

MINUTES - ZONING BOARD

November 6, 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. Illing
Mr. Pistol
Mr. Bovasso
Ms. Hay
Mr. Higgins

Members Absent:

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, Kathy Lenahan, Administrator/Scribe and Bill Masol, Township Engineer.

COMMUNICATIONS:

None

RESOLUTIONS OF MEMORIALIZATION:

1. Application #ZBA-17-012:

**Azure Masada Lodge #22 F.& A.M., a New Jersey Nonprofit Corporation and
The Church of Pentecost, U.S.A., Inc., Applicants**

478 South Avenue East

Block: 508 Lot: 7 Zone: R-4

An interpretation and appeal of Zoning Officer's decision to permit use of the property as a house of worship where the current use is a lodge that is vacating the property (§136-35B.16b and §136-35B.16e).

The Resolution of Memorialization (attached and made part of these minutes) was reviewed by the Board. After discussion, a motion to approve the resolution was made by Mr. Bovasso, seconded by Mr. Higgins and passed on unanimous voice vote.

2. Application #ZBA-17-020:

Cranford Park Realty, LLC, Applicant

600 Lincoln Park East

Block: 505 Lot: 2 Zone: R-2

Expansion of a pre-existing non-conforming nursing home seeking to permit construction of an atrium (§136-38C(1) with interpretation and appeal of Zoning Officer's decision requiring variance as to increase in impervious coverage of .04% (§136-30 Attachment 1, Schedule 1) and if necessary to proceed for variance relief.

The Resolution of Memorialization (attached and made part of these minutes) was reviewed by the Board. After discussion, a motion to approve the resolution was made by Mr. Higgins, seconded by Mr. Pistol and passed on unanimous voice vote.

MINUTES:

Motion to adopt the minutes of October 23, 2017 was made by Mr. Pistol seconded by Mr. Bovasso and passed on unanimous voice vote.

OLD/NEW BUSINESS:

Kathy Lenahan stated that the numbers for the Zoning section of the Township Code have been changed from §136 to §255. Ron Johnson, Zoning Officer will explain further at the next meeting.

The workshop portion of the meeting concluded at 8:13 P.M.

PUBLIC MEETING:

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Marotta November 6, 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.

Announcement made as to the status of the following applications:

Application #ZBA-17-021: WITHDRAWN BY APPLICANT

Jeff Weber, Applicant

117 Roosevelt Avenue

Block: 407 Lot: 20 Zone: R-5

To permit construction a two-story addition with the following variances: less than the minimum allowable rear yard setback (§136-30, Attachment 1, Schedule 1); to exceed maximum allowable lot coverage (§136-31A(7)); and the following pre-existing conditions: less than the minimum required front yard setback (§136-30 Attachment 1, Schedule 1) and exceeds the maximum allowable lot coverage (§136-31A(7)).

Application #ZBA-17-022: CARRIED TO DECEMBER 4, 2017

Marc and Melissa Ricci, Applicants

30 Columbia Avenue

Block: 236 Lot: 12 Zone: R-4

To permit construction to increase the size of an existing dormer and to mirror said dormer on opposite side with the following variances: to exceed maximum allowable Floor Area (§136-31E.(1) & (2)); and the following pre-existing conditions: less than the minimum required front yard setback (§136-30 Attachment 1, Schedule 1); less than the minimum required lot area (§136-30 Attachment 1, Schedule 1); less than the minimum required lot width (§136-30 Attachment 1, Schedule 1); and exceeds the maximum allowable impervious surface (§136-30 Attachment 1, Schedule 1).

Application #ZBA-17-024: CARRIED TO DECEMBER 11, 2017

Marcy and Mark Kielczynski, Applicant

40 Georgia Street

Block: 453 Lot: 5 Zone: R-3

To permit construction of hot tub in the rear yard with the following variance: less than the required minimum distance to the principle dwelling (§136-34B1).

1. Application #ZBA-17-023:

Conrad and Tricia Brink, Applicant

14 West Holly Street

Block: 176 Lot: 12 Zone: R-3

To permit construction a two-story rear addition with the following variance: to exceed maximum allowable lot coverage (§136-31A(7)); and the following pre-existing conditions: exceeds the maximum allowable lot coverage (§136-31A(7)).

Conrad Brink, applicant, appeared and was sworn in.

Kenneth Abrams, 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.

Mr. Brink stated they have lived in the house for about 26 years. They have a bathroom on the second floor and would like to add a bathroom on first floor to accommodate his parents and his in-laws when they visit.

Mr. Abrams stated that the applicant has a two-car detached garage. They would like to add a bathroom plus mudroom or some type of entrance off back of house. They tried to minimize the amount of impervious coverage by taking away some of the walkways not being used. Overall asking for 166 additional square feet. They tried to maintain the addition in a centralized area so neighbors are not affected on either side.

Questions posed by the Board ascertained the following:

Applicant is adding 166 square feet of impervious coverage over what is allowed by ordinance. There is a portion of the property that is in the 100 year flood zone. Balance is in the 500 year flood zone. Will maintain all water runoff on rear of property. They are not over the 300 feet that is required for storm water retention. There is a brook across the street. Environmental Committee had a concern due to location of property. Suggested rain gardens as a natural solution to water retention. Mr. Masol stated he would like to see the storm water go toward the street drainage system.

There were no further questions by the Board.

Mr. Marotta opened the application to the public for questions of the witness. The following appeared:

William Estrella - appeared and was sworn in. He received a certified notice about the hearing. Came to hear the application. He had no questions.

No one else appeared and this portion of the hearing was closed with the matter referred back to the Board.

DELIBERATION OF APPLICATION #ZBA-17-023

Conrad and Tricia Brink, Applicant

14 West Holly Street

Block: 176 Lot: 12 Zone: R-3

To permit construction a two-story rear addition with the following variance: to exceed maximum allowable lot coverage (§136-31A(7)); and the following pre-existing conditions: exceeds the maximum allowable lot coverage (§136-31A(7)).

Mr. Marotta reviewed the testimony.

Board comments consisted of the following:

Relief being sought is minimal with no impact on neighboring properties. Mr. Bovasso motioned to approve the application as submitted, with the applicant addressing concerns of the township engineer with respect to storm water runoff and mitigating any issues regarding flood hazards on the property.

Motion to approve Application # ZBA-17-023 was made by Mr. Bovasso and was seconded by Mr. Higgins with the following voting in favor of motion: Mr. Marotta, Mr. Illing, Mr. Pistol, and Ms. Hay.

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 8:36 P.M.

Jeffrey Pistol, Secretary