

ORIGINAL

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MAY 24 2023

Form 01/Board Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664
Email: Zoning@CranfordNJ.org

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD



Form Updated 10-12

The application, with supporting documentation, must be filed with the Planning and Zoning Department of the Township, and will be reviewed by Township professionals prior to scheduling the meeting at which the application is to be considered.

To Be Completed by Township Staff Only

Dated Received: 5/24/23

Application No.: ZBA-23-013

To Be Completed by Applicant

1. Subject Property

Location/Address: 30 Commerce Drive
Tax Map: Block: 644, Lot(s): 2
Block: _____, Lot(s): _____
Dimensions: Frontage: 130 ft. Depth: 100 ft. Total Area: 13,000 sq. ft.
Zoning District: C-1

2. Applicant Information

Name: 34 Leo LLC
Address: 2106 Summit Terrace Linden, NJ 07036
Phone: 718-781-8757 Email: jdgroup112@gmail.com

Applicant is a: Corporation _____ Partnership _____ Individual _____
Limited Liability Company X Other (Specify) _____

3. Disclosure Statement

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55d-48.2 that disclosure requirement applies to any corporation, limited liability company or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate

stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name(s)

Address(es)

**4. If Owner is other than the Applicant -
Please provide the following information on the Owner(s):**

Owner's Name: Joel Rosenberg
Address: 627 Amherst Road, Linden, NJ 07036
Telephone Number: _____

5. Property Information:

Present use of the premises: Single family Residential
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies]: _____ No: X
Proposed use of the premises: Commercial Therapeutic Bath (Mikvah)

**NOTE: All deed restrictions covenants, easements, and association by-laws,
existing and proposed, must be submitted for review
and must be written in easily understandable English.**

6. Licensed professionals representing the Applicant before the Board (if any):

A. Attorney's Name: Stephen F. Hehl, Esq., Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins
Address: 370 Chestnut Street
City/State/ZIP: Union NJ 07083
Phone Number: (908)687-7000
E-mail: shehl@Lawjw.com

B. Planner's Name: TBP
Address: _____
City/State/ZIP: _____
Phone Number: _____
E-mail: _____

C. Engineer's Name: Mark Chisvette
Address: 320 Lenox Avenue
City/State/ZIP: Pompton Plains, NJ 07442
Phone Number: (973) 897-7968
E-mail: mark@chisvette.com

D. List any other Expert who will submit a report or will testify for the Applicant:
[Attach Additional sheets as may be necessary.]

Name: Frank Brancato -Robert Murphy Architect, LLC
Area of Expertise: Architecture
Address: 1341 Hamburg Tpke.
City/State/ZIP: Wayne , NJ 07470
Phone Number: (201) 207-5537
E-mail: fpb3@optonline.net

7. Application Type

A. SUBDIVISION

- Minor Subdivision Approval
 Subdivision Approval [Preliminary]
 Subdivision Approval [Final]

B. SITE PLAN

- Minor Site Plan Approval
 Preliminary Site Plan Approval [Phases (if applicable)]
 Final Site Plan Approval [Phases (if applicable)]
 Amendment or Revision to an Approved Site Plan
 Request for waiver from Site Plan review and approval

Reason requesting waiver of site plan approval (use additional pages if necessary):

C. INFORMAL REVIEW: Subdivision Site Plan

D. CONDITIONAL USE APPROVAL per N.J.S.A. 40:55D-67

E. DIRECT ISSUANCE OF A PERMIT:

- N.J.S.A. 40:55D-34 (permit building or structure in the bed of a mapped Street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)
 N.J.S.A. 40:55D-36 (permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35).

F. VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.C

- x **(C1)** “Hardship” Variance
- x **(C2)** “Flexible” Variance (benefits v. detriments)

G. VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.D

- x **(D1)** A use or principal structure in a district restricted against such use or principal structure
- _____ **(D2)** An expansion of a nonconforming use
- _____ **(D3)** Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- _____ **(D4)** An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)
- _____ **(D5)** An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- _____ **(D6)** A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

H. APPEAL/INTERPRETATION PURSUANT TO N.J.S.A. 40:55D-70, (a) & (b):

- _____ (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.
- _____ (b) Request for Interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

8. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach additional pages if needed]

