

The Cranford Zoning Board of Adjustment will hold a meeting on **Monday, September 17, 2018** at 8:00 P.M. 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 - 8:15 P.M.

1. Statement of compliance with the Open Public Meetings Act.
2. Roll Call
3. **Application # ZBA-18-006**
Applicant: Eastman Properties, LLC- APPLICATION HAS BEEN WITHDRAWN
106 Eastman Street
Block: 187, Lot: 2, Zone D-B
The applicant in this matter is requesting a C(2) variance and a D(3) or D(5) variance for residential density. Applicant is seeking to construct a 3-story building containing first floor commercial space and four (4) apartments on the two upper floors.
4. **Application # ZBA-18-020**
Applicant: Brendan & Jessica Freely
110 Herning Avenue
Block: 210, Lot: 6, Zone R-4
The Applicant in this matter is requesting a C(1) variance to permit addition of roof and screened in enclosures to existing non-conforming wood deck. Required rear yard setback is a minimum of 28'3" where 16'11" is proposed. §255-34 Attachment 1, Schedule 1. Required minimum building coverage is 30% where 36.35% is proposed. §255-34 Attachment 1, Schedule 1.
5. **Application # ZBA-18-008**
Applicant: Destiny Living Ministries
570 South Avenue East
Block: 534, Lot: 1, Zone C-2
The applicant proposes to operate a house of worship on the subject site where a house of worship is not permitted. Applicant is seeking a D(1) variance §255-36.D(1). No C variance relief is being requested. The subject property is a rental space in the Cranford Business Park, which is a two-story office building with 70,000 SF and 385 off-street parking spaces. The property is located within the C-2 Zone which does not permit houses of worship. The Cranford parking schedule requires houses of worship to supply 1 parking space per 3 seats or 1 parking space per 72" of pew length. The house of worship is proposing 10 pews totaling 1,152", which would result in 16 parking spaces required. The office sections would demand 4 parking spaces, which would total 20 parking spaces. The previous office uses demanded 20 parking spaces, so there is no increase in parking demand.

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.