

## **MINUTES – ZONING BOARD – MAY 16, 2022**

**The Cranford Zoning Board of Adjustment meeting scheduled for Monday, May 16, 2022 at 7:30 p.m. was conducted virtually in order to avoid potential impacts from Covid-19.**

This meeting is in compliance with the “Open Public Meetings Act” as adequate notice of this meeting has been provided to the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

The workshop portion of the meeting was called to order at 7:32 p.m. by Ms. Daly, Chair.

### **ROLL CALL:**

#### **Members Present:**

Ms. Daly  
Mr. Aschenbach – arrived at 7:38 p.m.  
Mr. Ashrafi  
Mr. Quinn  
Mr. Rees

#### **Members Absent:**

Mr. Marotta  
Mr. Lucas

#### **Alternates Present:**

Ms. Oliver  
Mr. Cukierski

#### **Alternates Absent:**

None

Also in attendance: Mark Rothman, Esq., and Kathy Lenahan, Board Administrator, Jacqueline Dirmann, Board Engineer, Greer Patras, Board Planner

### **COMMUNICATIONS:**

None

### **MINUTES:**

Motion to adopt the minutes of the April 25, 2022 meeting, was made by Mr. Quinn, seconded by Mr. Rees and passed on unanimous voice vote.

### **RESOLUTIONS:**

Application # ZBA 21- 012  
Gavin White & Kelly Consentini  
252 Hillside Avenue  
Block 545 Lot 5, R-4 Zone

Applicant is requesting a c(2) variance to construct a single story addition to the garage which will extend into the front yard setback. The minimum front yard setback required is 25 feet, where 18 feet is proposed §255-34.

The Resolution of Memorialization was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Mr. Quinn, seconded by Mr. Rees and passed by roll call vote:

Affirmative: Ms. Daly, Mr. Quinn, Mr. Rees, Mr. Cukierski

Opposed: None

**OLD/NEW BUSINESS:**  
None

The workshop portion of the meeting concluded at 7:38 p.m.

**PUBLIC PORTION:**

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on May 16, 2022, at 7:45 p.m. via Google Meet. Ms. Daly announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader and the Star Ledger have been notified and the agenda posted in the municipal building as required.

Ms. Daly explained the protocol, purpose and procedure that will be followed during the hearing.

1. Application #ZBA 20-003 – Continued from March 28, 2022  
Cranford Harrison Developers LLC  
24 South Avenue West  
Block: 474 Lot: 1, D-B Zone

Applicant is seeking a d(3) conditional use variance, where the maximum is two bedrooms per unit and three (3) three bedroom units are proposed §255-39B(22)(d); a d(5) density variance where maximum density permitted is 10 units/acre and 32 units/acre is proposed §255-39B(22)(g); a c(1) variance for front yard setback where 5' is required, 0' exists and 0' is proposed §255-34; and a design waiver/exception for the size of parking stalls §255-26.3a.1.

Alex Pavlovsky appeared. Stated they have reduced the density to 24 units instead of 75. Also reduced the parking requirements. Another change is an adaptive reuse of the existing building. They will build three stories but will be within the maximum height of ordinance. Proposing a green roof, which will relieve the impervious coverage variance. Only variance is for density. Listened to comments regarding fire truck access and turning radius. New architect has also added windows to all the apartments. Mr. Pavlovsky stated the units with multiple floors are only 3 bedrooms.

Ms. Dirmann, Board Engineer, stated they do need a parking variance. Also believes there is an impervious coverage variance, since the green roof cannot be counted as lawn space. Asked for clarification on bedroom units on multiple floors.

Discussion ensued regarding what variances are being requested.

Mr. Rothman reviewed the standards for the d(3) and d(5) variances.

Brian Murphy appeared and was reminded he was still under oath.

Mr. Murphy reviewed the differences in the plans that have been submitted. Stated 48 stalls are required. There is a State ordinance regarding EV parking and as a result, they will be reducing the parking by 10% which is 44 parking stalls. They will be providing 45 parking stalls and will exceed the parking requirement by one parking stall. Will not be counting the off-street parking. Reduced the units to 24. Not sure what Township's position is on a green roof. Will defer to Township's professionals on the roof. Building will be three stories at 45 feet, which is compliant. There will now be a drop off area on west side of the building. Removed one stall so that an emergency vehicle could turn around. Along frontage, there are seven (7) stalls that are undersized at 20 feet long. Removed some of the stalls for fire access. There is now 55 feet for fire access in the front of building.

Ms. Dirmann reviewed her letter. Asked about a fire lane and about EV credits. Asked about fencing and screening. Asked about circulation and turning templates and requested turning templates for the K-turns also. Asked about stormwater measures and a contaminated site and about pedestrian access.

