

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

**MINUTES JANUARY 9, 2019
APPROVED MAY 1, 2019**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Zoning Board of Adjustment was held at the Cranbury Township Hall Municipal Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on January 9, 2019, at 7:00 p.m.

CALL TO ORDER

Ms. Merilee Meacock called the meeting to order and presided over the meeting until a Chairman was appointed.

STATEMENT OF ADEQUATE NOTICE

Pursuant with the Sunshine Law, adequate notice by the Open Public Meeting Act was provided of this meeting's date, time, place and agenda were mailed to the news media, posted on the Township bulletin board, mailed to those personal requesting notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

- ☐ Joseph Buonavolonta
- ☐ Sean Deverin
- ☒ Robert Diamond
- ☒ John Hoffman
- ☒ David Nissen
- ☒ Neal Wageman
- ☒ Frank McGovern (Alternate #1)
- ☒ Richard Kallan (Alternate #2)
- ☒ Marilee Meacock

PROFESSIONALS IN ATTENDANCE

- ☒ David Horner, Conflict Traffic Consultant
- ☒ David Hoder, P.E., Board Engineer
- ☒ Trishka Cecil, Zoning Board of Adjustment Attorney
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, P.P., Board Planner
- ☒ Virginia Guinta, Court Reporter

NOMINATIONS AND ELECTIONS/APPOINTMENTS

CHAIRPERSON – Merilee Meacock

VICE CHAIRPERSON – David Nissen

BOARD PROFESSIONALS AND STAFF

Josette C Kratz, as Board Secretary, Trishka Waterbury Cecil, Esquire as Board Attorney; Richard Preiss as Board Planner; Janice Talley as Board Conflict Planner, David Hoder, P.E. as Board Engineer, Andrew Feranda as Traffic Consultant, Virginia Guinta as Court Reporter, Glenn Gerken, P.E., Conflict Engineer

Upon a motion made, seconded and carried the board professionals and staff were appointed.

CALENDAR MEETING DATES

Regular Public Meetings - to be held on the First Wednesday of every month at 7:00 p.m. in the Township Municipal Building, 23-A North Main Street, Cranbury, New Jersey as shall be deemed necessary (*exceptions noted):

January 9	July 10*
February 6	August 7*
March 6	September 11
April 3	October 2
May 1	November 6
June 5	December 11

Upon a motion duly made, seconded and carried the motion to approve the 2019 calendar dates was made.

DESIGNATION OF DRC REPRESENTATIVES

Upon a motion made, seconded, and carried Ms. Merilee Meacock and Mr. Sean Deverin were appointed as the DRC representatives. David Nissen as an Alternate Chair or Vice-Chair would

stand as an alternative if needed.

DESIGNATION OF AN OFFICIAL NEWSPAPER

Approval of designation of Official Notice for Meetings in Cranbury Press and Trenton Times upon a motion duly made, seconded, and carried was approved.

MINUTES

September 12, 2018 upon a motion made and seconded the minutes were approved.

APPLICATIONS

ZBA305-17 Mobin Management
Block 18.07, Lot 44 & 45, Zone GC
112 South Main Street
Use Variance, Preliminary and Final Site Plan with Bulk Variances

REPRESENTATIVES: Gary Forsner, Esquire
Omar Mobin, Applicant/Owner
Louise L. Zuegner, IV, Engineer with Mid-Atlantic
Ahmed A Azmy, Architect
Debbie Alaimo Lawlor, Planner

TRANSCRIPT AVAILABLE

Public Michael Westock, Adjacent Property Owners.

EXHIBITS

A-1 Cranbury Mixed Use Development, 10/31/2018
A-2 Cranbury Mixed Use Development, 1/9/2019
A-3 Aerial exhibit, 1/7/19
A-4 Proposed Site Plan & Elevation 1/9/2019
A-5 Proposed Site Plan & Elevation 1/9/2019
A-6 Proposed Site Plan & Elevation 1/9/2019
A-7 Proposed Site Plan & Elevation 1/9/2019

All applicant's and board's professionals were sworn and accepted.

Mr. Diamond recused himself from the application and removed himself from the dais.

Ms. Cecil state the notice was sufficient and the Board could take jurisdiction.

Mr. Forshner gave a brief overview of the application. Presently a dilapidated house which has not been maintained on a very prominent location on Route 130 and South Main Street. They proposed a three-story, 7,500 SF building. First two floors would be a combination of e office and retails, and the third floor would be two small residential apartments.

Mr. Zuegner stated this was a mixed-use Development on Lot 18.07, lots 44 and 45, total 0.70 acres. The existing condition of the site was wooden with an abandoned house. The proposed footprint would be 2,500 SF and three stories; 7,500 SF total. The top floor would have two residential apartments rest would be office and retail mixed. 31 parking spaces are proposed, 27 for commercial use. Owner of the property would also have a medical office on the location. There would be two proposed signs one for each of the major roadways. There would be an underground stormwater basin. Landscaping would be not irrigated but proposing drought-resistant plantings. There would be three light poles and would be shielded. A lot would be served by well and septic. Dumpster enclosure would be board-on-board wood construction. They would cut 55 CY of file/plus or minus.

Mr. Westcock of 110 South Main Street, a sworn member of the public, mentioned this was the first time he was seeing the plans and was concerned with the parking and building size and drainage on his property.

Mr. Zuegner stated the impervious coverage is 44.6%, and the GC zone permits 66%, so they were below the maximum allowed.

Mr. Westcock mentioned the issues with the Country Road and drainage system.

Mr. Forshner stated the County were presently making improvements to the bridge and drainage.

Mr. Westcock was also concerned with the height of the building so close to his residential property and losing his scenic view.

Mr. Azmy went through the architectural elevations of the proposed development. Using Sheet A2.02A and A2.01; the board liked the proposed alternative. However they wanted to see if that would work with the site plan changes.

Ms. Lawlor went through the planning criteria.

The applicant would revise the drawings, and the application would be carried to February 6, 2019, at 7 PM.

ADJOURNMENT OF MEETING

There being no further business, on motion duly made, seconded, and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Zoning Board of Adjustment and, that the preceding minutes of the Zoning Board of Adjustment, held on January 9, 2019, consisting of 4 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name of said Zoning Board of Adjustment this May 1, 2019.

Josette C. Kratz, Secretary

/jck