



UNLOCKING POTENTIAL
IN PLACES YOU LOVE

Development Review Committee Memorandum #2

Date: November 29, 2023
To: Cranford Development Review Committee
From: Greer Patras, AICP, PP, Township Planner
Applicant: Lauren King and Sean Swift
SUBJECT: **ZBA-23-019**
101 Herning Avenue - Block 208, Lot 14
Site Plan Exempt with Bulk Variance

The Township's DRC, established by §255-10 of the Township Code, serves to review all applications for development or requests for review presented to the Planning Board or Board of Adjustment. The DRC consists of applicable Township professionals who review applications for compliance with the technical standards set forth in Article IV – Development Requirements and Standards and other provisions of the Township's Land Development Ordinance. The DRC may make non-binding recommendations on the design and technical elements of any application however it is not the scope of the DRC to argue for or against the merits of any application to be heard by the Boards.

After the first DRC meeting, and our DRC memo #2, the Applicant provided a revised submission on November 13, 2023. This second memo serves to provide an overview of the updated project proposal, bulk variance discussion, items discussed at the DRC meeting, and comments/ recommendations as the project advances to the Zoning Board. Updated content within this report will be in blue text.

I. APPLICATION INFORMATION

A. **DRC Meeting Date:** October 4, 2023

B. **Attending Town Representatives:**

1. Bryan Flynn – Tax Assessor
2. Kathleen Nemeth – Zoning Officer
3. Ty Apgar – Town Engineer
4. Frank Genova – Construction Code Official
5. Sergeant Russell Luedecker – Cranford Police Department
6. Kathy Lenahan – Board Administrator
7. Greer Patras – Township Planner

C. **Attending Applicant's Representatives:**

1. Lauren King – Applicant

D. Documents Submitted:

1. **Township of Cranford Zoning Board Application**, received July 26, 2023.
2. **Architecture Plan**, consisting of 5 sheets prepared by Tom Swift Architecture, dated September 23, 2022 and last revised on June 26, 2023.
3. **Property Survey**, consisting of 1 sheet prepared by Jeremy A. Klapper, dated March 22, 2023.
4. **Site Plan**, consisting of 1 sheet unsigned, dated October 19, 2023.
5. **Zoning Information Chart**, unsigned and undated.

II. SITE INFORMATION:

1. Block 208, Lot 14: 7,608 SF (0.17 acres)
2. Residential R-4: One-Family Detached Residence District
3. The Site contains a 2.5-story single-family dwelling along with an asphalt driveway and slate walkway within the Herning Avenue front yard, and 3 A/C units within the Summit Road front yard. The Site also consists of a garage, shed, wood deck, and patio in the rear yard.
4. The Site is a corner lot with frontage along Herning Avenue and Summit Road, within a single-family residential neighborhood.

III. PROPOSAL:

A. Proposed Site Improvements:

1. Remove portion of front walkway and driveway and remove rear deck and patio.
2. Construct 322 SF one-story covered entry addition and platform with steps along Herning Avenue frontage.
3. Construct 162 SF two-story addition along Summit Road frontage
4. Construct 125 SF one-story addition to side/rear corner
5. Construct 25 SFS entrance platform and stairs on the side of dwelling
6. Install stepping stones, lawn, rain garden, and wood platform with steps in lieu of portion of driveway and rear deck and patio.
7. Construct new wood deck and steps in rear yard.
8. Relocate A/C units in Summit Road front yard.

