

REVISED
7/25/22



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

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: 4/14/2022 (INITIAL SUBMISSION)

Application No.: ZBA-22-005

To Be Completed by Applicant

1. Subject Property

Location/Address: 178 Mohawk Drive

Tax Map: Block: 582, Lot(s): 19

Block: _____, Lot(s): _____

Dimensions: Frontage: 60' Depth: 100.17' Total Area: 6,012 sf

Zoning District: R-4

2. Applicant Information

Name: Michael & Jillian Rodman

Address: 178 Mohawk Drive, Cranford, NJ 07016

Phone: 917-375-6872

Email: mikerodman82@gmail.com

Applicant is a: Corporation _____ Partnership _____ Individual X

Limited Liability Company _____ Other (Specify) _____

3. Disclosure Statement N/A

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)

N/A

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

Owner's Name: N/A

Address: _____

Telephone Number: _____

5. Property Information:

Present use of the premises: Single Family Residence

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies]: _____ No: X

Proposed use of the premises: Single Family Residence

**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: _____

Address: _____

City/State/ZIP: _____

Phone Number: _____

E-mail: _____

B. Planner's Name: _____

Address: _____

City/State/ZIP: _____

Phone Number: _____

E-mail: _____

C. Engineer's Name: _____

Address: _____

City/State/ZIP: _____

Phone Number: _____

E-mail: _____

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

Name: _____
Area of Expertise: _____
Address: _____
City/State/ZIP: _____
Phone Number: _____
E-mail: _____

7. Application Type

A. SUBDIVISION N/A

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

B. SITE PLAN N/A

- _____ 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): N/A

C. INFORMAL REVIEW: _____ Subdivision _____ Site Plan
N/A

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

E. DIRECT ISSUANCE OF A PERMIT: N/A

- _____ 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

- _____ (C1) "Hardship" Variance
- X _____ (C2) "Flexible" Variance (benefits v. detriments)

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

- _____ (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): N/A

- _____ (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]

Construct a new covered porch & garage extension which would encroach 2.4' into the front yard setback. The prevailing setback is 20.9'. The addition is 6.0' deep. The homeowner would like to enhance the curb appeal and add a mudroom for the kids' sports equipment and outdoor clothing. The current laundry room adjacent to the garage does not provide adequate storage and standing space for a family with 2 young boys in sports. The garage would shift forward into the front yard setback by 6.5'. There will still be ample room for a car in the driveway. The minimum space needed is 18.0'. The proposed front yard setback is 18.5' to the setback plus the additional right of way to the curb with a total of 29.01' to the curb.

The garage expansion and front porch addition also exceeds the maximum allowable building coverage. The existing building coverage is 26.7% (1606 sf). The proposed building coverage is 30.7% (1845 sf). The garage expansion and front porch addition are 0.7% (42 sf) over the maximum allowable building coverage of 30% (1804 sf)

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? No
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? N/A
16. Other approvals which may be required and date plans submitted:

Yes _____ No X 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
_____	N/A _____
_____	_____
_____	_____
_____	_____

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:
_____	Name/Address _____

_____	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.]

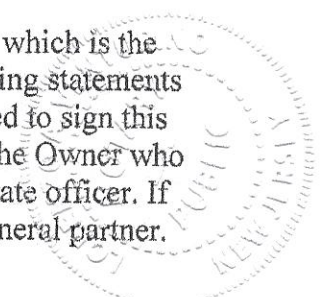
Sworn to and subscribed before me this
13th day of APRIL, 2022



NOTARY PUBLIC



SIGNATURE OF APPLICANT and OWNER



LORENZO A. VENTURINO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 05/05/2026

~~**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
____ day of _____, 20____~~

~~_____
NOTARY PUBLIC~~

~~_____
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.]~~

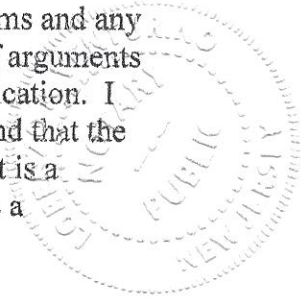
~~Sworn to and subscribed before me this
____ day of _____, 20____~~

~~_____
NOTARY PUBLIC~~

~~_____
SIGNATURE OF OWNER~~

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 13th day of APRIL, 2022

[Signature]
NOTARY PUBLIC

[Signature]
SIGNATURE OF APPLICANT



Escrow Certification

21. Escrow Certification I (please print name) Michael Rodman [Signature] understand that I have provided the non-refundable sum of \$ _____ 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]
SIGNATURE OF APPLICANT

4/13/2022
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, Michael Rodman of 178 Mohawk Drive, Cranford, NJ
Name Address

am submitting an application to the

PLANNING BOARD ZONING BOARD OF ADJUSTMENT

for the development of Block 582 Lot 19 in Zone R-4

located at 178 Mohawk Drive, Cranford, NJ
Address

The owner of record is Michael & Jillian Rodman of 178 Mohawk Drive, Cranford, NJ
Name Address

I acquired interest in this property on 1/19/2019 and request the Tax
Date

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

[Signature]
Applicant's Signature

4/1/2022
Date

TO BE COMPLETED BY TAX COLLECTOR

- All taxes due have been paid.
- All assessments due have been paid.
- I verify the following are delinquent and past due:
reflects municipal tax records.



