

## 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](mailto: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: \_\_\_\_\_

Application No.: \_\_\_\_\_

### To Be Completed by Applicant

#### 1. Subject Property

Location/Address: 245 & 249 North Avenue

Tax Map: Block: 177, Lot(s): 2.01 & 4.01

Block: \_\_\_\_\_, Lot(s): \_\_\_\_\_

Dimensions: Frontage: 1.01' +/- Lincoln Depth: corner lot Total Area: 19.417.8 SF

Zoning District: ORC

#### 2. Applicant Information

Name: 354N Garwood, LLC

Address: 1 Springfield Ave, Cranford, NJ 07016

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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)

Nazar Pereymybid,

Bohdan Kiyko,

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

Owner's Name: same as Applicant

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**5. Property Information:**

Present use of the premises: vacant; formerly a bank

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

Yes [attach copies]: X No: \_\_\_\_\_ see attached copy of easement/State of NJ

Proposed use of the premises: animal hospital

**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

Address: c/o Javerbaum Wurgaft 370 Chestnut Street

City/State/ZIP: Union, NJ 07083

Phone Number: 908-687-7000

E-mail: shehl@lawjw.com

B. Planner's Name: Nick Graviano, PP, AICP, Graviano & Gillis Architects and Planners, LLC

Address: 101 Crawfords Corner Road

City/State/ZIP: Holmdel, NJ07733

Phone Number: 732-816-4151

E-mail: ngraviano@gmail.com

C. Engineer's Name: Robert J. Weissman, PE, LS

Address: 686 Godwin Ave

City/State/ZIP: Midland Park, NJ 07432

Phone Number: 201-445-2799

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: Jeffrey L Grogan  
Area of Expertise: Architect  
Address: 906 Fayette Street  
City/State/ZIP: Conshohocken, PA 19428  
Phone Number: 610-825-7780  
E-mail: gen.jlgarch@jlgarch.com

**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):

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

- X     (C1) "Hardship" Variance
- X     (C2) "Flexible" Variance (benefits v. detriments)
- See attached Supplemental Information

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.

N.A. 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]

renovate and re-purpose existing structure on vacant property

as an animal hospital, with an addition and replace existing signage

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

- Yes    X    No               Date Plans Submitted               to be submitted

	Any Utilities Authority
	County Health Department
X	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

- | Quantity | Description of Item  |
|----------|--|
|          | Site Plan prepared by Robert J. Weissman, latest revision:11-02-2021 |
|          | Architectural Plans by Jeffrey L. Grogan dated November 2021         |
|          |  |
|          |  |
|          |  |

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

all

Name/Address Stephen F. Hehl

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  
9 day of November, 2021

354N Garwood, LLC

NOTARY PUBLIC

by:

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  
day of

by:

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

SIGNATURE OF OWNER

NOTARY PUBLIC

## 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  
9 day of November, 2021

354N Garwood, LLC

NOTARY PUBLIC

by:

SIGNATURE OF APPLICANT

## Escrow Certification

**21. Escrow Certification** I (please print name) 354N Garwood, LLC  
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 OF APPLICANT

DATE

11/9/21



## **Hold Harmless And Indemnification Agreement**

FORM 15/Updated 4/09

This agreement made this 15 day of November, 2021, witnesses:

**WHEREAS**, 354N Garwood, 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 245 & 249 North Avenue Block 177, Lot 2.01 & 4.01; 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:

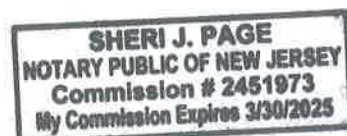
I, 354N Garwood, LLC, Applicant, shall indemnify and hold harmless the Zoning Board of Adjustment (Board) with regard to claims for damages associated with the inspection and shall preclude claims for alleged damage in connection with the inspection and give my permission for members of said Board to walk the property listed above.

354N Garwood, LLC

  
Bohdan Kiyko, Member  
Signature of Applicant

Sworn and subscribed to before me  
this 15th day of November, 2021

  
Sheri J. Page  
Notary Public of the State of New Jersey  
My Commission Expires on 3/30/2025



# Notice of Public Hearing

Form 11/Updated 8-12

In accordance with the ordinances of the Township of Cranford, and the statutes of the State of New Jersey, Notice is hereby served upon you that an application for development, **Application No.** \_\_\_\_\_ to be located in **Zone** \_\_\_\_\_, on the premises known as the **Address** \_\_\_\_\_, **Block No.** \_\_\_\_\_, **Lot No.** \_\_\_\_\_, has been submitted by **Applicant** \_\_\_\_\_ of **Address** \_\_\_\_\_.

