

The Cranford Zoning Board of Adjustment Board meeting scheduled for Monday, June 22, 2020 at 7:30 p.m. will be conducted virtually in order to avoid potential impacts from Covid-19.

Due to the ongoing public health emergency, and the Governor's Executive Orders related to the same, the Zoning Board of the Township of Cranford will conduct all meetings remotely and by electronic means for the foreseeable future.

In accordance with N.J.S.A. 10:4-6 (the "Open Public Meetings Act") and consistent with the Department of Community Affairs, Division of Local Government Services guidelines, the Township's Zoning Board Meetings will be open to the public by electronic means. Residents can view the meetings on TV-35, and via livestream on [TV-35's Facebook Page](#).

Residents who wish to participate in the virtual meeting for purposes of making a public comment or to participate in any scheduled public hearing should follow the instructions and complete the registration form available at the Township of Cranford's website at <https://www.cranfordnj.org/minutes-and-agendas>.

This meeting is in compliance with the "Open Public Meetings Act" as adequate notice of this meeting has been provided to the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin Board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

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 19-019**
Applicant: Ryan and Noreen Matlosz
25 Sutton Place
Block: 251 Lot: 6.01 R-4 Zone

Applicant is requesting a c(2) variance for construction of deck. Decks in residential zones must be setback from the rear lot a minimum of 20 feet. Also, decks may only encroach up to 25% into the minimum rear yard setback which in this case is 20.5 feet. Applicant is requesting an 18 foot setback which is 2.5 feet less than required §255-38F.

4. **Application #ZBA 19-018**
Applicant: Giovanni & Lina Pulido
32 Johnson Avenue
Block: 403 Lot: 70 R-5 Zone

Applicant is requesting a c(1) variance to construct an addition and interior modifications to the front of the structure. Minimum front yard setback is 25 feet where 14 feet exist and 10.4 feet is proposed §255-34, Attachment 1, Schedule 1 and maximum building coverage is 30% where 29.7% exists and 32% is proposed §255-34, Attachment 1, Schedule 1.

PUBLIC PORTION - Any interested party may appear 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.