Applicant is proposing to convert an existing one family residence, in a commercial zone to a
Commercial Therapeutic Bath (Mikvah)

See attached Statement of Principal Points

9. Is a public water line available? yes
10. Is public sanitary sewer available? yes
11. Does the application propose a well and septic system? no
12. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
13. Are any off-tract improvements required or proposed? no
14. Is the subdivision to be filed by Deed or Plat? n/a
15. What form of security does the applicant propose to provide as performance and maintenance guarantees? _____

16. Other approvals which may be required and date plans submitted:

Yes _____ No _____ Date Plans Submitted _____

- _____ Any Utilities Authority
- _____ County Health Department
- County Planning Board
- County Soil Conservation District
- _____ NJ Dept. of Environmental Protection
- _____ Sewer Extension Permit
- _____ Sanitary Sewer Connection Permit
- _____ Stream Encroachment Permit
- _____ Waterfront Development Permit
- _____ Wetlands Permit
- _____ NJ Department of Transportation
- _____ Public Service Electric & Gas Company
- _____ Other _____

17. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing.)

Quantity	Description of Item
_____	Preliminary /Final Site Plan prepared by Chisvette Engineering, dated 5/17/2023
_____	Architectural Drawings Prepared by Frank Brancato, Dated 3/14/2023
_____	_____
_____	_____

18. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals.

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Reports Requested:

Send reports to:

All

Name/Address Stephen F. Hehl, Esq.

370 Chestnut Street, Union NJ 07083

Name/Address _____

Name/Address _____

Certifications

Complete #19 *or* #20 a and b as indicated:

19. Applicant is Property Owner: I certify that I am the Owner of the property which is the subject of this application, for which I am also the Applicant, and that the foregoing statements and the materials submitted are true. As such, I further certify that I am authorized to sign this application, and that I agree to be bound by the application and the decision. [If the Owner who is also the Applicant is a corporation this must be signed by an authorized corporate officer. If the Owner who is also the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
_____ day of _____, 20____

NOTARY PUBLIC

SIGNATURE OF APPLICANT and OWNER

20. a) Applicant Who is Not the Property Owner: I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
17th day of May, 2023

NOTARY PUBLIC
Steven H. Merman, Esq.
Attorney at Law
State of New Jersey

SIGNATURE OF APPLICANT

b) Owner Who is Not the Applicant: I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the Applicant. [If the Owner is a corporation this must be signed by an authorized corporate officer. If the Owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
17th day of May, 2023

NOTARY PUBLIC

SIGNATURE OF OWNER

Steven H. Merman, Esq.
Attorney at Law
State of New Jersey

Checklist Certification

21. To be completed by the applicant: I certify that all of the required checklist items and any waiver requests (which includes a listing of each waiver requested and a statement of arguments in support of granting each waiver requested) have been provided as part of this application. I understand that a determination of completeness is not a determination of approval and that the Board of jurisdiction has the right to request additional information. [If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
17th day of May, 2023



NOTARY PUBLIC
Steven H. Merman, Esq.
Attorney at Law
State of New Jersey



SIGNATURE OF APPLICANT

Escrow Certification

21. Escrow Certification I (please print name) David Freund
understand that I have provided the non-refundable sum of \$ 6,000.00 to be deposited in a Township of Cranford escrow account. In accordance with the Ordinances of the Township of Cranford, I further understand that the escrow account is established to cover the cost of professional services including but not limited to engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned upon my written request to the Zoning Department for same. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.



SIGNATURE OF APPLICANT

5/17/2023

DATE

TAX STATEMENT

22. Applicant is to complete and sign form, and bring it to the Cranford Township Tax Collector for signature. If you would like the signed form returned to you by mail, please provide a self-addressed, stamped envelope for same. One copy of the signed Tax Statement should be included in each of the eighteen completed sets of Form 01.

I, David Freund Managing Member of 34 Leo LLC, 2106 Summit Terrace
Name Address Linden, NJ 07036

am submitting an application to the

PLANNING BOARD ZONING BOARD OF ADJUSTMENT

for the development of Block 644 Lot 2 in Zone c-1

located at 30 Commerce Drive, Cranford NJ 07016
Address

The owner of record is Joel Rosenberg of 627 Amherst Rd. Linden, NJ
Name Address

I acquired interest in this property on _____ Applicant is the contract purchaser of the property
Date and request the Tax

Collector to determine whether or not there are any delinquent taxes or other assessments due.