The development is located within 200 feet of property owned by you and involves and requires the granting of relief from the following requirements of the ordinance so as to permit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and any additional relief that may be required by the Board.

The (check one) \_\_\_\_\_ **Planning Board** \_\_\_\_\_ **Zoning Board** will conduct a public hearing on this matter on the following (date) \_\_\_\_\_ at \_\_\_\_\_ p.m. in Room 107 of the Cranford Township Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Any person or persons affected by this application will have an opportunity to present any objections to the proposed development. The Board does, however, have the right to exclude repetitious testimony.

All documents relating to this application may be inspected by the public Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m. in the Planning/Zoning Department, Cranford Township Municipal Building, 8 Springfield Avenue, Cranford, New Jersey.

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT

11/5/21  
\_\_\_\_\_  
DATE

**NOTE:** Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing. 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 a minimum of four (4) business days prior to the date of the hearing.

## 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, 354N Garwood, LLC of 1 Springfield Ave, Cranford, NJ 07016  
Name Address

am submitting an application to the


☐ PLANNING BOARD ☒ ZONING BOARD OF ADJUSTMENT

for the development of Block 177 Lot 2.01 & 4.01 in Zone ORC  
located at 245 & 249 North Avenue  
Address

The owner of record is 354N Garwood, LLC of 1 Springfield Ave, Cranford, NJ 07016  
Name Address

I acquired interest in this property on May 7, 2021 and request the Tax  
Date

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

  
Applicant's Signature

11/15/2021  
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:



\_\_\_\_\_  
Tax Collector's Signature

\_\_\_\_\_  
Date

# 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.: \_\_\_\_\_ Date received: \_\_\_\_\_

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

### 1. PLAN DESCRIPTION:

renovate and re-purpose existing structure on vacant property as  
animal hospital, with an addition and new signage

a) **PREPARED BY:** Robert J. Weissman, PE, LS

b) **LATEST REVISION:** 11-02-2021

2. **CLASSIFICATION OF SITE PLAN:** Major ☒ Minor ☐

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

NOTE: Preliminary and final site plan approval being applied for simultaneously

## To be completed by Township Staff Only

Application No.: \_\_\_\_\_ Date received: \_\_\_\_\_

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

1. a) DATE OF PRELIMINARY APPROVAL: \_\_\_\_\_ simultaneous preliminary & final approval being requested

b) DATE OF ANY EXTENSIONS GRANTED (attach documentation):  
N.A.

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: \_\_\_\_\_ 11-02-2021

d) CONTACT PERSON: \_\_\_\_\_ Robert J. Weissman  
Phone: \_\_\_\_\_ 201-445-2799 Email: \_\_\_\_\_ info@weissmanengineeringpc.com

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

- a) Drainage Plan \_\_\_\_\_ X
- b) Paving Plan \_\_\_\_\_ X
- c) Utility Plan \_\_\_\_\_ N.A.
- d) Landscaping Plan \_\_\_\_\_ X
- e) Sign Plan \_\_\_\_\_ X
- 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).

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.

\*\*simultaneous prelim/final

# 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.: \_\_\_\_\_ Date received: \_\_\_\_\_

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: 354N Garwood, LLC

Address: 1 Springfield Ave, Cranford, NJ 07016

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### 2. Appeal information

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Relief Requested
Schedule 1 Zone district Area, Yard & Building Requirements	Max. Improvement Coverage	75% permitted; 77.8% requested

**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
Schedule 1 Zone district Area, Yard & Building Requirements	Front Yard Setback	existing variance; no change 30' permitted; 5' & 5.2' existing

**4. Arguments submitted in support of the requested relief.**

See attached Supplemental Information

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.: \_\_\_\_\_ Date received: \_\_\_\_\_

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 \_\_\_\_\_ 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.

See attached Supplemental Information

### 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:

- a) 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
- b) 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)
- c) 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)
- d) 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 06/Conditional Use Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

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

N.A.



Form Updated 8-12

## To be completed by Township Staff Only

Application No.: \_\_\_\_\_ Date received: \_\_\_\_\_

Request is hereby made pursuant to Section 40:55D-67 of the New Jersey Municipal Land Use Law to the Board for authorization of \_\_\_\_\_ as a use in Zone \_\_\_\_\_ which is conditionally permitted by the Municipal Land Use Ordinance of the Township of Cranford.

### 1. The following is a description of the proposed use:

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### 2. Does the proposed use meet all required conditions of the Municipal Land Use Ordinance of the Township of Cranford? (Circle response) YES NO

### 3. 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? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES NO
- b) 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)
- c) 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)

- d) 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