IV. VARIANCE DISCUSSION

A. Bulk Variances:

1. Front Yard Setback: Herning Avenue to Entrance Platform (§255-35.D.6)
 - Required: 24.6' (Min. Prevailing setback of 29.6' minus 5' allowance for open entrances in the front yard)
 - Existing: 29.8'
 - Proposed: 21'-9" to wood platform

2. Front Yard Setback: Herning Avenue to 1-story Building Addition (§255 Attach. 1)
 - Required: 29.6' (Min. Prevailing Setback)
 - Existing: 29.8'
 - Proposed: 25'-3" to addition and
3. Front Yard Setback: Summit Road to 2-story Building Addition (§255 Attach. 1):
 - Required: 29.6' (Min. Prevailing Setback)
 - Existing: 30'
 - Proposed: 25'
4. Side Yard Setback to Side Entrance Platform (Section 255 Attachment 1):
 - Required: 7'
 - Existing: 6.7'
 - Proposed: 3'-3"
5. A/C Unit Location (Section 255-35.D(4)):
 - Permitted: Side or Rear Yard
 - Existing: Summit Road Front Yard
 - Proposed: Relocated within Summit Road Front Yard
6. Off-Street Parking (Section 255-44.B):
 - Required: 2 parking spaces
 - Existing: 2 parking spaces
 - Proposed: 1 parking space

Additional variances and waivers may be identified during professional reviews.

B. Design Waiver:

1. Parking Space Size (Section 255-26.G(3)(a)(1)):
 - Required: 10 feet in width and 18 feet in length
 - Existing: not provided.
 - Proposed: Applicant must confirm. The total driveway length is provided as 29.8' deep but the shape is irregular. A minimum dimension of 6.7' wide is provided at the end of the driveway which is undersized for the 10' requirement, but this is only for about 10' length. The Applicant should confirm that the remaining portion of the driveway is at least 10' x 18' or they must request waiver relief.

C. Zoning Requirements Bulk Chart:

Standards	Required	Existing	Proposed
Lot Area (Min.)	6,000 SF	7,608 SF	No Change
Lot Width (Min.)	70'	65' (E)	No Change
Front Yard Setback – Herring Ave. (Min.)*	24.6' to Entrance Platform	29.8'	21'-9" to Platform (V)
	29.6' to Building	29.8'	25'-3" to Building (V)
Front Yard Setback – Summit Rd. (Min.)*	29.6'	30'	25' (V)
Side Yard Setback – North (Min.)	7'	6.7' (E)	3'-3" (V)
Rear Yard Setback - West (Min.)	27'	46'	44'
Building Coverage (Max.)	30%	18.69%	26.7%
Lot Impervious Coverage (Max.)	40%	35.78%	34.6%
Building Height (Max.)	32'	28'	No Change
Building Stories (Max.)	2.5 stories	2.5 stories	No Change
A/C Unit Location	Side or Rear Yard	Front Yard	Front Yard (V)
Off-Street Parking Spaces (Min.)	2 spaces	2 spaces	1 Space (V)
Driveway Paving	Paved from the driveway apron to front building setback line	Paved to the front building setback line	gravel
Parking Space Size (Min.)	10' wide by 18' deep	Not provided	Applicant must confirm

(E) Existing Condition (V) Variance (W) Design Waiver
 *The setback requirement in the R-4 zone is the average setback within 200' of the site, but not less than 25' or more than 45'.

D. At the hearing, the Applicant should be prepared to discuss with the Board the legal standard for "C" variance relief under N.J.S.A 40:55D-70.

The Applicant must decide whether they seek a "c(1)" and/or "c(2)" variance, and then prove and the Board must find that the necessary criteria for the applicable variance, identified by the Municipal Land Use Law (MLUL), has been satisfied.

It is our opinion that the Applicant would seek a c(2) variance, since the addition is to provide additional convenience for the Applicant, but this should be clarified by the Applicant.

The criteria for both types are as follows:

For a c(1) variance, the Applicant must prove hardship:

- By reason of exceptional narrowness, shallowness or shape of a specific piece of property, or
- By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- By reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such a property, grant, upon an application or an appeal relating to such a property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship

- AND that such relief from the zoning ordinance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

For a c(2) variance, the Applicant must prove:

- that the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirement and
- that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

V. DRC MEETING COMMENTS + NOTES:

A. Parking + Driveway Comments:

1. Dimensions of the driveway width and depth, labels of the driveway material, location of parking space, etc. should be labeled on the existing and proposed plans.

