

The Cranford Zoning Board of Adjustment will hold a on meeting on **Monday, December 11, 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
- . 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-17-024:**

Marcy and Mark Kielczynski, Applicant
40 Georgia Street
Block: 453 Lot: 5 Zone: R-3

To permit construction of hot tub in the rear yard with the following variance: less than the required minimum distance to the principle dwelling (§136-34B1).

4. **Application #ZBA-17-031: - **WITHDRAWN****

Emanuel Nimrud, Applicant
496 Centennial Avenue
Block: 594 Lot: 8 Zone: R-5

Site Plan approval to permit construction of a four residential apartments with the following variances: to exceed the maximum allowable density for apartment component (conditional use) of mixed use (§136-35.B.(22)(a); less than the minimum side yard setback (§136-30, Attachment 1, Schedule 1); less than the minimum combined side yard setback (§136-30, Attachment 1, Schedule 1); to exceed maximum allowable impervious surface (§136-30, Attachment 1, Schedule 1); and no loading or unloading zone (§136-23.7(12) and the following pre-existing conditions: less than the minimum required lot area (§136-30, Attachment 1, Schedule 1) and less than the minimum required lot width (§136-30, Attachment 1, Schedule 1); and less than the minimum required distance from a residential zone for parking (§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.