

MINUTES - ZONING BOARD

July 10, 2017

The workshop portion of the meeting was called to order at 8:03 P.M. by Mr. Marotta, Chairman.

ROLL CALL:

Members Present:

Mr. Marotta
Mr. Pistol
Mr. Bovasso
Ms. Hay
Ms. Higgins

Members Absent:

Mr. Illing
Ms. Drake

Alternates Present:

None

Alternates Absent:

Mr. Trelease
Ms. Dehnhard

Also in attendance: Nicholas Giuditta, Esquire, Ron Johnson, Zoning Officer, Ruthanne Della Serra, Interim Administrator/Scribe.

COMMUNICATIONS:

1. Letter from Gary Goodman, Esquire dated July 10, 20117 requesting adjournment for Application #ZBA-17-0006: Emanuel Nimrud, Applicant, 496 Centennial Avenue, Block: 594 Lot: 8 Zone: R-5 to September 11, 2017.

RESOLUTIONS OF MEMORIALIZATION:

**Application #ZBA-17-011
R. David Kornbrueng, Applicant
532 Lexington Avenue
Block 458, Lot 8, Zone 5-3**

To permit replacement of an existing fence with the following variances: to exceed maximum allowable height for a fence in the front yard (136-30, Attachment 1, Schedule 1; to exceed the maximum allowable openness for a fence (136-23.12)

The Resolution of Memorialization (attached and made part of these minutes) denying objector's requests was reviewed by the Board. After discussion, a motion to approve the resolution was made by Mr. Pistol, seconded by Mr. Higgins and passed with the following voting in favor of the motion: Mr. Pistol, Mr. Bovasso, Ms. Hay, and Mr. Higgins.

Application #ZBA-17-0007:

Nadia Vizueta, Applicant

191 North Lehigh Avenue, Block: 521 Lot: 1 Zone: R-4

To permit construction of a cabana and in-ground swimming pool with the following variances: to exceed the maximum allowable impervious surface (§136-30, Attachment 1, Schedule 1)

The Resolution of Memorialization (attached and made part of these minutes) denying objector's requests was reviewed by the Board. After discussion, a motion to approve the resolution was made by Mr. Higgins, seconded by Mr. Bovasso and passed with the following voting in favor of the motion: Mr. Marotta, Mr. Pistol, Mr. Bovasso, Mr. Higgins and Mr. Trelease.

MINUTES:

Minutes of June 12, 2017 were carried.

Motion to adopt the minutes of June 19, 2017 was made by Mr. Pistol, seconded by Ms. Hay and passed on unanimous voice vote.

OLD/NEW BUSINESS

The workshop portion of the meeting concluded at 8:10 P.M.

PUBLIC MEETING:

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Marotta on July 10, 2017 at 8:15 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Mr. Pistol announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader or Star Ledger has been notified and the agenda posted in the municipal building as required.

Mr. Marotta explained the protocol, purpose and procedure that will be followed during the hearing.

Mr. Marotta announced that Application #ZBA-17-0006: Emanuel Nimrud, Applicant, 496 Centennial Avenue, Block: 594 Lot: 8 Zone: R-5, Site Plan approval to permit

construction of a four residential apartments with the following variances: to exceed the maximum allowable density for apartment component (conditional use) of mixed use; less than the minimum front yard setback (§136-30, Attachment 1, Schedule 1); less than the minimum side yard setback (§136-30, Attachment 1, Schedule 1); less than the minimum combined side yard setback (§136-30, Attachment 1, Schedule 1); to exceed maximum allowable impervious surface (§136-30, Attachment 1, Schedule 1); less than the minimum parking required (§136-39.A(1) and no loading or unloading zone (§136-23.7(12) and the following pre-existing conditions: less than the minimum required lot area (§136-30, Attachment 1, Schedule 1) and less than the minimum required lot width (§136-30, Attachment 1, Schedule 1); and less than the minimum required distance from a residential zone for parking (§136-30, Attachment 1, Schedule 1) would not be heard this evening and is being carried to September 11, 2017 no further notice is required.

1. Application #ZBA-17-0016

Daniel Pereira, Applicant

27 Spruce Street

Block 159, Lot 8, Zone R-4

To permit construction of an addition, demolition of detached garage with the following variances: less than the minimum required front yard setback on a corner lot (§136-30, Attachment 1, Schedule 1); and the following pre-existing conditions: less than the minimum required lot width (§136-30, Attachment 1, Schedule 1).

Daniel Pereira, appeared and was sworn in, he explained that he is seeking to construct an addition and demolish a detached garage that will be replaced with an attached garage.

Thomas DiGiorgio, architect, appeared and was sworn in. His credentials were presented to the Board and he was accepted as an expert witness in the field of architecture.

Exhibit A-1 plans submitted with the application including zone chart, located in R-4 zone and meets lot size. Pre-existing conditions is lot width and side yard setback which as property is a corner lot resulting in 2 front yards - 25 on one and 1.14 to bay window. Proposal is to expand existing footprint of single family residence with wrap around porch, will still be 2.5 story house. Combined side yard complies with requirements.

Sheet 2 depicts garage in front, porch setback that provides non-box like look. Expansion will create 4-bedroom house with 2 bathrooms, expanding and reinforcing foundation, floor joists will also be reinforced.

Sheet 3 shows original main house ridgeline that exceeded maximum allowable height and has been reduced to 32-feet to comply with ordinance and reduces scale to compliment the neighborhood. New windows, upgrading roofing system, walls will be in compliance with latest codes, gable on front of the house. Architectural elements to compliment neighborhood and of same scale. Height/stories variance should be eliminated.

Questions posed by the Board ascertained the following:

Clarified that height is being reduced to meet 32-foot maximum. Finishes were explained in detail. Renovation is for owner himself not selling. Garage structure is being removed and replaced with landscaping which improves and places impervious surface under maximum allowable. Will result in more usable open space in rear yard.

There were no further questions by the Board.

Mr. Marotta opened the application to the public for questions of the witness with no one appearing and this portion of the hearing was closed with the matter referred back to the Board.

Mr. Marotta opened the application to the public for comments with no one appearing and this portion of the hearing was closed with the matter referred back to the Board.

Mr. DiGiorgio presented a summation.

DELIBERATION OF APPLICATION #ZBA-17-016

Application #ZBA-17-0016

Daniel Pereira, Applicant

27 Spruce Street

Block 159, Lot 8, Zone R-4

To permit construction of an addition, demolition of detached garage with the following variances: less than the minimum required front yard setback on a corner lot (§136-30, Attachment 1, Schedule 1); and the following pre-existing conditions: less than the minimum required lot width (§136-30, Attachment 1, Schedule 1).

Mr. Marotta reviewed the testimony.

Board comments consisted of the following:

Reasonable request tastefully done. Will be beneficial for the applicant and neighborhood, will bring the home more in compliance, results in more usable back yard. Actually makes property useable and will not have any adverse effect on the neighborhood. No impact to neighboring properties or zoning. Good to see applicant

come before the Board that takes into considerable impervious surface and is knowledgeable as to ordinance requirements.

Motion to approve Application # ZBA-17-0016 was made by Mr. Higgins, seconded by Mr. Pistol with the following voting in favor of the motion: Mr. Marotta, Mr. Pistol, Mr. Bovasso, Ms. Hay and Ms. Higgins.

PUBLIC PORTION:

None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:33 P.M.

Jeffrey Pistol, Secretary