

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, April 22, 2019 at 7:30 PM*** in Room 107 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 - 7:45 PM*

1. Statement of compliance with the Open Public Meetings Act.
2. Roll Call
3. Application # ZBA 19-001
Applicant: Iselin Realty, LLC
49 South Avenue West
Block: 473 Lot: 1, ORC Zone

Applicant is proposing a fueling station and drive-thru restaurant. Applicant is seeking minor site plan approval along with c(1) and c(2) variances, a d(1) variance and multiple design waivers. The required minimum front yard setback is 30 feet where 10 feet is proposed §255-34 Attachment 1, Schedule 1. Parking spaces shall have a usable area of not less than one-hundred eighty (180) square feet, exclusive of access drives or aisles, and shall measure not less than ten (10) feet in width and eighteen (18) feet in length and shall be of usable shape and condition. 9' x 18' stalls are being proposed §255-26(g)(3)(a)(1). All parking areas shall be lighted to provide a minimum of 1 ½ foot-candles throughout the parking area. The lighting level at any property line shall not exceed the minimum. The proposed lighting level exceeds the minimum of 1 ½ foot-candles at the property line 255-26G(9). On corner lots, fences over four feet in height shall be setback from any street right-of-way line a distance which is not less than the setback distance of the principal building on the lot. The proposed fence is along the street right-of-way line §255-26(k)(2). In any zone, in connection with every building or building group or part thereof hereafter erected which is to be occupied by public, semipublic, office, laboratory or commercial uses, there shall be provided and maintained on the same lot with such building, in addition to any required vehicular parking, at least one off-street loading and unloading space. The proposed development does not provide any loading spaces §255-26(g)(11)(a).

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.

*new start time