

MINUTES – ZONING BOARD – September 12, 2022

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, September 12, 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 7:40 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:

Ms. Oliver
Mr. Cukierski

Alternates Absent:

None

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

COMMUNICATIONS:

None

MINUTES:

Motion to adopt the minutes of the August 8, 2022 meeting, was made by Mr. Marotta, seconded by Mr. Lucas and passed on unanimous voice vote.

RESOLUTIONS:

None

OLD/NEW BUSINESS:

Discussion was held regarding changing the November 14th zoning board meeting date due to a conflict with a Township Committee meeting. Motion to change the zoning board meeting from November 14th to November 7th was made by Mr. Lucas, seconded by Mr. Rees and passed on unanimous voice vote.

The workshop portion of the meeting concluded at 7:51 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on September 12, 2022, at 7:51 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 – Adjourned without a date
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 the maximum is two bedrooms per unit and three (3) three bedroom units are proposed §255-39B(22)(d); a d(5) density variance where maximum density permitted is 10 units/acre and 32 units/acre is proposed §255-39B(22)(g); a c(1) variance for front yard setback where 5' is required, 0' exists and 0' is proposed §255-34; a c(2) variance for impervious coverage where 80% is the maximum permitted and 89.2% is proposed and a design waiver/exception for the size of two parking stalls §255-26.3a.1.

Mr. Rothman stated the applicant has requested to have the matter adjourned with no future date given. The applicant would need to confirm a date before the next zoning board meeting and publish the new date with new notice. The applicant has not submitted any new plans to the Zoning Office.

Ms. Daly stated the application is being adjourned without a new date.

PUBLIC PORTION:
None

CONCULSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 7:58 p.m.

Daniel Aschenbach, Secretary