

**MINUTES
OF THE
ZONING BOARD OF ADJUSTMENT
CRANBURY TOWNSHIP
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

APPROVED April 10, 2008

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Zoning Board of Adjustment was held at the Township Hall (Old School Building) Main Meeting Room, 23-A North Main Street, Cranbury, New Jersey, on March 5, 2008, at 7:30 p.m.

CALL TO ORDER

Dale Smith, Chairperson, of the Cranbury Township Planning Board, called the meeting to order and acted as the Chairman thereof, and, Josette C. Kratz acted as Secretary of the meeting.

STATEMENT OF ADEQUATE NOTICE

Pursuant of the Sunshine Law adequate notice in accordance with the Open Public Meetings Act was provided of this meeting's date, time, place and agenda was mailed to the news media, posted on the Township's Bulletin Board, mailed to those requesting personal notice, and filed with the municipal clerk.

MEMBERS IN ATTENDANCE

Glenn Johnson, Adrienne Kemp, Mel Lehr, Matthew McCarville, Tom Patterson, Frank Shea, Dale Smith

PROFESSIONALS IN ATTENDANCE

Steven Goodell, Esquire, Zoning Board Attorney; Josette C. Kratz, Board Secretary

ANNOUNCEMENTS

Tom Patterson was sworn in as the newly appointment 1st Alternate. Mr. Smith welcomed Mr. Patterson and appreciated his willingness to serve. He also supplied Mr. Patterson with a copy of the "Fundamentals of Zoning" by Steven Goodell, Esquire.

Mr. Smith voiced his regret of losing both Donald Patterson and Jim Gerberich, but mentioned that he was glad to see some of the next generation stepping up in their place.

MINUTES

Minutes of February 6, 2008 were tabled until the next regularly scheduled meeting.

RESOLUTIONS

**ZBA 150-07 Blake & Cynthia Coppotelli
 Block 20.02, Lot 10, Zone RLD-1
 4 Scottsdale Court
 Variance to permit a pool in the front yard**

Motion to approve resolution made by Mr. Shea, seconded by Mr. Lehr.

VOTE ROLL CALL

 AYES: Mr. Johnson, Ms. Kemp, Mr. Lehr, Mr. McCarville, Mr. Shea, Mr. Smith
 NAYS: None
 ABSTAIN: None
 ABSENT: Mr. Hebert
INELIGIBLE
 TO VOTE: Mr. Patterson

MOTION CARRIED

**ZBA 148-07 Thomas & Tiffany Richardson
 Block 23, Lot 23, Zone V/HR
 127 Plainsboro Road
 Fence Variance**

Motion to approve resolution was made by Ms. Kemp, seconded by Mr. Johnson.

VOTE ROLL CALL

 AYES: Mr. Johnson, Ms. Kemp, Mr. Lehr, Mr. McCarville, Mr. Shea, Mr. Smith
 NAYS: None
 ABSTAIN: None
 ABSENT: Mr. Hebert
INELIGIBLE
 TO VOTE: Mr. Patterson

MOTION CARRIED

ZBA 102-05 Rajesh Wadhwa
Block 18.02, Lot 4, Zone V-HR
2709 Route 130 South
Use Variance, Bulk Variance, Preliminary & Final Site Plan

Mr. Smith had a comment on paragraph 18, he felt it should say, "Applicant's professional environmental engineer." This would define the type of engineer.

He added that the applicant was going to report to the board and he was supposed to simultaneously report to the Environmental Commission.

Motion to approve resolution with changes as stated made by Mr. Shea and seconded by Mr. Lehr.

VOTE ROLL CALL

AYES: Mr. Johnson, Ms. Kemp, Mr. Lehr, Mr. McCarville, Mr. Shea, Mr. Smith
NAYS: None
ABSTAIN: None
ABSENT: Mr. Hebert
INELIGIBLE
TO VOTE: Mr. Patterson

MOTION CARRIED

2007 Annual Report of the Cranbury Township Zoning Board of Adjustment

Board members expressed their desire to include that mandatory class regulations had been met, mention of Mr. Goodell's workshop training session, and the welcoming of Mel Lehr as a ZBA alternate member in the summary of activity.

Mr. Johnson motioned for the approval of the 2007 ZBA report with the mentioned additional changes. Mr. Shea seconded the motion.

VOTE ROLL CALL

AYES: Mr. Johnson, Ms. Kemp, Mr. Lehr, Mr. McCarville, Mr. Patterson, Mr. Shea,
 Mr. Smith
NAYS: None
ABSTAIN: None
ABSENT: Mr. Hebert
INELIGIBLE
TO VOTE: None

MOTION CARRIED

ADJOURNMENT OF MEETING

There being no further business, on a motion duly made, seconded, and carried, the meeting was thereupon adjourned 8:05 p.m.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify; that I am duly elected and acting secretary of the Zoning Board of Adjustment and, that the foregoing minutes of the Zoning Board of Adjustment meeting, held on March 5, 2008, comprised of 4 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said this April 10, 2008.

Josette C. Kratz, CPS

/jck