

## **MINUTES - ZONING BOARD**

December 17, 2018

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

### **ROLL CALL:**

#### **Members Present:**

Mr. Illing  
Mr. Pistol  
Mr. Bovasso  
Ms. Daly  
Mr. Salomon

#### **Members Absent:**

Mr. Marotta  
Ms. Drake

#### **Alternates Present:**

Ms. Hay

#### **Alternates Absent:**

Mr. Trelease

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

### **COMMUNICATIONS**

None

### **RESOLUTIONS OF MEMORIALIZATION**

None

### **MINUTES**

None

### **OLD/NEW BUSINESS**

Discussion was held to decide a date for the ZB Reorganization. Motion for January 7, 2019, as date for Reorganization meeting was made by Mr. Bovasso seconded by Mr. Salomon and passed by unanimous voice vote.

The workshop portion of the meeting concluded at 8:05 P.M.

## **PUBLIC MEETING:**

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Illing on December 17, 2018 at 8:15 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 No. ZBA-18-026**  
**Applicant: Jeffrey & Lynne Baumann**  
**468 Orchard Street**  
**Block 160 Lot 24, R-4 Zone**  
**Applicant is requesting a C-2 variance to permit construction of an addition to improve an existing side entry and enlarge an existing bathroom. The size of the proposed addition is 3' 6" x 9' 8 1/2" (or approximately 34 sq. ft.) The minimum side yard setback is 7 feet where 4.3 feet is proposed.**  
**§255-34 Attachment 1, Schedule 1. All other bulk requirements have been met.**

Jeffrey Baumann appeared and was sworn in. Stated he is the applicant.

Theodora Boyadjis appeared and was sworn in. Her credentials were presented to the Board and she was accepted as an expert witness in the field of architecture. She explained the application. Applicant wishes to add a one-story addition. It is set back from the front of house and is only as tall as the garage roof. There will be no impact to the front elevation. Described Exhibit marked A-1 as a colorized version of the house with a side view of proposed addition. Stated there will be little impact to neighbor since the addition would face neighbor's garage. Side entry would be covered.

Questions posed by the Board ascertained the following:

Part of landing will remain and be covered and rest of landing will be enclosed. Will have similar exterior finishes. Will only be one story. They chose that location since there is existing plumbing. They are limited due to the rear yard setback.

Mr. Illing asked if anyone from the Public had questions for this witness. No one appeared.

Mr. Baumann summarized his application. Stated his mother-in-law has moved in with them and their current bathroom is too small for her needs. They are expanding so they have a full bathroom on the first floor.

Mr. Illing asked if anyone in the public would like to speak for or against this application with no one appearing, this portion of the hearing was closed with the matter referred back to the Board.

3. **DELIBERATION OF Application No. ZBA-18-026**  
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Mr. Illing reviewed the testimony presented.

Board Comments consisted of the following:

This is a hardship due to the location of the rear yard. A powder room already exists where the full bath would go. Does not impact on surrounding properties. Makes sense in that location. Addition will be blocked by existing shrubbery. Great that they opened up their home to extended family and trying to accommodate their needs. Benefits outweigh detriments. Full size bathroom on first floor will be beneficial. Logical location.

Motion to grant approval for application #ZBA-18-026 was made by Mr. Pistol and seconded by Mr. Bovasso with the following voting in favor of the motion: Mr. Illing, Mr. Pistol, Mr. Bovasso, Ms. Daly, Mr. Salomon 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 8:30 P.M.

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Robert Bovasso