mr. Rees, Ms. Oliver

Opposed: None

PUBLIC PORTION:

The Board congratulated Mr. Davenport, TV35 Station Manager, on his retirement after 37 years and thanked him for his hard work and dedication.

Ms. Daly stated the next meeting is scheduled for August 14th.

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CONCLUSION:

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

Dan Aschenbach, Alternate Secretary