

SUPPLEMENTAL INFORMATION
USE VARIANCE AND SITE PLAN
APPLICATION

CRANFORD, NJ
ZONING BOARD OF ADJUSTMENT

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345 Garwood, LLC ("Applicant")

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245-249 North Avenue
Block: 177 Lot: 2.01 ("Property")

A. Site & Variance Information:

<u>ZONING DATA</u> (ORC ZONE)			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF.	19,417.8 S.F.	19,417.8 S.F.
MIN. LOT WIDTH:	100 FT.	160.30 FT.	160.30 FT.
MIN. FRONT YARD:	30 FT.	5.0 FT.*	5.2 FT.*
MIN. SIDE YARD:	10 FT.	37.5 FT.	12.5 FT.
MIN. REAR YARD:	25 FT.	44.7 FT.	44.7 FT.
MAX. BUILDING HEIGHT:	35 FT.	23.0 FT.	23.0 FT.
MAX. BUILDING COVERAGE:	30%	12.6%	18.9%
MAX. IMP. LOT COVERAGE:	75%	75.0%	77.8% **

** VARIANCE REQUESTED

B. Operational Details of the Applicant:

The Applicant will operate a business known as "Cranford Pet Vets" at the site, providing typical Veterinary services, including treatments, surgery and vaccinations. The Applicant will not be boarding animals onsite, except for medical reasons, such as short-term recovery stays.

Applicant anticipates a daily volume of approximately 15 appointments per day, and will have around 10 employees total (not all of whom will be present at the same time).

The hours of operation will be Monday-Friday, 8:00 a.m. to 8:00 p.m. and 8:00 a.m.-4:00 p.m. Saturday; closed on Sundays

C. Replacement Sign Information:

Building Signs:

- North Elevation: replace existing with 2'6" x 12'0"; 50SF (2% of façade)
- East Elevation: replace existing with 2'0" x 6'6"; 15 SF (2% of façade)

- South Elevation: replace existing with 2'0" x 10'0"; 20 SF (4% of façade)

	ALLOWED	PROPOSED
TOTAL PERMITTED SIGNAGE	20%	10%
PERMITTED SIGNAGE PER WALL	10%	2%/4%/4%
SIGNS PER WALL	1	1

Monument Signs:

- North Ave (larger Monument): replace existing (both sides): 1'10" x 4'6" (approx); not to exceed 12 SF
- North Ave (smaller monument): replace existing; not to exceed 6.8 SF

D. Statement in Support of Site Plan with Use and Bulk Variances.

Proposal

This statement is offered in support of the Applicant's proposal to convert a vacant former bank building to a Veterinary Office. The Application includes replacing existing signs on the Building, two existing monuments, with comparably-sized signs. Applicant also proposes to add a one-story addition the building and to reconfigure the parking area with some modifications to the access driveways, curbing and driveway aprons. The subject property, located at 245-249 North Ave, Cranford, NJ, on Lot: 2.01 in Block: 177, is in the ORC (Office Residential Character District) ("ORC Zone") and is owned by the Applicant.

The Applicant seeks Preliminary and Final Major Site Plan approval, with a Use (D(1)) Variance, for Veterinary Office Use ("D(1)") which is not permitted in the ORC Zone, and Bulk Variances from, Cranford's Land Development Ordinance; *255 Attachment 1, Schedule of Zone District Area, Yard and Building Requirements*, as follows: Maximum Improvement Coverage: 75% required, 75% existing, 77.8% provided; and Minimum Front Yard Setback: 30' required: 5.0' existing, 5.2' proposed, all as shown, more specifically, on the Plans and in the Variance section (§A) above. Possible Sign Variance, for: Number of Signs.

Benefits (positive criteria)

The proposed use as a Veterinary Office will re-purpose a vacant commercial site, and provide the residents of Cranford, having pets, with a convenient, accessible location for veterinary services, and is, therefore, particularly suited to the Property, and meets the required positive criteria. The proposed use will benefit the Township, surrounding environs, and the residents of Cranford who utilize the services of the Veterinary Office. A commercial use has been in the current location for many years, as the triangular shape of the Property (with streets

on two sides; and commercial use on the third side) provides for ease of access and limits the impact on surrounding properties.

Detriments (negative criteria)

The proposal presents no detriment to the public good or to the zoning ordinance or zone plan. Although the proposed use is not permitted in the ORC Zone, a commercial use has been located at this site for many years, therefore, the Property is particularly suited to the proposed use. The Applicant's requested variances can be granted, or continued, without substantial detriment to the public good (negative criteria). The benefits of the deviations outweigh any detriment, and the variances will not impair the intent and purpose of the zone plan and zoning ordinance. The Applicant requests the variances, including the D(1), be granted as the deviations have minimal impact on the neighboring properties and the neighborhood. The project will be aesthetically pleasing and well maintained.

The Applicant will provide expert testimony that the proposal is of significant benefit to the neighborhood, and Township of Cranford, and that the benefits outweigh any detriments.

Conclusion

By way of summary, granting the Use Variance, and the Bulk Variances, as set forth and described above, should be approved or continued. The Application is certainly consistent with the goals and objectives of the Township's Master Plan and Land Development Ordinance in that it is improving a vacant site and will bring additional tax ratables to Cranford. The dimensional variances being requested are justified based upon benefits provided by the project and same can be granted with no negative impact on the site or surrounding areas. Finally, the Applicant is requesting any design waivers deemed necessary for the site plan and architectural design.

The Applicant will produce expert testimony that: (1) Property is particularly suited to the site, (2) the benefits of the project outweigh any detriments; (3) the proposal will not create any substantial detriment to neighboring properties or the public good; and (4) will not substantially impair the zoning ordinance or the zone plan. For these reasons and those Applicant's experts will provide at the hearing, the Planning Board should approve the proposed site plan and variances.

Respectfully submitted
Hehl Offices at Javerbaum Wurgaft
Attorney for Applicant