DRC Memo #2 Comment: The Applicant has not located the parking space on the plans. This is critical and it determines whether additional relief is required, as discussed below.

2. The Applicant should confirm compliance with the parking space size requirement from per Ordinance Section 255-26.G(3)(a)(1):

"Each off-street parking space shall have a usable area of not less than 180 square feet, exclusive of access drives or aisles, and shall measure not less than 10 feet in width and 18 feet in length and shall be of usable shape and condition."

DRC Memo #2 Comment: The Applicant has noted the driveway area to be 6.7' wide by 29.8' deep so a design waiver would be required for parking space width. However, it appears that only a third of the driveway is 6.7' and the majority of the driveway is wider than this. Applicant should confirm whether there is an 18' long portion that is a minimum of 10' wide. If not, the Applicant should request relief for driveway width. Dimensions must be added to the plans.

3. The Applicant has requested a variance from Ordinance Section 255-26.G(8)(h) to permit a gravel driveway. However, variance relief from this specific Development Design Standards code section is not applicable because bulk variances for one- and two-family uses are exempt from site plan approval. However, the suitability of gravel in this location and for this climate/weather should be discussed.
4. Since the garage will no longer be accessible from the driveway, it appears to be considered an accessory structure now (see Ordinance definitions below). The proposed plans should label this structure accordingly.
 - Definition of Private Residential Garage: A structure that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents thereof.
 - Definition of Accessory Use or Structure: A use or structure subordinate to and customarily incidental to the principal use or structure on the same lot. When an accessory building is attached in a substantial manner by a wall or roof to a principal building or structure, it shall be considered a part thereof.

DRC Memo #2 Comment: Since the existing garage will not be able to meet the definition of Private Residential Garage as stated above, the structure labeled as "frame garage" should be relabeled appropriately.

5. The Applicant should present information to the Board regarding the existing driveway conditions, especially that the Applicant has historically not been able to utilize the garage or rear portion of driveway due to its small size. Dimensions on the plan and pictures to support this argument should be provided.
6. The Applicant should discuss parking options for a second car and guest parking. Available street parking in the area could be considered. The Applicant is advised that no parking may violate Police/Traffic requirements, such as parking too close to the corner and blocking sight lines.

B. Setback Comments:

1. The Applicant should discuss why the front and side yard setback variance conditions are preferred or necessary. Proximity to adjacent residential structures should be considered.
2. Testimony should be provided regarding how the setback variances can be mitigated; foundation plantings and other plantings including shade/street trees within the front and side yards is recommended to soften the impact to the adjacent properties. Any proposed landscaping should be shown on the plans.

DRC Memo #2 Comment: The Applicant proposes a rain garden in the rear yard, but no landscaping is shown within the front and side yards. at a minimum, foundation plantings and additional street trees / shade trees should be added.

3. The Cranford Fire Department was not able to attend the meeting due to a conflict but indicated to the Planning/Zoning Office that with respect to the request for side yard setback relief, if the structure is less than 5 feet from the lot line, fire rated construction is generally required.
4. The property survey identifies 3 A/C units within the Summit Road front yard. At the DRC, the Applicant said that the A/C units can be moved to a compliant location. The plans should reflect this. Screening of the A/C units such as fencing or landscaping should be provided. Details of such should be shown on the plan.

DRC Memo #2 Comment: The plans now show 1 A/C unit within the Front Yard, which is not permitted. The Applicant's memo states it will be screened from view, but this is still not shown on the plans.

5. The Applicant discussed intent to reduce impervious coverage and provide sustainable design elements. This information should be presented to the Board for consideration.
6. The Applicant should replace any trees that are removed and include details of such on the plans.

DRC Memo #2 Comment: The Applicant has noted on the Zoning Information Chart that no trees will be removed.

7. It is recommended that the Applicant present pictures and/or maps to the Board to visually explain the proposal in context with the surrounding neighborhood.

