

## **MINUTES – ZONING BOARD REORGANIZATION**

January 3, 2020

The Reorganization meeting was called to order at 4:00 p.m. by Mr. Marotta, 2019 Chairman.

### **ROLL CALL:**

#### **Members Present:**

Mr. Marotta  
Mr. Aschenbach  
Mr. Ashrafi  
Ms. Daly  
Mr. Lucas  
Mr. Quinn  
Mr. Salomon

#### **Members Absent:**

None

#### **Alternates Present:**

Mr. Rees  
Mr. Savino

#### **Alternates Absent:**

None

#### **Also present:**

Mark Rothman, Esquire, (2019 Legal Counsel), Kathy Lenahan, Board Administrator

### **SWEARING IN OF NEW MEMBERS**

Justin Quinn was sworn in for a term ending December 31, 2023 by Mr. Rothman.

Kent Lucas was sworn in filling an unexpired term ending December 31, 2020 by Mr. Rothman.

Christopher Savino was sworn in for an unexpired term ending December 31, 2020 by Mr. Rothman.

Shaun Rees was sworn in for a term ending December 31, 2021 by Mr. Rothman.

## **ELECTION OF OFFICERS**

Ron Marotta was nominated as Chairman by Mr. Salomon, seconded by Mr. Aschenbach and passed by unanimous voice vote.

Christine Daly was nominated as Vice Chairman by Mr. Salomon, seconded by Mr. Quinn and passed by unanimous voice vote.

Dan Aschenbach was nominated as Secretary by Mr. Ashrafi, seconded by Mr. Salomon and passed by unanimous voice vote.

Kent Lucas was nominated as Alternate Secretary by Mr. Salomon, seconded by Mr. Ashrafi and passed by unanimous voice vote.

## **APPOINTMENT OF BOARD ATTORNEY**

Motion to go into closed session was made by Ms. Daly, seconded by Mr. Aschenbach and passed on unanimous voice vote.

Motion to go into open session was made by Mr. Aschenbach, seconded by Mr. Salomon and passed on unanimous voice vote.

Motion to appoint Mark Rothman, Esq. as Board Attorney was made by Mr. Ashrafi, seconded by Ms. Daly and passed on unanimous voice vote.

## **APPOINTMENT OF ADMINISTRATOR**

Motion to approve Kathy Lenahan as Zoning Board Administrator was made by Mr. Aschenbach, seconded by Mr. Salomon and passed on unanimous voice vote.

## **APPOINTMENT OF BOARD ENGINEER**

Motion to appoint Maser Consulting as Board Engineer was made by Mr. Ashrafi, seconded by Ms. Daly and passed on unanimous voice vote.

## **APPOINTMENT OF PLANNING CONSULTANT**

Motion to designate Topology as primary outside planner, with Maser Consulting as secondary planner was made by Mr. Ashrafi, seconded by Mr. Aschenbach and passed on unanimous voice vote.

## **DESIGNATION OF OFFICIAL NEWSPAPER**

A motion to designate The Westfield Leader and/or The Star Ledger as the Zoning Board official newspaper(s) was made by Mr. Salomon, seconded by Mr. Ashrafi and passed on unanimous voice vote.

## **COMMUNICATIONS:**

None

## **RULES AND REGULATIONS**

A motion to adopt Zoning Board Rules and Regulations was made by Mr. Quinn, seconded by Mr. Aschenbach and passed on unanimous voice vote.

## **RESOLUTIONS OF MEMORIALIZATION:**

- 1. Application #ZBA-19-015**  
**Applicant: Christopher Ozolnieks**  
**19 Connecticut Street**  
**Block: 446 Lot: 1 R-3 Zone**

**The applicant is requesting a c(2) variance for a front yard fence on a corner lot. On a corner lot, fences over 4 feet in height and/or greater than 50% closed are not permitted in the front yard including the side street frontage. Proposed fence is 6 feet high and more than 50% closed along the current fence line that extends past the line of the principle structure on the lot along the side of the property adjacent to the street §255-26K(2).**

The Resolution of Memorialization (attached and made part of these minutes) was reviewed by the Board. After discussion, a motion to approve the resolution, as amended, was made by Ms. Daly, seconded by Mr. Lucas and passed with the following voting in favor of the motion:

Affirmative: Mr. Marotta, Ms. Daly, Mr. Quinn and Mr. Lucas

Opposed: Mr. Aschenbach

## **MINUTES:**

Motion to adopt the minutes of November 25, 2019 was made by Ms. Daly, seconded by Mr. Aschenbach and passed on unanimous voice vote.

**OLD BUSINESS and NEW BUSINESS**

Ms. Lenahan provided new Board members with information on mandatory training and storm water management and all Board members received a copy of the Township's Social Media Policy.

Discussion was held regarding the signing of the Tolling Agreement between the Township of Cranford and New York SMAS Limited Partnership. Mr. Rothman reviewed the guidelines and shot clock for an application for a cell tower.

Motion to adopt the tolling agreement was made by Mr. Salomon, seconded by Ms. Daly and passed on unanimous voice vote.

**PUBLIC COMMENT PORTION**

None

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 5:30 p.m.

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Daniel Aschenbach, Secretary