

MINUTES – ZONING BOARD – August 9, 2021

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, August 9, 2021 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 7:31 p.m. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

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

Members Absent:

Mr. Ashrafi
Mr. Salomon

Alternates Present:

Ms. Oliver

Alternates Absent:

Mr. Rees

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

COMMUNICATIONS:

None

MINUTES:

Motion to adopt minutes from the June 28, 2021 meeting was made by Mr. Marotta, seconded by Mr. Quinn and passed on unanimous voice vote.

Motion to adopt minutes from the July 12, 2021 meeting was made by Mr. Quinn, seconded by Ms. Daly and passed on unanimous voice vote.

RESOLUTIONS:

1. Application #ZBA 21-006
Applicant: Basil and Andrea Yurcisin
215 Orchard Road
Block: 178 Lot: 4 R-1 Zone

The applicant is requesting both c(1) and c(2) variances for the construction of a new 800 square foot 3-bay garage to replace the existing garage and to construct a partial second story for storage purposes only. Requesting a c(1) hardship variance NJSA 40:55D-70.c(1); also requesting a c(2) variance for a rear yard setback where 3 feet is required, 2.5 exists and 0 feet

is proposed; a c(2) variance for the number of stories where one story is permitted, one story exists and two stories are proposed; and a c(2) variance for the maximum height allowed, where 16 feet is required and 18.6 feet is proposed.

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. Quinn and passed by roll call vote:

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

Opposed: None

2. Application # ZBA 21-007
Christopher & Caroline Colyer
227 Abor Street
Block: 248 Lot:16 R-4 Zone

Applicant is requesting a c(2) variance for the construction of a proposed addition of a front porch. Minimum front yard setback required is 25 feet where 25.5 is existing and 21.87 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. Marotta, seconded by Mr. Aschenbach and passed by roll call vote:

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

Opposed: None

3. Application # ZBA 21-002
Applicant: Manuel Perez.
8 Georgia Street
Block: 456 Lot: 13 R-1 Zone

Applicant is requesting a c(2) variance for construction of an in-ground pool and associated patio space. Maximum impervious coverage is 35% (4,725 SF) where 36.8% is preexisting nonconforming (4,967 SF) and proposed is 45.5% (6,136 SF), an 8.7% proposed increase of nonconforming coverage §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. Marotta, seconded by Mr. Aschenbach and passed by roll call vote:

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

Opposed: None

OLD/NEW BUSINESS

None

The workshop portion of the meeting concluded at 7:46 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on August 9, 2021 at: 7:46 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
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 maximum density permitted is 10 units/acre and 100 units/acre are proposed §255-39B(22)(g); a d(5) density variance where maximum density permitted is 10 units/acre and 100 units/acre proposed §255-39B(22)(g); A c(2) variance for impervious coverage where 80% is the maximum permitted, and 52% exists and 86% 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 and 0' exists and 0' is proposed §255-34 and a waiver for parking where 142 parking spaces are required and 76 parking spaces are proposed §255-44A & B.

Application is adjourned until October 25, 2021 at 7:45 p.m. No additional notice is required.

Mr. Rothman stated the next scheduled Zoning Board meeting will be on September 13, 2021.

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 7:50 p.m.

Daniel Aschenbach, Secretary