C. General Comments:

1. The Applicant should provide the following plan clean up:
 - Clearer version of plans (rescan)
 - *The configuration of the front steps is different on the architecture plans and the site plan. The actual configuration must be clarified prior to the hearing to confirm the requested variance relief for setbacks and coverage.*
 - Confirmation of all requested/required variances
 - The Applicant should provide a calculation breakdown of the existing and proposed building and impervious coverage to confirm compliance with the Ordinance. Definition of lot coverage: *That portion of one lot or more than one lot which is improved or is proposed to be improved with buildings and structures, including but not limited to driveways, parking lots, pedestrian walkways, signs and other man-made improvements on the ground surface which are more impervious than the natural surface. (See also "building coverage" and "open space.")*
 - Link to Ordinance Definitions: <https://ecode360.com/30626721>

DRC Memo #2 Comment: The Applicant has not provided a clearer rescan of the architectural plans. The Applicant has provided a breakdown of the existing and proposed building and impervious coverage; however, the proposed impervious coverage is inaccurate since it did not include the new proposed building coverage.

2. The Applicant should clearly show the following on revised, separate plans:
 - Existing conditions with labels and dimensions (i.e. existing HVAC, existing driveway location, width, material)
 - Existing plus previously approved conditions from this year, with items that will be removed labeled as such, such as removal of patio.
 - 1 set of plans showing requested/proposed conditions only (i.e. proposed location of new driveway, setbacks to new construction, location of HVAC, etc.). This plan's primary purpose is to highlight only the items that are the scope of this application and variance request.

DRC Memo #2 Comment: The Applicant has only provided a revised site plan that shows some existing conditions, the improvements to be removed, and the proposed conditions. It is recommended that the Applicant provide all of the above stated information on separate plans to provide clarity for the Board.

3. The Tax Assessor advised that should any of these improvements add value to the property, an added tax assessment may be imposed.

The Applicant agreed to provide revised plans to address the comments discussed at the DRC meeting. An updated DRC review/report will be provided at that time. If these plans are provided at least 4 weeks prior to December 11, 2023, then the application can be scheduled for that virtual Zoning Board meeting, subject to all application filing and noticing requirements.

Request for Recommendations from Cranford Township Professionals

TOWNSHIP OF CRANFORD – PLANNING & ZONING DEPARTMENT
8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 * Fax: (908) 276-7664



Application #:	ZBA-23-019
Date Sent to Township Professionals:	November 13, 2023
Date Due Back to Zoning Office:	November 30, 2023
Date Returned to Zoning Office:	

TO: Cranford Department of Traffic & Safety ✓ Cranford Fire Department
 Cranford Health Department Cranford Engineering Department
 Environmental Committee Historical Preservation Advisory Board
 Downtown Economic & Business Development Office

RE: Application # ZBA-23-019
 Applicant: Lauren King & Sean Swift
 101 Hering Avenue
 Block: 208, Lot: 14, Zone R-4

Requesting c(2) variances and parking waiver for the construction of a one-story addition.

Type of Variance	LDO Section	Requirement	Relief Requested
c(2)	§255-34 Schedule 1	Minimum required front yard setback is 29.6 (Hering Ave)	Existing is 29.8 feet and proposed is 25.3 feet
c(2)	§255-34 Schedule 1	Minimum required front yard setback is 29.6 (Summit Road)	Existing is 30 feet and proposed is 25 feet
c(2)	§255-34 Schedule 1	Minimum required side yard setback is 7 feet	Existing is 6.7 feet and proposed is 3.3 feet
c(2)	§255-44. B	Required is 2 parking spaces	Existing is 2 parking spaces and proposed is 1 parking space
Waiver	§255-26.G(8)(h)	Paved driveway from the driveway apron to front building setback line	Existing is paved to the front building setback line and proposed is gravel to the front building setback line

Following pre-existing conditions:

Type of Variance	LDO Section	Requirement	Relief Sought

PLEASE CHECK ONE:

No negative impacts are apparent from my review of this application as it affects my area of review.

I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: 1

Signature:  Date: 11/29/2023

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PLEASE CHECK ONE:

No negative impacts are apparent from my review of this application as it affects my area of review.

