

**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.