

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

**MINUTES AUGUST 5, 2020  
APPROVED ON JANUARY 6, 2021**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Zoning Board of Adjustment was VIA virtual meeting on the Accession Platform on August 5, 2020, at 7:00 p.m.

**CALL TO ORDER**

Merilee Meacock, Chairman of the Cranbury Township Zoning Board of Adjustment, called the meeting to order.

**STATEMENT OF ADEQUATE NOTICE**

Under 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**

Mr. Buonavolonta  
Mr. Diamond  
Mr. Hoffman  
Mr. McGovern  
Mr. Nissen  
Mr. Nissen  
Mr. Wagman  
Mr. Kallan  
Ms. Meacock

**PROFESSIONALS IN ATTENDANCE**

- Trishka Cecil, Esquire, Board Attorney
- Josette C. Kratz, Secretary

## **MINUTES**

Upon a motion made and seconded the minutes of May 6, 2020 was approved unanimously.

## **APPLICATIONS**

ZBA329-20 Bonchev, Boncho & Kathleen  
Block 20.02, Lot 14, Zone RLD1  
25 Washington Drive  
Bulk Variance

REPRESENTATIVES: Boncho & Kathleen Bonchev

Fran McGovern had to recuse himself on this application.

EXHIBITS A-1 Two Google aerial photographs of subject property and three color photographs of subject property, dated August 5, 2020

Ms. Cecil announced the adequacy of the notice and that the board could take jurisdiction of this application.

Mr. & Mrs. Bonchev were sworn. Applicant seeks the Board's approval to install a 20' x 40' L-shaped in-ground pool surrounded by a 12' x 12' sundeck, pool equipment (filter and heater), and a storage shed that will be either 10' x 12' or 12' x 14', all in the rear of the property, surrounded by a post-and-rail fence. The pool will be set back twenty feet from the east side property line and thirty feet from the rear (north) property line, as measured from the property lines to the edge of the coping. The proposed shed will be set back approximately twelve feet from the rear property line and approximately twelve feet from the east side property line. The pool filter and heater will be located on the west side of the shed and will be set back twelve feet or more from the rear property line and more than twenty feet from the east side property line. The entire rear yard will be enclosed by fencing located along the rear and side property lines and extending from the side property lines to the back of the house. As described in the applicant's notice for the public hearing, the proposed fence will consist of five-foot-tall black vinyl-coated 1¼-inch mesh along the rear property line, and five-foot-tall black aluminum along the side property lines and from the side property lines to the house.

Ms. Bonchev said the pool would be located 30-ft from the water's edge off the rear property line, along with the filter or heater to the left side of the shed or directly inside the shed if the pool company would allow that. The shed would be 10' x 12' or 12' x 14'; 12-ft off the rear and side property lines. No variance for the actual shed placement, only the pool equipment (if not

located within the shed would be about 12 to 15-ft off rear property line side-by-side off the shed, side setback would be met.

Ms. Bonchev, using Google maps aerial photo (commonly found online) and entered as an exhibit, emailing a copy also to Ms. Kratz so that she could immediately forward to the participates that are on a phone connection.

Mr. Kallan stated the plans show the pool is 30-ft from the rear property line but they scale was 23-ft. Ms. Bonchev stated, from the water's edge, would be 30-ft, and from the fence to the water's edge would be 30-ft. She said the on 20-ft reference was to the right property line.

Ms. Cecil noted there was a revised site plan where they have increased the setback to 30-ft; Mr. Kallan is correct that the written verbiage application it notes 23-ft however the plan was revised showing 30-ft from the rear property line and 20-ft from the side property line. Ms. Bonchev showed that after the application was filed and noticed they increased the setback and the application does not reflect the relief sought. Mr. Kallan asked the width of the concrete apron on the north side of the pool. Ms. Bonchev noted it would be approximately 4-ft wide, because that is where the diving board will be placed. Mr. Kallan stated it looked as if the southwest corner of the shed would be approximately diagonally 2-ft from the northeast corner of the apron. He further stated that because the drawing was not drawn to scale the shed would be very close to the pool, concrete wall.

Members from the public, who spoke, Steve Schwarz, 16 Jefferson Road, sworn by Ms. Cecil, stated located to the east of the subject property and find the plan to be acceptable and have no opposition.

Malcolm Bash, 21 Washington Drive, after being sworn asked why this could not be moved 10-ft to the south. No objection to application.

Ms. Meacock stated she felt the design was compact, preserving yard for views and both neighbors agree. She felt there was little impact on the neighbors; would have little view of the pool.

Mr. Buonavolonta motioned for the approval of the application and the two variances sought. Mr. Wagman seconded the motion,

**ROLL CALL:**

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Hoffman, Mr. Nissen, Mr. Nissen, Mr. Wagman, Mr. Kallan, Ms. Meacock

NAYS: None

ABSTAIN: Mr. McGovern (recused)

ABSENT: Mr. Deverin

Ms. Spawn spoke of the Zoning (Ordinance) Committee. Ms. Cecil explained to the board about the legal conflicts associated with zoning members participating. Consultation with Mr. Goodell, Township Legal Counsel should happen first.

### **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 other minutes of the Zoning Board of Adjustment, held on August 5, 2020, consisting of four (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 to said Planning Board this January 6, 2021.

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Josette C. Kratz, Secretary

/jck