

ORIGINAL



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Form 04/Appeal for Relief from Zoning Requirements

NOTE: For "C" Variances and Waivers Only

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

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

To be completed by Township Staff Only

Application No.: PB-22-001 Date received: 

Filing fees: _____ Received by: _____

Form Updated 4-09

Appeal is hereby made by the applicant pursuant to Section .40:55D-70(c) of the New Jersey Municipal Land Use Law, for permission to vary requirements of the Zoning Article of the Municipal Land Use Ordinance of the Township of Cranford as follows:

1. Applicant information

Name AVIDD Services of New Jersey Inc.

Address: 92 Broadway, Denville NJ 07834

Phone: 973-664-1770 Email: tmckeon@aviddnj.org

2. Appeal information

Section of Land Development Code	Requirements	Relief Requested
§255-34 – Schedule 1	Allows a maximum impervious coverage of 38%	The proposed impervious coverage for proposed lot 10 is 45.5%. (Variance).
§255-35D(4)	Allows ground-mounted generators to be located in side or rear yards.	The generator on proposed lot 9 is located in a front yard. (Variance).
§255-26G(3)(a)	For off-street parking areas requires a 3 ft. setback from a side property line.	No setback is proposed for the parking areas on proposed lots 9 & 10. (Exception).
§255-26G9	Requires all parking areas to be lighted to provide minimum of 1.5 footcandles throughout the parking area.	A maximum of 1 footcandle is proposed in the parking area. (Exception).

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Section of Land Development Code	Requirements	Relief Requested
§255-26G9	Allows a maximum height for light fixtures of 16 ft.	Proposed is 20 ft. (Exception)
§255-26L	Look – alike provisions.	Exceptions may be required; to be determined upon submission of architectural plans for the second building. (Exception).
§255-26N(2)	A tree replacement plan shall be submitted when trees are proposed to be removed or have been removed.	The submitted landscape plan provides proposed planting but does not indicate tree to be removed. (Exception)
§225-35 and §225 Attachment 1	Minimum front yard 25’/20’	25’ to home, 17’ to porch
§225-440(5)	1 parking space in garage.	None proposed.

Arguments in Support

Minimum front yard to porch: 20 feet are required; 17 feet proposed. Reason for request is occupants of housing require wider porch to accommodate wheelchair and special needs equipment.

One parking space in Garage: Applicant will be providing special needs housing to residents who do not drive. Vehicles to transport these individuals will be parked on-site.

Since the location is in residential area, the 16 foot height, 1.5 foot candle requirement is being modified to 1 foot candle at 20 foot height. This is in an effort to be less impactful to neighbors.

The architectural plans highlight differences in architectural features and are believed to comply with look-alike provisions of ordinance.

The generator is being located to allow for the most efficient electrical run.

The lack of setback for off street parking area is proposed to maximize efficient use of area for parking.

As to the proposed landscaping plans and tree planting, we refer the Board to the Substantive Rules of the New Jersey Counsel on Affordable Housing: Section 10.2(a)(6) states that reforestation requirements are one of the types of cost generating requirements the municipality is not supposed to impose on inclusionary housing projects. Applicant has provided landscape plan consistent with Affordable Housing Rules.