

MINUTES - ZONING BOARD

December 11, 2017

The workshop portion of the meeting was called to order at 8:10 P.M. by Mr. Marotta, Chairman.

ROLL CALL:

Members Present:

Mr. Marotta
Mr. Pistol
Ms. Drake
Ms. Hay
Mr. Higgins

Members Absent:

Mr. Bovasso
Mr. Illing

Alternates Present:

None

Alternates Absent:

Mr. Trelease
Ms. Dehnhard

Also in attendance: Nicholas Giuditta, Esquire, Kathy Lenahan, Administrator/Scribe
Ron Johnson, Zoning Officer, was absent.

COMMUNICATIONS:

A letter was received from Mr. Triarsi, Esq., requesting clarification on the resolution for the Cornerstone Day School.

RESOLUTIONS OF MEMORIALIZATION:

1. **Application #ZBA-17-022:**
 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).

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 Ms. Hay and passed on unanimous voice vote.

RESOLUTIONS OF MEMORIALIZATION:

2. **Application #ZBA-17-027:**
 DePala Realty Co., Inc., Applicant
 206 North Avenue West
 Block: 176, Lot: 21 Zone: ORC

The applicant is seeking waiver from site plan approval to convert first floor space from business use to residential use which is not permitted in the ORC zone (D-1 variance) with the following pre-existing conditions: less than the minimum required lot area; less than the minimum required lot width; less than the minimum required front yard setback; less than the minimum required side setback (§136-30, Attachment 1, Schedule 1).

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. Pistol, seconded by Mr. Higgins passed on unanimous voice vote,

MINUTES:

None

OLD/NEW BUSINESS:

Discussion was held and January 3, 2018 at 8:00 P.M. was selected as the Zoning Board Reorganization date and time.

The workshop portion of the meeting concluded at 8:16 P.M.

PUBLIC MEETING:

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Marotta on December 4, 2017 at 8:17 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.

Mr. Marotta announced that Application #ZBA-17-031 has been withdrawn and will be resubmitted.

Mr. Pistol announced:

1. **Application #ZBA-17-024:**
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).

Ms. Kielczynski appeared and was sworn in. She testified to the following:
Thanked Zoning Board for hearing the application. Stated that she would like to put a hot tub in her yard closer then allowed by Township ordinance. Stated she has a pool. She would also like to put the hot tub on existing concrete. Does not want to do any digging in the yard. It is a portable hot tub. Showed picture of area where it will be placed in the yard.

Questions posed by the Board ascertained the following:
Hot tub will not increase coverage of the yard. It will go onto existing concrete. Yard is already fenced due to a having pool. Will have no impact on neighbors. It will be underneath a roof. No one will be able to jump from roof into the hot tub.

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, this portion of the hearing was closed with the matter referred back to the Board.

DELIBERATION OF Application #ZBA-17-024:
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).

Mr. Marotta reviewed the testimony.

Board comments consisted of the following:

Hot tub will be totally covered so there will be no possibility of people being able to jump into hot tub from roof.

Motion to approve Application # ZBA-17-024 was made by Mr. Higgins, seconded by Ms. Drake with the following voting in favor of the motion: Mr. Marotta, Mr. Pistol, Ms. Drake, Ms. Hay and Mr. Higgins.

2. Application #ZBA-17-031: **WITHDRAWN**

**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 (§136-35.B.(22)(a); 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); 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).

PUBLIC PORTION:

None

CONCLUSION:

There being no further business, a motion to adjourn the meeting 8:23 P.M.

Jeffrey Pistol, Secretary