D. Freund
Applicant's Signature

May 17, 2023
Date

TO BE COMPLETED BY TAX COLLECTOR

- All taxes due have been paid.
- All assessments due have been paid.
- The following are delinquent and past due:
I verify that this information accurately reflects municipal tax records.



[Signature]
Tax Collector
Cranford Township
Union County
Tax Collector's Signature



5-24-23
Date

Form 04/Appeal for Relief from Zoning Requirements
NOTE: For "C" Variances and Design Waivers Only

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-23-013 Date received: 5/24/23

Appeal is hereby made by the applicant pursuant to N.J.S.A. 40:55D-70(c) of the New Jersey Municipal Land Use Law, for permission to vary from the requirements set forth in the Land Development Code of the Township of Cranford as follows:

1. Applicant information

Name: 34 Leo LLC

Address: 2106 Summit Terrace Linden, NJ 07036

Phone: 718-781-8757 Email: jdgroup112@gmail.com

2. Appeal information

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Relief Requested
sec. 255-44	1 space for each 250 sq.ft. of net floor area- 8 spaces req.	5 spaces proposed

3. Please list all pre-existing non conforming conditions

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Existing Conditions
§ 136-30. Schedule of area, yard and building requirements.	Min. Lot Area-150,000 SF Min. Front Yard setback- 50 ft. Min. Rear Yard setback- 100 ft Min. side Yard setback-50 ft.	13,000 sf (existing) 25 ft. (existing) 33.70 ft. (existing) 17.70 Ft. (existing)

4. Arguments submitted in support of the requested relief.

On a separate sheet of paper, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.

5. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning and Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

1. Is the subject property located within two hundred feet (200') of any municipal boundary?

YES NO If yes, Municipal Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)

2. Is the subject property adjacent to an existing or proposed county road or adjoining other County Land?

YES NO If yes, County Planning Board shall be notified of hearing by applicant. (Note 1).

3. Is the subject property adjacent to a State highway?

YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2).

4. Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units?

YES NO If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3).

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. Disclosure Information

Is applicant and/or owner a corporation, Limited Liability Company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes?

YES NO If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq. (see Form 01)

NOTES:

"1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207

"2" New Jersey Department of Transportation
P.O. Box 600
Trenton, NJ 08625

"3" New Jersey Business Action Center
Office for Planning Advocacy
State Planning Commission
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

Form 05/Use Variance Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-23-013 Date received: 5/24/23

Request is hereby made pursuant to Section 40:55D-70(d) of the New Jersey Municipal Land Use Law to the Board for permission to permit as a use in C-1 Zone which is specifically prohibited by the Municipal Land Use Ordinance of the Township of Cranford.

- 1. Arguments must be submitted in support of the requested "Use Variance."**
On a separate sheet, describe reasons why the requested use variance should be granted by the Board.

2. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES NO
- Is the subject property adjacent to an existing or proposed county road or adjoining other County Land? YES NO If yes, County Planning Board shall be notified of hearing by applicant. (Note 1)
- Is the subject property adjacent to a State Highway? YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2, Form No. 13)
- Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units? YES NO If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

3. Disclosure Information

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? **YES** NO
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 09/Preliminary Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-23-013 Date received: 5/24/23

Application is hereby made for approval of the proposed Site Plan for the land herein described:

1. PLAN DESCRIPTION:

Preliminary /Final Site Plan

- a) PREPARED BY: Chisvette Engineering,
- b) LATEST REVISION: _____

2. CLASSIFICATION OF SITE PLAN: Major _____ Minor x

- a) Does the site plan involve the creation of any new streets? YES NO
- b) Does the site plan involve the extension of any off-tract improvements?
YES NO
- c) Does the site plan involve a planned development? YES NO

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL site plans. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/applform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? **YES** **NO** If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)
- b) Is the subject property adjacent to a State highway? **YES** **NO** If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)
- c) Is the property in question greater than one hundred fifty (150) acres or involves more than five hundred (500) dwelling units? **YES** **NO** If yes, applicant shall notify the Director of the New Jersey State Planning Commission of the hearing. Notice shall include a copy of maps and documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? **YES** **NO** If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 10/Final Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-23-013 Date received: 5/24/23

Application is hereby made for approval of the proposed site plan for the land hereinafter more particularly described.

