

The Cranford Zoning Board of Adjustment will hold a on meeting on **Monday, December 4, 2017** at 8:00 P.M. in Room 108 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey to consider the following. Formal action may be taken.

1. Communications
2. Resolutions of Memorialization
3. Minutes
4. Old/New Business

PUBLIC MEETING - ROOM 107 - 8:15 P.M.

1. Statement of compliance with the Open Public Meetings Act.
2. Roll Call
3. **Application #ZBA-17-022:**

Marc and Melissa Ricci, Applicants
30 Columbia Avenue
Block: 236 Lot: 12 Zone: R-4

To permit construction to increase the size of an existing dormer and to mirror said dormer on opposite side with the following variances: to exceed maximum allowable Floor Area (§136-31E.(1) & (2); and the following pre-existing conditions: less than the minimum required front yard setback (§136-30 Attachment 1, Schedule 1); less than the minimum required lot area (§136-30 Attachment 1, Schedule 1); less than the minimum required lot width (§136-30 Attachment 1, Schedule 1); and exceeds the maximum allowable impervious surface (§136-30 Attachment 1, Schedule 1).

4. **Application #ZBA-17-027:**
DePala Realty Co., Inc., Applicant
206 North Avenue West
Block: 176, Lot: 21 Zone: ORC

The applicant is seeking waiver from site plan approval to convert first floor space from business use to residential use which is not permitted in the ORC zone (D-1 variance) with the following pre-existing conditions: less than the minimum required lot area; less than the minimum required lot width; less than the minimum required front yard setback; less than the minimum required side setback (§136-30, Attachment 1, Schedule 1).

PUBLIC PORTION - Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board.

COPIES OF THE MINUTES OF THE MEETING ARE AVAILABLE AFTER ADOPTION BY THE BOARD UPON WRITTEN REQUEST SUBMITTED TO THE TOWNSHIP CLERK, 8 SPRINGFIELD AVENUE, CRANFORD, NEW JERSEY 07016 IN ACCORDANCE WITH THE OPRA ACT.