I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: 10 mins

Signature: *monika sharma* Date: 12/4/23

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PLEASE CHECK ONE:

No negative impacts are apparent from my review of this application as it affects my area of review.

I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: _____

Note: The homeowner is a member of the Environmental Commission and recused herself from the discussion on this application

Signature: *Ron Margulis* Date November 29, 2023



CRANFORD FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION & RISK MANAGEMENT
7 SPRINGFIELD AVE, CRANFORD, NJ 07016
PHONE: (908)709-7360
FAX: (908) 276-6183
WWW.CRANFORDNJ.ORG

November 21, 2023

MEMORANDUM FOR: Township of Cranford – Planning and Zoning Department

FROM: B/C Matthew J. Lubin /s/
Fire Official

SUBJECT: Application ZBA-20-019
101 Herning Avenue; Block 208 – Lot 14
Applicant: Lauren King & Sean Swift

The Cranford Fire Department has conducted a review of the subject application and supportive documents submitted for the above referenced application before the Zoning Board.

The applicant seeks C(2) variance relief to permit the construction of a single story addition along with other improvements to the home.

There are no impacts or concerns apparent based on the Fire Department area of review of this application. Our office would note that the proposed 3.3 foot side yard setback may trigger a fire-resistive construction rating of the applicable exposure wall, which will be reviewed as part of the construction permitting process should the Board grant the approval.

If you have any questions, please feel free to contact our office.

Memorandum

To: Kathy Lenahan, Land Use Administrator

From: Kevin Boyer, P.E., C.F.M.

Date: November 30, 2023

Subject: 101 Herring Avenue
Block 208, Lot 14
ZBA-23-019
Proposed one-story & two-story addition, deck, side steps & platform
(C2) "Flexible" Variance

Project No.: CDZ0376A

Colliers Engineering & Design Inc. dba Maser Consulting has reviewed the application for the proposed construction of a front porch and side steps.

The following has been submitted by the Applicant for review:

- Property Survey, prepared by Behar Surveying Associates, PC, dated 3/22/23.
- Architectural Plans, consisting of five (5) sheets, prepared by Tom Swift Architecture, dated 9/23/22, revised 6/26/23.
- Site Plan dated 10/19/23, Not Signed & Sealed, No Title Information.
- Form 01/Board Application, dated 7/26/2023, Form 04/Appeal for Relief from Zoning Requirements, dated 7/26/2023.

The property is located in Flood Zone X Shaded (area determined to be inside the 0.2% annual chance Flood Hazard Area), as shown on the Flood Insurance Rate Map (FIRM) for the Township of Cranford, dated September 2006.

The site is located in the NJDEP Flood Fringe Area, as shown on sheet 2 on the NJDEP Delineation of Floodway and Flood Hazard Area Plans, Township of Cranford, New Jersey.

The site is located in the "R-4" One-Family Detached Residential District. The property is currently improved with a 2.5 story frame dwelling, asphalt driveway, front slate walkway, frame garage, and rear frame shed.

In April 2023, the Applicant was issued a building permit for the construction of a single-story building addition to the north/northwestern portion of the existing structure and a two-story building addition

to the southwest corner of the building. The Applicant was also approved to install a new deck and stairs located along the rear portion of the building, and to remove a portion of the existing driveway. These improvements decreased the impervious coverage on site by 519 SF.

As part of the current application, the Applicant is seeking a (C2) "Flexible" Variance for the proposed construction of a side entrance with steps and a platform on the right side of the existing structure, and a new front porch. The Applicant is also proposing a rain garden as a way to naturally manage stormwater. The cumulative change in impervious coverage on site is a decrease of 497 SF. The Applicant's improvements to the property are not required to comply with the Township's Stormwater Management Ordinance Section 364-3B, as the increase in impervious coverage falls below the 300 SF threshold.

