

## **MINUTES - ZONING BOARD**

April 23, 2018

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

### **ROLL CALL:**

#### **Members Present:**

Mr. Illing  
Mr. Pistol  
Ms. Daly  
Ms. Drake

#### **Members Absent:**

Mr. Marotta  
Mr. Bovasso  
Mr. Salomon

#### **Alternates Present:**

Ms. Hay  
Mr. Trelease

#### **Alternates Absent:**

None

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

### **COMMUNICATIONS:**

None

### **RESOLUTIONS OF MEMORIALIZATION:**

None

#### **MINUTES:**

Motion to adopt minutes of the April 9, 2018, as amended, was made by Mr. Pistol and seconded by Ms. Hay and passed by unanimous voice vote.

### **OLD/NEW BUSINESS**

None

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

**PUBLIC PORTION:**

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Illing on April 23, 2018 at 8:17 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Lenahan 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. Illing explained the protocol, purpose and procedure that will be followed during the hearing.

**1. Application # ZBA – 18-001**

**Applicant: Gregory & Nadia Rubert  
119 Oak Lane**

**Block: 238, Lot: 19, Zone R-4**

**The applicant in this matter is requesting a C(1) variance to permit construction of a mudroom and replace the existing side entrance with a covered landing and stairs. This creates a need for side yard variance as the stairs and landing will be 3.3 Ft from property line, whereas 7 Ft side yard is required.**

Gregory Rubert appeared and was sworn in. He explained the application. Stated he is seeking to build a small side landing on the side of their single-family residence. Landing is needed to raise the internal floor level as part of an internal renovation.

Thomas DiGiorgio 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. Described a drawing marked Exhibit A-1 which included a survey of the property, the names of all owners within 200 feet of the property and a description of the required measurements for the variance. Stated they will be providing a small landing and will be creating a kitchen area within the footprint. Landing will be four feet wide and they are not expanding the footprint or coverage. Will have a covered roof over the landing. Second page of exhibit show plan of entire house. Landing will be used to get in and out of the house and it will have a hand rail with steps. Stated that it will not impede on the neighbor, that the neighbor's house is 10 to 11 feet away from their property line.

Board had no questions for the witness.

Mr. Illing 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.

Mr. Rubert summarized the application. Stated that they love the street and their neighbors. Want to create a better footprint inside the house with optimal space. Stated that the side landing will create flexibility and allow house to be more user friendly.

There were no further questions by the Board.

Mr. Illing asked if anyone in the Public would like to speak for or against this application.

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

**2. DELIBERATION OF Application # ZBA – 18-001**  
**Applicant: Gregory & Nadia Rubert**  
**119 Oak Lane**  
**Block: 238, Lot: 19, Zone R-4**

Mr. Illing reviewed the testimony.

Board comments consisted of the following:

Most houses appear to have the same type of side porch that is being proposed. Not changing the impervious or pervious coverage.

Motion to approve Application # ZBA-18-001 was made by Ms. Hay seconded by Ms. Drake with the following voting in favor of the motion: Mr. Illing, Mr. Pistol, Ms. Drake, Ms. Daly, Mr. Trelease and Ms. Hay.

**3. Application # ZBA-18-006 CARRIED UNTIL MAY 21, 2018**  
**Applicant: Eastman Properties, LLC**  
**106 Eastman Street**  
**Block: 187, Lot: 2, Zone D-B**  
**The applicant in this matter is requesting a C(2) variance and a D(3) or D(5) variance for residential density. Applicant is seeking to construct a 3-story building containing first floor commercial space and four (4) apartments on the two upper floors.**

**4. PUBLIC PORTION**

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:30 P.M.

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Jeffrey Pistol, Secretary