

MINUTES - ZONING BOARD

June 12, 2017

The workshop portion of the meeting was called to order at 8:04 P.M. by Mr. Marotta, Chairman.

ROLL CALL:

Members Present:

Mr. Marotta
Mr. Illing
Mr. Pistol
Mr. Bovasso
Ms. Higgins

Members Absent:

Ms. Hay
Ms. Drake

Alternates Present:

Mr. Trelease
Mr. Dehnhard

Alternates Absent:

Ms. Denhard

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

COMMUNICATIONS:

1. Letter of withdrawal from Joseph Triarsi dated May 18, 2017 re: Trinity Church application that was previously scheduled for May 22, 2017.

RESOLUTIONS OF MEMORIALIZATION

NONE

MINUTES:

Adoption of May 8, 2017 minutes were carried.

OLD/NEW BUSINESS

Strategic Meeting proposed to be held July 24 or July 25 with Zoning and Planning Boards and DMC. If Monday, then no application will be scheduled. Environmental Committee will also be represented.

The workshop portion of the meeting concluded at 8:07 P.M.

PUBLIC MEETING:

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Marotta on June 12, 2017 at 8:15 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Mr. Marotta 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.

1. 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)

Nadia and Michael, applicant appeared and was sworn in. She explained she is seeking construction of a cabana and in-ground swimming pool. Relief requested is for impervious surface. When purchased, the property was above the 40% allowable. Realizes proposal is a luxury, however, will beautify the area and becomes more desirable. Not a necessity but it will increase the useable area. One item that came up in DRC meeting - whether pool is considered pervious or impervious. Proposed 53% impervious surface calculation includes the pool. Originally, their engineer did not include. To provide a breakdown of how calculating.

Questions posed by the Board ascertained the following:

Cabana location is where a shed is on the property already. Plan to remove the shed and the cabana would go in its place. Pad sits behind the garage. The proposed pool is a fiber glass pool custom of approximately 113.75 square feet in size. Pool would have a 3-foot walk area perimeter consisting of pavers vs concrete. Landscaping described in detail. To the rear of the property there are bushes and train tracks. Will be fencing around the pool. There's no residence behind the property. Construction will require removal of 3 trees which are deteriorated and a safety concern. Confirmed proposing a dry well that meets the Engineering Department's specifications.

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.

DELIBERATION OF APPLICATION #ZBA-17-0007:

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Mr. Marotta reviewed the testimony.

Board comments consisted of the following: applicant has done a good job by using pavers. Impervious surface being reduced and dry well being installed. Also in favor agree with the other comments. The applicants are well within the allowable of all other bulk requirements with variance relief requested being appropriate. The property backs up to the railroad.

Motion to approve Application # ZBA-17-0007 was made by Mr. Bovasso, seconded by Mr. Higgins the following voting in favor of the motion: Mr. Marotta, Mr. Illing, Mr. Pistol, Mr. Bovasso, Mr. Higgins and Mr. Trelease.

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 8:37P.M.

Jeffrey Pistol, Secretary