1. a) DATE OF PRELIMINARY APPROVAL: seeking preliminary simultaneously

b) DATE OF ANY EXTENSIONS GRANTED (attach documentation):

Pursuant to N.J.S.A. 40:55D-49, preliminary site plan approvals expire three (3) years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

c) DATE OF LATEST REVISION: _____

d) CONTACT PERSON: _____

Phone: _____ Email: _____

2. Does the Application include (check all that apply):

- a) Drainage Plan x
- b) Paving Plan x
- c) Utility Plan x
- d) Landscaping Plan x
- e) Sign Plan _____
- f) Lighting Plan x
- g) Elevation Drawing x

3. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, other details? YES NO If not, indicate any changes (attach copy if necessary). n/a

4. Have all conditions of preliminary approval been met? YES NO Attach evidence of compliance, if not included on plans. If conditions have not been met, specify reasons. n/a

APPLICANT: 34 Leo, LLC
PROPERTY: 30 Commerce Drive
Block 644, Lot 2

STATEMENT OF PRINCIPAL POINTS

The within Application involves a request for Preliminary and Final Site Plan approvals in connection with the property located at 30 Commerce Drive, Block 644, Lot 2, on the Tax Maps of the Township of Cranford (the “Property”). The Property is currently improved with a single family residence, and the Applicant proposes to renovate the structure and convert same to contain a business office and related Therapeutic Bath (Mikvah). The Property is located in the C-1 Commercial Zone (“C-1” Zone”) and is on the edge of the Cranford Office Park. It is surrounded by office buildings and similar structures. Commercial uses are permitted in the zone, but the specific use as a Mikvah is not permitted in the Zone.

As depicted on the site plan, the applicant is proposing to convert the existing 2,001 sq. foot structure. The first floor will contain a reception area, 5 individual changing/bathing rooms (with showers, sinks and toilets), and 1 Mikvah rooms. The applicant will provide further detail by way of testimony at the hearing to describe the Mikvah and its religious, spiritual and therapeutic significance to the Orthodox Jewish community. The Mikvah will be operated similar to a private health club and will not be open to the general public. The applicant will present testimony concerning the hours of operation and the anticipated number of patrons to use the site.

The applicant proposes a new concrete driveway and parking lot on-site with parking for 5 vehicles, a variance for the number of parking spaces as 8 parking spaces are required. The applicant has proposed other improvements to the property which include concrete walks, curbing, lighting, and landscaping, which will be consistent with the surrounding uses. All “c” bulk variances sought are for preexisting non-conforming conditions.

Professional testimony will be offered at the hearing and this testimony will address the

positive and native criteria, in support of the variances. Further this testimony will demonstrate that the proposed use will have no substantial impact on the public good nor result in a substantial impairment to the intent or purpose of the zone plan or zone ordinance.

For the reasons articulated above, the Applicant respectfully requests the approvals and variances sought be granted.

Hold Harmless And Indemnification Agreement

FORM 15/Updated 4/09

This agreement made this _____ day of _____, 20____, witnesses:

WHEREAS, 34 Leo, LLC, Applicant, has submitted an application to the Zoning Board of Adjustment (Board) of the Township of Cranford with said application designated as Application No. _____; and

WHEREAS, it may be necessary for the members of the Zoning Board of Adjustment (Board) to inspect and walk the subject property known as 30 Commerce Drive Block 644, Lot 2; and

WHEREAS, the Zoning Board of Adjustment (Board) deems it advisable and fiscally prudent to obtain permission from the individual applicants for the members inspection of said property and to preclude claims for alleged damage in connection with the inspection;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual promises and covenants made by and between the parties, and is hereby agreed as follows:

I, David Freund of 34 Leo, LLC, Applicant, shall indemnify and hold harmless the Zoning Board of Adjustment (Board) with regard to claims for damages associated with the inspection and shall preclude claims for alleged damage in connection with the inspection and give my permission for members of said Board to walk the property listed above.

D. Freund

Signature of Applicant

Sworn and subscribed to before me
this 17th day of May, 2023

[Signature]

Notary Public of the State of New Jersey
My Commission Expires on _____

Steven H. Merman, Esq.
Attorney at Law
State of New Jersey