

MINUTES – ZONING BOARD – August 14, 2023

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

ROLL CALL:

Members Present:

Ms. Daly
Mr. Cukierski
Mr. Quinn
Mr. Rees

Members Absent:

Mr. Marotta
Mr. Aschenbach
Mr. Lucas

Alternates Present:

None

Alternates Absent:

Ms. Oliver
Mr. Giuditta

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

COMMUNICATIONS:

None

MINUTES:

A motion to adopt the minutes of the June 26, 2023 meeting, as amended, was made by Mr. Cukierski, seconded by Mr. Rees and passed on unanimous voice vote.

A motion to adopt the minutes of the July 10, 2023 meeting, was made by Mr. Rees, seconded by Mr. Quinn and passed on unanimous voice vote.

RESOLUTIONS:

1. Application #ZBA 23-006
Darren & Tina Browning
49 Spruce Street
Block: 158 Lot: 15, R-4 Zone

The applicant is requesting c(1) variance relief for the construction of a family room and porch addition. The minimum front yard setback allowed is 25 feet, where 5.3 feet is existing and 5.2 feet is proposed, and the minimum required rear yard setback is 42.4 feet where 50 feet is existing and 33.5 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, as amended, was made by Mr. Rees and passed by roll call vote:

Affirmative: Mr. Rees

Opposed: None

OLD/NEW BUSINESS

None

The workshop portion of the meeting concluded at 7:38 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on August 14, 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 23-010
Brad & Nicole Seeman
26 Crane Parkway
Block: 548 Lot: 25, R-3 Zone

The applicant is requesting a c(2) variance for a proposed construction of a single story garage addition that encroaches into the prevailing front yard setback. The minimum required front yard setback is 24.16 where 22.08 feet is proposed §255-34, Attachment 1, Schedule 1.

Mr. Rothman stated that the Board only has four members this evening and asked Mr. Seeman if he wanted to continue with his application or wait until there was a full Board.

Mr. Seeman stated he would like to proceed.

Mr. Rothman reviewed the criteria for the c(2)variance, where the benefits must outweigh the detriments.

Brad Seeman appeared and was sworn in. Mr. Seeman stated that they would like to bump out the front of their existing garage to accommodate a side entry door. They can barely fit a car in their garage. They have been in the house for 3 years and with the use of the garage, they have replaced the springs twice already. Most of their neighbors have a side entry door. Presented his plans to the Board. Stated they will also be adding on a porch. The side entry door will be to the right of the garage and will have a slight overhang to cover the door.

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

They could not put the side entry door where the garage door is now, due to an electrical box. The variance is for the width of the door. With the current configuration, they did explore moving the garage door, but that would entail cutting through the wall adding cost and time. Did use their neighbors as an example. They are not widening the garage. The mechanism on the garage door is not made for excessive use. They have already replaced the motor. With the addition of the door, it will make it more convenient.

He estimates that there are about three neighbors on Crane and also neighbors on Mendell and Hillside that have this door. Other neighbors have gone for the same variance. Everything will be moving up three feet.

Kevin Boyer, Board Engineer appeared. Reviewed his report. Discussed Comment No. 6, and stated if there is any grade change, a permit would be required. Also asked about roof drains.

Mr. Seeman stated they have existing roof drains on the far end of the house. It is his understanding that they will feed into the existing drains in the ground. Putting in new gutters. He stated he will comply with all the comments in the Board Engineer's letter.

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

2. DELIBERATIONS: Application #ZBA 23-010
Brad & Nicole Seeman
26 Crane Parkway
Block: 548 Lot: 25, R-3 Zone

The applicant is requesting a c(2) variance for a proposed construction of a single story garage addition that encroaches into the prevailing front yard setback. The minimum required front yard setback is 24.16 where 22.08 feet is proposed §255-34, Attachment 1, Schedule 1.

Board comments consisted of the following:

Keeping in line with other renovations in the neighborhood. Within the character of the neighborhood. Lines up with the other neighbors. Detriments are *de minimis*. Being able to pull car off the street and into the garage is a good thing.

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

Affirmative: Ms. Daly, Mr. Cukierski, Mr. Quinn, Mr. Rees

Opposed: None

Ms. Daly stated that the Application #ZBA 22-009 is being adjourned until October 2, 2023 at 7:45 p.m. and will be virtual.

2. Application #ZBA 22-009 – Requesting an Adjournment until October 2, 2023
Carwen Management LLC
113 North Avenue West
Block: 183 Lot: 6 D-B Zone

The applicant is seeking to construct a two-story addition to the existing building to create a 3-story mixed use building that contains office space on the first floor and four (4) two-bedroom apartments on the second and third floor.

The applicant is requesting Preliminary and Final Minor Site Plan, along with a d(3) Conditional Use variance, where the maximum allowed office area is 1,000 square feet and the proposed office area is 2,244 square feet §255-39B(18). A d(5) density variance where the maximum allowed is 10 units/acre and proposed is 18 units/acre §255-39B(22). A variance for impervious

coverage where the maximum allowed is 80%, existing is 64.6% and 82.4% is proposed §255-34-Attachment 1, Schedule 1. A variance for parking spaces where the required is 15 spaces and 11 spaces are proposed §255-44A. A variance for freestanding sign height where the maximum height is 4 feet and 6.5 feet is proposed §255-38G(4). A design waiver for parking space dimensions where 10 x 18 is required and 9 x 18 is proposed §255-26G(3)(a)(1). A design waiver from a loading & unloading space where one space is required and none are proposed §255-26G(11) and a design waiver for lighting in a parking area, where a minimum of 1.5 foot-candles is required and some portions of parking area have 0.5 foot-candles §255-26G(9).

PUBLIC PORTION:
None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:11 p.m.

Kent Lucas, Secretary