

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

APPROVED JANUARY 7, 2009

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 December 10, 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, Frank Shea, Tom Patterson, Dale Smith

PROFESSIONALS IN ATTENDANCE

Steven Goodell, Esquire, Zoning Board Attorney; Virginia Guinta, Court Reporter; Josette C. Kratz, Board Secretary

APPLICATION

ZBA 068-03 Monroe Medical Supplies, Inc.
 Block 18.02, Lot 10, Zone V/HR
 Route 130
 Amendment to Use Variance & Site plan to erect freestanding sign

REPRESENTATIVES: Donald S. Driggers, Attorney

Nasri Saad, Owner/Applicant

Mr. Saad was sworn and proper notice was given in order for the Board take jurisdiction and hear the matter.

Mr. Driggers said they were requesting an approval for a sign in front of the Monroe Medical building, located on corner of Bergen Drive and Route 130. This Board had previously approved a use variance for the use and site plan several years ago. The applicant wanted to erect a freestanding sign perpendicular to Route 130.

Mr. Saad, the principal for Monroe Medical who testified for the original application, proposed to erect a sign in front of the building. The sign would be six feet wide by four feet high, 24 SF. The site was located in the residential zone, if located in a commercial some he would normally be permitted a 50 SF sign.

EXHIBIT A-1 Color rendering of sign which was previously submitted as part of the original application.

EXHIBIT A-2 Sign sample

EXHIBIT A-3 Location sheet

EXHIBIT A-4 Copy of site plan

The background on the rendering showed a yellowish color which would actually be an off white like the sample, Exhibit A-2. The material would be stucco style.

There was much discussion regarding the location of the sign and the visibility due to existing landscaping, which also limited the placement of the sign.

There was a comment regarding the upkeep of the property. He explained that they were trying to keep up with the lawn and landscaping but that if the board felt necessary they would mow more often, weekly if needed.

Mr. Smith mentioned that he did not necessarily feel there was a need for plantings around the sign.

Mr. Saad explained that they don't chase business. People either need adult diapers or they don't. Traffic usually has a reason to come to his location and know where they are located but often miss the site.

There was a question on the vehicles and the original approval stated they were to be left in the building. Mr. Saad explained that the inventory has been taking the place where they would be parked and that in respect to the residence he did not want them parked where the residents would have constant view of them and placed them in the front away from them.

Mr. Shea motioned for the approval of the application. Mr. McCarville seconded the motion.

VOTE ROLL CALL

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

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 December 10, 2008, comprised of 3 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 January 7, 2009.

Josette C. Kratz, CPS

/jck