Based on a review of the above-referenced documents, our office offers the following comments:

1. The project falls within the requirements of NJDEP Permit-by-rule 14, which authorizes the construction of one or more partially open structures with a roof, such as a car port, covered patio, or pole barn, provided the conditions at N.J.A.C. 7:13-6.7 are met and:
 - a. The structure is not located within a floodway;
 - b. The structure is not enclosed with walls on any side below the flood hazard area design flood elevation;
 - c. The roof is supported solely by poles or is cantilevered from an adjoining structure;
 - d. The footprint of all structures constructed under this permit-by-rule does not exceed 5,000 square feet, cumulatively, since November 5, 2007;
 - e. No fill is placed in the flood hazard area except for any poles necessary to support the roof;
 - f. Any clearing, cutting, and/or removal of riparian zone vegetation is limited to actively disturbed areas; and
 - g. No disturbance is located within 25 feet of any top of bank, unless the project lies adjacent to a lawfully existing bulkhead, retaining wall, or revetment along a tidal water or impounded fluvial water.

2. Chapter 225 defines substantial improvement as, "Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which exceeds 50% of the market value of the structure before the start of construction of the improvement". As part of the previous application, the cost of the improvements was 31.6% of the market value of the structure. As part of the current application, the Applicant shall provide the cost of improvements and verify the proposed improvements do not cumulatively exceed 50% of the market value of the structure.

3. The Applicant is proposing to remove a section of the driveway leading up to the garage. This will cause a reduction in driveway area. As per RSIS parking standards, for a 4-bedroom housing unit, 2.5 spaces are required. The proposed improvements will allow for one car to be parked within the property boundaries. The Applicant shall provide testimony related to how parking will be handled.
4. The Applicant is proposing a rain garden as a natural stormwater management measure. The Applicant shall quantify the proposed system and provide a detail. If the Applicant is proposing to use the rain garden as a stormwater management system, the system shall be designed in accordance with the NJ BMP Manual.
5. The Application indicates that pervious gravel is to be installed in the portion of the driveway that is currently usable. The site plan does not show the existing driveway to be replaced with pervious gravel, the Applicant shall provide additional information.
6. It is unclear who prepared the site plan that was submitted. The document provided does not have a title block along with a signature or seal. The Applicant shall provide a signed sealed site plan.
7. There is a note on the architectural plans indicating a new rear paver patio, the Applicant shall clarify if they are proposing to install a new rear patio, as that is not shown on the site plan submitted.
8. The Architectural plans and site plans show conflicting layouts for the proposed side entrance and front porch. The Applicant shall clarify the directions of the stairs for the porches.
9. The plans submitted to the Board are confusing as they indicate the previously approved improvements along with the improvements being review by the Board. The Applicant shall clarify the improvements being reviewed by the Board.
10. The Applicant shall be aware the Township is required to cumulatively track increases in impervious coverage since the adoption of the stormwater management regulations in March 2021. With the proposed development, the Applicant is decreasing the impervious coverage of the site by 479 SF. The Applicant will be required to install stormwater management measures once the increase in impervious coverage exceeds 300 SF.
11. The site grading and drainage should not adversely affect or burden the adjacent property owners or pose a negative impact as set forth by Subsection 364-5E.(3).
12. The Applicant shall provide the Engineering department with the soil permeability testing results for review and approval prior to issuance of a building permit. The soil testing shall be signed and sealed by a New Jersey Licensed Engineer. The soil testing shall be done in accordance with Chapter 12 of New Jersey's Stormwater Best Management Practices Manual

(NJSBMP). The Engineer shall also certify the stormwater management system will be located at least two feet (2') above the Seasonal High-Water Table (SHWT).

