

MINUTES - ZONING BOARD

September 25, 2017

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

ROLL CALL:

Members Present:

Mr. Illing
Mr. Pistol
Mr. Bovasso
Ms. Drake
Ms. Hay
Mr. Higgins

Members Absent:

Mr. Marotta

Alternates Present:

Mr. Trelease

Alternates Absent:

Ms. Dehnhard

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

COMMUNICATIONS:

1. Letter from County of Union re: revised plans submitted for Boffard Application, 109, 111, 113 and 115 Walnut Avenue, Block 478, Lots 10 – 13. No significant impact to County Roads or drainage facilities as currently submitted. Applicant to obtain any local, county and state approvals or permits as required.
2. New Jersey Planner, July/August edition distributed to members of the Board.

RESOLUTIONS OF MEMORIALIZATION:

None

MINUTES:

Motion to adopt the minutes of August 21, 2017 was made by Mr. Higgins, seconded by Mr. Bovasso and passed on unanimous voice vote.

Motion to adopt the minutes of September 11, 2017 was made by Mr. Higgins, seconded by Ms. Drake and passed on unanimous voice vote.

OLD/NEW BUSINESS

Members asked to arrive 15 minutes early on October 16th for primer on new TV35 equipment.

The workshop portion of the meeting concluded at 8:15 P.M.

PUBLIC MEETING:

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Illing on September 25, 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. Pistol explained the protocol, purpose and procedure that will be followed during the hearing.

1. Application #ZBA-17-015:

David and Jamie Gaetano, Applicants

409 Orchard Street

Block: 173 Lot: 11 Zone: R-4

To permit reconstruction of the front entry stairs with a covered landing with the following variance: to exceed the maximum allowable projection into the front yard setback for stairs (§136-31D); and the following pre-existing condition: to exceed the maximum allowable lot coverage (§136-30, Attachment 1, Schedule 1).

David Gaetano, appeared and was sworn in. He explained they are seeking to reconstruct their front entry steps with a covered landing which are dilapidated and not up to code. Second home in Cranford, loves neighborhood.

Questions posed by the Board ascertained the following:

Adding 3 to 4 steps, as well as covered landing portico. Stairs are in dire condition as shown in photos submitted and falling apart (marked Exhibit A-1) showing existing steps: 4 to front door; prefab cement that is falling apart; wishing to replace with approximately a 36-inch landing and four steps. Proposal will bring entry in line with neighborhood designs. Currently a safety issue as many in family and visitors have tumbled as well as railing not being up to code.

Confirmed not adding steps, merely replacing what is there that will project an additional 10 inches due to landing. Lot coverage will be reduced due to removal of some blacktop by 189 square feet. Removal (as depicted in Exhibit A-2) photo of area next to the garage and restoring to grass.

There were no further questions by the Board.

Mr. Illing 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. Gaetano presented his summation.

Mr. Illing 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.

2. Application #ZBA-17-017:

Joseph Perri, Applicants

175 Mohawk Drive

Block: 581 Lot: 5 Zone: R-4

To permit construction of a second story addition, new masonry landing and steps, modification to existing porch with the following variance: less than the minimum required combined side yard setbacks (§136-30, Attachment 1, Schedule 1).

Joseph Perri, appeared and was sworn in. He explained he purchased the house past March and is seeking to construct a second-floor addition over the current footprint of the house and existing garage that extends into the setback. Provides for additional bedrooms, bathroom.

Questions posed by the Board ascertained the following:

Confirmed the second story addition is within the confines of first floor.

There were no further questions by the Board.

Mr. Illing 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. Perri presented his summation.

Mr. Illing 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.

DELIBERATION OF APPLICATION #ZBA-17-015

Application #ZBA-17-015:

David and Jamie Gaetano, Applicants

409 Orchard Street

Block: 173 Lot: 11 Zone: R-4

To permit reconstruction of the front entry stairs with a covered landing with the following variance: to exceed the maximum allowable projection into the front yard setback for stairs (§136-31D); and the following pre-existing condition: to exceed the maximum allowable lot coverage (§136-30, Attachment 1, Schedule 1).

Mr. Illing reviewed the testimony.

Board comments consisted of the following: Applicant has proved his case that stairs need to be reconstructed with a landing and cover, minimal intrusion into front yard setback. Setbacks on that side of Orchard are not uniform and create a varying architectural appearance. Consistent with existing in neighborhood, and applicant is reducing the lot coverage which is a benefit as bringing the parcel more into compliance with code. No detriment to zoning or neighborhood.

Motion to approve Application # ZBA-17-015 was made by Mr. Pistol, seconded by Mr. Bovasso with the following voting in favor of the motion: Mr. Illing. Mr. Pistol, Mr. Bovasso, Ms. Drake, Ms. Hay, Mr. Higgins and Mr. Trelease.

DELIBERATION OF APPLICATION #ZBA-17-017

Application #ZBA-17-017:

Joseph Perri, Applicants

175 Mohawk Drive

Block: 581 Lot: 5 Zone: R-4

To permit construction of a second story addition, new masonry landing and steps, modification to existing porch with the following variance: less than the minimum required combined side yard setbacks (§136-30, Attachment 1, Schedule 1).

Mr. Illing reviewed the testimony.

Board comments consisted of the following: Thanked applicant for investing in Cranford. Proposal is in keeping with several homes in the neighborhood by adding second floor for more useable area. Very conscious of not extending over the footprint. Staying within the confines of existing footprint, no negative impact to zoning, planning or neighborhood.

Motion to approve Application # ZBA-17-017 was made by Ms. Hay, seconded by Ms. Drake with the following voting in favor of the motion: Mr. Illing, Mr. Pistol, Mr. Bovasso, Ms. Drake, Ms. Hay, 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 8:31 P.M.

Jeffrey Pistol, Secretary