

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, April 9, 2018** 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 18-003**
Applicant/Owner Emanuel Nimrud
496 Centennial Avenue
Block 594 Lot 8 Zone: NC

The applicant is proposing 4 residential apartments and one retail space for a new mixed-use building with 11 parking spaces. The applicant is seeking preliminary and final site plan approval and requires several C(2) variances and a D(3) and D(5) variances, along with design waivers. The applicant needs the following C(2) variances: Minimum side yard (12'/24' required; 3'/18' proposed); Parking (25' from residential zone required; 5'8" requested); Loading Zone (required, none requested). In support of the applicant's D-5 variance for density, he is seeking 4 apartments where residential apartments are a conditional use, and where the lot size permits only 3.646. Pre-existing non-conforming conditions include lot area and lot width. The applicant is also seeking a D(3) variance for not meeting one condition, which is density (up to 20 dwelling units permitted per acre).

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.