

**MINUTES – ZONING BOARD – FEBRUARY 14, 2022**

**The Cranford Zoning Board of Adjustment meeting scheduled for Monday, February 14 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 7:30 p.m. by Mr. Marotta, Vice-Chair.

**ROLL CALL:**

**Members Present:**

Mr. Marotta  
Mr. Aschenbach  
Mr. Ashrafi  
Mr. Lucas  
Mr. Quinn  
Mr. Rees

**Members Absent:**

Ms. Daly

**Alternates Present:**

Ms. Oliver  
Mr. Cukierski

**Alternates Absent:**

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

**COMMUNICATIONS:**

None

**MINUTES:**

Motion to adopt the minutes of the January 10, 2022 Reorganization meeting, was made by Mr. Ashrafi, seconded by Mr. Rees and passed on unanimous voice vote.

Motion to adopt the minutes of the January 10, 2022 Closed session, as amended, was made by Mr. Quinn, seconded by Mr. Ashrafi and passed on unanimous voice vote.

**RESOLUTION:**

Applicant #ZBA 21-010  
Owner: 354N Garwood LLC  
245 North Avenue West  
Block: 177 Lot: 4.01 ORC Zone  
249 North Avenue West  
Block: 177 Lot: 2.01 ORC Zone

Applicant is requesting Minor Site Plan approval, a d(1) use variance §255-36C,(1); a variance for Maximum Lot Impervious Coverage where 75% is the maximum, 75% exists,

and 77.8% is proposed §255-34; a variance for front yard setback where the minimum required is 30 feet, 5 feet exists and 5.2 feet is proposed; and a variance for an accessory structure in the front yard §255-38A(1). The applicant is seeking to renovate and re-purpose the existing structure on vacant property as an animal hospital, along with an addition and to replace existing signage.

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

Affirmative: Mr. Marotta, Mr. Aschenbach, Mr. Ashrafi, Mr. Lucas, Mr. Quinn, Ms. Oliver

Opposed: None

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 7:41 p.m.

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Kent Lucas, Alternate Secretary