

**MINUTES – ZONING BOARD – September 19, 2022**

**The Cranford Zoning Board of Adjustment meeting scheduled for Monday, September 19, 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 7:32 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:**

Mr. Cukierski

**Alternates Absent:**

Ms. Oliver

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

**COMMUNICATIONS:**

None

**MINUTES:**

None

**RESOLUTIONS:**

None

**OLD/NEW BUSINESS:**

Motion to go into closed session was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote.

Motion to come out of closed session was made by Mr. Marotta, seconded by Mr. Aschenbach and passed on unanimous voice vote

The workshop portion of the meeting concluded at 8:02 p.m.

**PUBLIC PORTION:**

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on September 19, 2022, at 8:04 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 22-005  
Michael & Jillian Rodman  
178 Mohawk Drive  
Block: 582 Lot: 19, R-4 Zone

Applicant is requesting c(2) variances for the construction of a new covered porch and garage extension. The minimum prevailing front yard setback is 20.9' and 18.5' is proposed. §255-34, Attachment 1, Schedule 1. The maximum building coverage is 30% and 30.7% is proposed, §255-34, Attachment 1, Schedule 1.

Michael Rodman appeared and was sworn in. Stated they love the neighbors and neighborhood but are outgrowing the house. They work from home and share an office. They are looking to add a mudroom for storage and also add a front porch. The porch will add curb appeal and allow them to watch their children, since they do not have sidewalks. Stated they are not in a flood zone. Asked the Board for suggestions on where to reduce the 40 square feet of impervious coverage.

Discussion was held regarding applicant being able to reduce the impervious coverage.

Questions from the Board for this witness ascertained the following:

Could add grass or pervious pavers to driveway to reduce impervious coverage. Applicant would be agreeable to changing sidewalk to pervious pavers if not too costly. Benefits of this project would be that adding a porch is in line with the towns' interests. Would like to someday do the porch fest. Does not have sidewalks and their children play in the street. If they remove sidewalk, it should meet the code. Neighborhood is a mix of cape cods and some homes that have done additions. Some homes in the neighborhood have done additions and added porches. They will have new gutters. They are also agreeable to a rain garden of 100 square feet in front of the porch. They agree to maintain the rain garden.

Applicant reviewed the plan for the addition. Stated the backyard has small landing, everything else is pervious.

Discussion was held regarding the rain garden vs. removal of the sidewalk.

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

2. Deliberation of Application #ZBA 22-005  
Michael & Jillian Rodman  
178 Mohawk Drive  
Block: 582 Lot: 19, R-4 Zone

Applicant is requesting c(2) variances for the construction of a new covered porch and garage extension. The minimum prevailing front yard setback is 20.9' and 18.5' is proposed. §255-34, Attachment 1, Schedule 1. The maximum building coverage is 30% and 30.7% is proposed, §255-34, Attachment 1, Schedule 1.

Board comments consisted of the following:

Would rather have a different condition to mitigate the 40 square feet. Sidewalk could be expensive. Rain garden may or may not be easy. Could be subject to the engineer.

Mr. Rothman stated the option does not have any examples of how they remove the 40 square feet. Stated the applicant will have to submit revised plans.

Motion to approve the application with conditions that the applicant has the option of installing a 100 square foot rain garden or removing 40 square feet of impervious coverage, was made by Mr. Lucas, seconded by Mr. Quinn and passed on roll call vote:

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

Opposed: Mr. Aschenbach

3. Application #ZBA 22-002  
Tower Homes LLC  
318 Union Ave S  
Block: 415 Lot: 23, R-4 Zone

Applicant is requesting a c(2) variance for renovations and an addition of the existing home. The maximum permitted is 2.5 stories, where 3.5 stories is proposed due to the definition of a story above grade §255-34, Attachment 1, Schedule 1.

Gary Goodman, Esq. appeared. Stated the ordinance states if a basement is 3.5 feet above ground it is considered a story. This is a bungalow of 1.5 stories and applicant would like to add a second story. Due to the ordinance, even though the building will appear as a 2.5 story, it qualifies as a 3.5 story, which is not permitted. Seeking a variance. Review his witnesses for this evening.

Paulo Dantas appeared and was sworn in. He presented his qualifications and was accepted as an expert in Architecture.

Questions from Mr. Goodman to Mr. Dantas ascertained the following:

Stated it is an addition to a single-family dwelling. The square footage is currently is 1,211 square feet. The new livable floor area will be 2,383 square feet with an existing detached garage of 322 square feet. Referenced the site plan on Sheet 1. Described the first and second floor plans on Sheet 2. Will be an open concept plan with 9-foot ceilings. There will also be a covered porch. Second floor ceiling heights will be 8 feet. Showed the attic floor plan of 218 square feet which will be unfinished for storage and mechanical equipment. Described the materials as Hardie Plank siding, paneling, and vinyl siding. There will be a shingle roof with some additional metal roofing. Covered porch will provide shelter. Basement is about 7 feet. Keeping first floor as existing platform and making it proportional to what the ordinance allows. Brought in some of the characteristics of older homes, based on the neighborhood and stayed away from the central colonial. Materials are consistent with the neighborhood.

Questions from the Board for this witness ascertained the following:  
Metal roofing will be on the first floor. Front porch will be open.

Ms. Daly asked if any members of the Public had questions for this witness, no one appeared.

Ed Dec appeared and was sworn in. He presented his qualifications and was accepted as an expert in Engineering.

Questions from Mr. Goodman to Mr. Dec ascertained the following:  
Applicant will abide with all comments in Ms. Dirmann's (Colliers) report and he agrees with all the recommendations. Stated the Environmental comments asked to address the issue of runoff. He agrees with Ms. Dirmann's comments that the applicant is not increasing the impervious coverage, so they will not be providing for any increase for detention or recharge.

Questions from the Board for this witness ascertained the following:  
Does not agree with the Environmental Commission report regarding runoff. There is a preexisting condition. Stands by the comments of the Board Engineer. Could direct the roof runoff onto the lawn area or do some sort of lateral underground recharge stone basin. Not aware of any other non-conforming conditions. Not aware that there is flooding in the area.

Mr. Dantas agreed and stated they could run the downspouts underground.

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

Lauren Latorre appeared and was sworn in.

Questions from Mr. Goodman to Ms. Latorre ascertained the following:  
She is the owner of the property. Will comply with the suggestions to mitigate the water runoff.

There were no questions from the Board or the Public for this witness.

Mr. Goodman summarized the application. Applicant is here due to an idiosyncrasy in the ordinance. Will modernize a 100-year-old cottage by adding a second floor which is beneficial to the housing stock and the community. Owner is willing to mitigate the water runoff issue.

Ms. Daly asked if anyone from the Public had comments on this application, no one appeared.

4. Deliberation of Application #ZBA 22-002  
Tower Homes LLC  
318 Union Ave S  
Block: 415 Lot: 23, R-4 Zone

Applicant is requesting a c(2) variance for renovations and an addition of the existing home. The maximum permitted is 2.5 stories, where 3.5 stories is proposed due to the definition of a story above grade §255-34, Attachment 1, Schedule 1.

Board comments consisted of the following:  
Fits well with the character of the neighborhood. Addressing the storm water is a positive.

Motion to approve the application with the condition that the applicant will provide the underground discharge system, was made by Mr. Aschenbach, seconded by Mr. Marotta and passed on roll call vote:

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

Opposed: None

Ms. Daly stated the next Zoning Board meeting is October 3<sup>rd</sup>.

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 9:23 p.m.

---

Daniel Aschenbach, Secretary