13. The Applicant shall not direct any stormwater towards adjoining properties. The site grading and drainage should not adversely affect or burden the adjacent property owners or pose a negative impact as set forth by Subsection 364-5E. (3).
14. All excavated material shall be removed from the site. No material is to be stored on Township property unless prior approval is obtained from the Township Engineer. Under no circumstances can the contractor place excavated material within Township property. Any soil disturbance shall be done as set forth by Subsection 351-1.
15. No changes in grading are permitted without the submission of a grading plan to the Engineering department for review and approval, as required by Ordinance 351-4. A Professional Engineer or Professional Land Surveyor must prepare any such grading plan.
16. The Applicant shall call to coordinate inspections with the Engineering Department 24-hours prior to start of construction as related to grading and drainage improvements on-site.
17. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Township Right-of-Way, including but not limited to, sidewalk, driveway apron, curb, and asphalt pavement as required by Subsection 367-1.
18. A signed and sealed "As-Built" site plan should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (CO). The "As-Built" should accurately show site features including grading, spot elevations, drainage, structures, etc.

Should you have any questions, please do not hesitate to contact our office.

cc: Mark Rothman, Esq., Zoning Board Attorney (markrothman@robbinsandrobbsinllp.com)
Greer Patras, Zoning Board Planner (g.patras@topology.is)
John Szeles, Applicant (szelesllc@gmail.com)
Tom Swift, Applicants Architect (sswifties@aol.com)

Request for Recommendations from Cranford Township Professionals

TOWNSHIP OF CRANFORD – PLANNING & ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

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

Application

#: ZBA-23-019

Date Sent to Township Professionals: November 13,

2023

Date Due Back to Zoning Office: November 30, 2023

Date Returned to Zoning Office: _____

TO: Cranford Department of Traffic & Safety
Cranford Health Department
Environmental Committee
Downtown Economic & Business Development Office

Cranford Fire Department
Cranford Engineering Department
X Historical Preservation Advisory Board

RE: Application # ZBA-23-019
Applicant: Lauren King & Sean Swift
101 Herning Avenue
Block: 208, Lot: 14, Zone R-4

Requesting c(2) variances and parking waiver for the construction of a one-story addition.

Type of Variance	LDO Section	Requirement	Relief Requested
c(2)	§255-34 Schedule 1	Minimum required front yard setback is 29.6 (Herning Ave)	Existing is 29.8 feet and proposed is 25.3 feet
c(2)	§255-34 Schedule 1	Minimum required front yard setback is 29.6 (Summit Road)	Existing is 30 feet and proposed is 25 feet
c(2)	§255-34 Schedule 1	Minimum required side yard setback is 7 feet	Existing is 6.7 feet and proposed is 3.3 feet
c(2)	§255-44. B	Required is 2 parking spaces	Existing is 2 parking spaces and proposed is 1 parking space
Waiver	§255-26.G(8)(h)	Paved driveway from the driveway apron to	Existing is paved to the front building setback line and

		front building setback line	proposed is gravel to the front building setback line
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Following pre-existing conditions:

Type of Variance	LDO Section	Requirement	Relief Sought

PLEASE CHECK ONE:

_____ No negative impacts are apparent from my review of this application as it affects my area of review.

SEE ATTACHED

_____ I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: _____

Signature: *R. M.* Date: 11.30.23

ZBA-23-019

Received - November 13, 2023

Returned - November 30, 2023

Applicant - Lauren King & Sean Swift

Address - 101 Hering Avenue

Block: 208, Lot: 14

Zone - R-4 (One Family Detached Residence District)

Constructed - 1947

This application request is for the construction of a front foyer addition that would encroach into the front yard 4.5 feet on Hering Avenue. There is only one other addition similar to the one requested on Hering Avenue for a house similar in design and style to the applicants house.

The applicants have concern about impervious areas, perhaps consideration should be given to the two large accessory structures in the right rear of the property that do not meet current requirements for side and rear yard setbacks. Where they build with permits? Do they conform with New Jersey building codes? There is a third accessory structure in the front yard of Summit Road. Perhaps consideration should be given to relocating the new gravel driveway to Summit Road to bring the property into compliance with parking.

Because this is new construction and in order to protect the adjacent neighbor the mud room entrance should be relocated. The approval of existing air conditioning units in the front yard (Hering Avenue or Summit Road) would set a negative precedence. How was the HVAC location approved with a construction permit?