

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, July 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 -18-016**
Fairview Manor LLC/Dreyers Farm
831 Springfield Avenue
Block 151, Lot 14, C-1 Zone

Applicant is seeking preliminary and final site plan approval. The applicant is also applying for a pergola in the front of the farm stand building, storm water improvements (including a water quality treatment device and installing a 24" CMP slotted drain in the front of the property), paving the previously approved gravel parking lot, ADA aisle striping and signage, the addition of a gravel area and path to the existing buildings and greenhouses. The applicant is not applying for any variance relief.

4. **Application #ZBA-18-015**
Five Aces Resources LLC & Jola Resources LLC
643 Raritan Road & McKinley Street
Block: 642 Lot 8, NC Zone
Block: 642 Lot 9, C-1 Zone

Applicant is seeking preliminary and final minor site plan approval, and C-1, C-2 and D-3 variances to construct a two-story office building; including possible partial professional or medical offices, in the NC Zone. The property is in a split zone - NC and C-1. Offices are a conditional use in the NC zone and this application meets all the conditions. The proposal will exceed the maximum impervious coverage of 75% in the NC zone, while 82.2% is proposed. The existing coverage is 80%. The C-variances are required for parking and a waiver is requested for parking setbacks. (§255-26G(3)(a). The parking is proposed behind the building, however being that the property is on a corner lot, the parking is located inside the required setback area of 15' for two streets, McKinley Street and Commerce Drive (the property is bordered by three streets). Therefore, a design waiver is required. The applicant is requesting a variance for 4 parking spaces for the flexibility of possibly placing a medical office use at some point in the future. The last variance requested is for side yard setback where 10.3' is proposed and 12' is required. (§255 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.