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



04/01/2022
Date

Township of Cranford
Zoning Department
Planning & Zoning Board of Adjustment
8 Springfield Avenue
Cranford, NJ 07016
July 25, 2022



Dear Township of Cranford:

Our love for Cranford dates back to 2015 when Jillian was pregnant with our 2nd son Jake. One of our family members gifted us a couples cooking class at Trattoria Bel Paese (now Venue 104). After the cooking class, we took a long stroll throughout downtown and drove all around town picturing what it would be like to call Cranford home. I even remember Jillian saying "this town looks like it's straight out of a Hallmark movie." Ever since that day, we knew Cranford was where we wanted to settle down and raise our family.

Four years later, in 2019, we found our dream home on Mohawk Drive. During the first week in our new home, our neighbors rang the bell with cookies to welcome us to the community and we immediately knew we were finally home. Over the last 3+ years, we have become close friends with our neighbors, including all of our children. When the weather is nice, you will find all of the children outside playing sports, riding bikes and just being kids. However, our section of Mohawk Drive (closer to Lexington Avenue) does not have sidewalks and therefore the children do not have the ability to ride their bikes other than in the street. Due to our proximity to Lexington Ave, the cut-through traffic on Mohawk Drive has become fairly significant. Additionally, we fear that once the development at 750 Walnut is complete, the cut-through traffic will only get worse. With all of that being said, we spend a lot of time outside sitting on our lawn in folding chairs so that we can supervise the children to ensure their safety. Rather than sit on our lawn, we would love to build a covered porch, so the adults in our community have a place to sit and chat while watching our children play. We believe a porch would only add to the charm of our wonderful neighborhood and would love nothing more than to be a host for Porchfest in the future!

As mentioned above, we have active children who love outdoor activities and with that comes a lot of outdoor equipment to store. Currently, our garage is being used for storage rather than its intended use of parking our car. In addition to the covered porch extension, we are seeking an extension of our existing garage, which will enable us to build a mudroom to be used for storage. This will result in a proposed front yard setback of approximately 18.5 ft., or approximately 29 ft. if the additional right of way is considered. We have determined the prevailing setback on Mohawk Dr to be 20.9 ft. As such, we are seeking a front yard setback variance of approximately 2.4 ft. to provide enough room for the garage extension.

Lastly, with the above proposed changes, we are requesting a maximum building coverage variance of approximately 42 sq. ft., or 0.7% (i.e. 30.7%, or 1,845 sq. ft. proposed vs. 30%, or 1,804 sq. ft. allowed).

Thank you in advance for your consideration.

Sincerely,
Michael & Jillian Rodman



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-22-005 Date received: 4/14/2022 (INITIAL SUBMISSION)

Appeal is hereby made by the applicant pursuant to NJSA 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: Michael & Jillian Rodman

Address: 178 Mohawk Drive, Cranford, NJ

Phone: 917-375-6872 Email: mikerodman82@gmail.com

2. Appeal information

Table with 3 columns: Section(s) of Land Development Code, Requirement(s) set forth in the Land Development Code, Relief Requested. Contains details about setbacks and building coverage.

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
Township of Cranford Schedule '1' Minimum side yard setback. Minimum combined side yard.	Zone R-4 Minimum Side Yard Setback 10% of lot width (7 ft min.) Lot Width - 60ft 10%= 6ft, therefore 7ft required Minimum Side Yard Combined Min 30% Lot Width (18ft)	Existing Side Yard Setbacks 2.9ft/8.5ft Existing Side Yard Combined 2.9ft+8.5ft= 11.4ft (19%) *No change to existing setbacks. The addition is within the allowable side yard setback and site yard combined.

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).

Hold Harmless And Indemnification Agreement

FORM 15/Updated 4/09

This agreement made this 1st day of APRIL, 2022 witnesses:

WHEREAS, MICHAEL & JULIAN ROMAN, Applicant, has submitted an application to the ZONING (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) to inspect and walk the subject property known as 178 MOHAWK DRIVE Block 582, Lot 19; and

WHEREAS, the ZONING (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, MICHAEL & JULIAN ROMAN, Applicant, shall indemnify and hold harmless the ZONING (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.

Michael & Julian Roman
Signature of Applicant

Sworn and subscribed to before me
this 1 day of April, 2022

[Signature]

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

LORENZO A. VENTURINO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 05/05/2026