Mr. Murphy stated there was concern about fire access and wires in the front. Stated they could keep four (4) stalls and still have the 55 feet along frontage for a fire truck. Stated the EV credit is a State regulation, with 15% required for multifamily dwellings over 5 units. They would have to provide seven (7) stalls, but you get a 10% credit on the overall parking requirement. Stated items 8 through 11 in her letter, are more site plan. Showed space in back of building to do a K-turn. Firetruck would pull in and back out. He will provide a turning template for the trash enclosure. Feels the trash enclosure is the appropriate size; they can do multiple pickups if necessary. Stated there are 15 studio/one bedrooms, 6 two-bedroom, 3 three bedrooms and 525 square feet of retail space. Stated they discussed with the LSRP and will need to provide stormwater on the site. Not looking for relief from stormwater at this point. West side of building has sidewalk to sidewalk along frontage. Will improve the existing sidewalk.

Questions from the Board for this witness ascertained the following:

A fire truck would need to back out of the site if they entered into the site. Not sure who grants approval to eliminate parking spaces. Trash is not compliant due to the size of the building and providing parking for the site. An ambulance could pull onto west side of building.

Ms. Patras, Board Planner, stated there is not enough information on the plans to determine if they comply with the parking. Asked about any demo and testing on the site. Asked about using the existing building. Asked about ADA compliance and about loading and unloading of packages. Asked about bike parking plan and about screening of trash enclosure and height of roof top utilities.

Mr. Murphy stated it was a financial decision to reuse the existing building. Does not know about any changes to the site. Using the entire building. It is underutilized now, makes sense to rehab and make it an attractive building. Building will be ADA compliant. Will show where depressed curbs will be. Architect will provide a designated area for packages. Will provide bike parking on the plan.

There were no questions from the Public for this witness.

Mr. Rothman asked about parking for the retail component.

Mr. Murphy stated 44 parking spaces are required, including the retail space, and they are providing 45 total parking spaces.

Mr. Lisa stated the applicant has until September 2022 to begin the work and has two years from that date to complete the work.

Dave Businelli, appeared and was sworn in. He reviewed his credentials and was accepted as an expert in Architecture.

Mr. Businelli reviewed the changes to the plans. This plan is to reuse the existing building. Reviewed the survey of the property. Removing about 12 to 15 feet off back of building. The angle will give the ability to have the parking in the back. Leaving the bones of the building and enhancing the design of the building. Elevations will be similar to the previous plans. The retail space will be recessed. Apartment entrance will be on left side. Lobby will have access to the courtyard on east side.

Questions from the Board for this witness ascertained the following:

The third floor has a 5-foot setback. It is a three-story building with three story triplexes at the corners. Mail/package room can be within the entry hallway. Affordable units have not yet been assigned to a location in the building. Bedrooms are in the front on the first floor. Not sure where the power lines are. They do not have plans for the streetscape at this time. Retail would have storefront windows and residential windows would be the type for apartments. There are many options.

Ms. Daly asked if any members of the Public had questions for this witness, the following appeared:

Rita LaBrutto – 104 Arlington Road – Asked about the building and character of this building being in the downtown. Asked about windows in apartments. Asked about bicycle racks and garbage. Asked about residence on the first floor.

Mr. Businelli stated they will take that into account it being in the downtown. All apartments will have windows. Layout of parking is why garage enclosure is where it is, and garbage will be screened and will not be visible.

Mr. Pavlovsky stated that they have made changes to the plans and accommodated the comments from the Board professionals. Site does have ground water contamination and need to make some decisions. Do the positives outweigh the negatives. He has moved forward with remediation. Wells need to be installed to test for ground water. Can comply with the parking with the 45 parking spots on the site. Does not know if any other apartments have residences on the ground floor. Thinks the technical items requested can be addressed by the next meeting.

Mr. Lisa stated there have been no changes to the site since March.

Ms. Daly asked if anyone from the Public had questions for Mr. Pavlosky, the following appeared:

Rita LaBrutto – 104 Arlington Road – Asked how many residential units are on the ground floor. Asked about type of clean up if parking is on the ground floor vs. residential apartments on ground floor.

Mr. Pavlovsky stated probably 8 units on ground floor.

Discussion was held regarding the date for the continuation of this application. The next hearing is scheduled for June 27<sup>th</sup>.

#### PUBLIC PORTION:

Rita LaBrutto – 104 Arlington Road – Asked about Zoning Board returning to in-person meetings.

Ms. Daly stated there was discussion about returning to in-person, but this application has noticed as a virtual meeting. The applicant would have to re-notice to go back to in-person.

Mr. Rothman stated the Board has decided to remain virtual based on current conditions.

CONCULSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 10:06 p.m.

---

Daniel Aschenbach, Secretary