

**REORG MINUTES
OF THE
CRANBURY TOWNSHIP
ZONING BOARD OF ADJUSTMENT
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY
JANUARY 4, 2023**

TIME AND PLACE OF MEETING

The Reorganization Meeting of the Cranbury Township Zoning Board of Adjustment was held on January 4, 2023 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

CALL TO ORDER

Ms. Tillou called the meeting to order and presided over the meeting until Ms. Meacock was appointed to Chairperson.

STATEMENT OF ADEQUATE NOTICE

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Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on December 24, 2022 of this meeting's date, time, place and the agenda was mailed to the Cranbury Press and Trenton Times, posted on the Township Bulletin Board, mailed to those requesting personal notice and filed with the municipal clerk.

MEMBERS IN ATTENDANCE

- ☒ Joseph Buonavolonta
- ☒ Robert Diamond
- ☐ Richard Kallan
- ☒ David Nissen
- ☒ Gwen Parker
- ☒ Steven Schwarz
- ☒ Frank McGovern (Alternate #1)
- ☐ Saras Kothari (Alternate #2)
- ☒ Merilee Meacock

PROFESSIONALS IN ATTENDANCE

- ☒ Edwin Schmierer, Zoning Board of Adjustment Attorney
- ☒ Robin Tillou, Secretary
- ☐ David Hoder, Engineer
- ☐ Elizabeth Leheny, Planner

REORGANIZATION

Zoning Board of Adjustment (ZBA) 2023 Mayoral/Township Committee Appointments

At the January 3, 2023 Township Committee Reorganization Meeting, the following ZBA appointment/reappointments were made by the Mayor/Township Committee:

- Mr. Joseph Buonavolonta was reappointed to Zoning Board Member (1/1/2023 – 2/1/2026).
- Ms. Gwen Parker was appointed to Zoning Board Member (1/1/2023 – 12/31/2026).
- Mr. Steven Schwarz was reappointed to Zoning Board Member (1/1/2023 – 12/31/2026).
- Mr. Francis McGovern was reappointed to Zoning Board Member, Alt II (1/1/2023 – 12/31/2026).

Nominations/Elections/Appointments & Appointment Resolutions

Upon a motion made and seconded the appointments were as follows:

Merilee Meacock as Chairperson.

MOTIONED TO APPROVE MERILEE MEACOCK AS CHAIRPERSON: Mr. Nissan

SECONDED: Mr. Schwarz

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

MOTION PASSED

David Nissen as Vice-Chairperson.

MOTIONED TO APPROVE DAVID NISSEN AS VICE-CHAIRPERSON: Mr. Buonavolonta

SECONDED: Mr. McGovern

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

Robin Tillou as Administrative Officer.

MOTIONED TO APPROVE ROBIN TILLOU AS ADMINISTRATIVE OFFICER: Mr.

Buonavolonta

SECONDED: Mr. Diamond

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

Upon a motion made and seconded the following appointments were made for the 2023 Board's professionals:

Edwin Schmierer, Esq. of Mason, Griffin & Pierson, P.C., as the Board's Attorney
Elizabeth Leheny, P.P., AICP, Phillips Preiss Grygiel, Inc, as the Board's Professional Planner
David J. Hoder, P.E. and Hoder Associates, as the Board's Engineer
Thomas Decker, P.E. and VanCleeef Engineering, as the Board's Conflict Engineer
Andrew Feranda and Shropshire Associates, as the Board's Traffic Consultant
David Horner and Horner Associates, as the Board's Conflict Traffic Engineer Consultant

MOTIONED TO APPROVE PROFESSIONALS AS LISTED: Mr. Nissen

SECONDED: Mr. Buonavolonta

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz,
Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

Development Review Committee (DRC) Members:

Merilee Meacock (January 1, 2023 – December 31, 2023)

Richard Kallan (January 1, 2023 – December 31, 2023)

Joseph Buonavolonta, ZBA Alternate (January 1, 2023 – December 31, 2023)

2023 Calendar Meeting Dates

WHEREAS, the following meetings of the Cranbury Township Planning Board will be held during the 2023 calendar year: Regular Public Meetings, to be held on the First Thursday of every month at 7:00 p.m. in Town Hall, 23-A N. Main Street, Cranbury, New Jersey, in the meeting room on the following dates: **January 4, February 1, March 1, April 5, May 3, June 7, July 5 (maybe rescheduled to July 12th due to Cranbury Fireworks), August 2, September 6, October 4, November 1, and December 6.**

Special Meetings - as called by the Chairman or requested by a majority of the Board to be held at such time and place as shall be necessarily provided that the 48 hours' notice is given under the Open Public Meetings Act.

MOTIONED TO APPROVE: Mr. Diamond

SECONDED: Ms. Buonavolonta

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz,
Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

2023 Designation of an Official Newspaper

Upon a motion made and seconded the board with a unanimous vote designated the Trenton Times as the official Newspaper for the Year 2023 and the Zoning Board of Adjustment has further designated Cranbury Press as the secondary publication to receive all meeting notices of the Township and any Land Use Development Application Notices which cannot reasonably be published in the Trenton Times.

MOTIONED TO APPROVE: Mr. Buonavolonta

SECONDED: Mr. Schwarz

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

Court Reporter

MOTION TO APPROVE VIRGINIA GUINTA AS 2023 ZBA COURT REPORTER: Mr. Diamond

SECONDED: Mr. Buonavolonta

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

2022 Annual Report:

MOTION TO APPROVE 2022 ANNUAL REPORT: Mr. Buonavolonta

SECONDED: Mr. Nissen

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissan, Ms. Parker, Mr. Schwarz, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

RESOLUTIONS

ZBA363-22 Patricia Jaccoma
175 N. Main Street, Block 25, Lot 17.01
A100 Zone
C(2) Variance – Riparian Zone Disturbance

MOTION: Mr. Nissen

SECONDED: Mr. Diamond

ROLL CALL

AYES: Mr. Diamond, Mr. Nissan, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

MOTION PASSED

ZBA367-22 Vito and Wendy Cancia
4 Wynnewood Drive, Block 23, Lot 124
RLD-1 Zone
Bulk Variance – Rear Yard Setback – Detached Garage & Patio

MOTION: Mr. Nissen

SECONDED: Mr. Diamond

ROLL CALL

AYES: Mr. Diamond, Mr. Nissan, Mr. McGovern and Ms. Meacock.

NAYS: None.

ABSTAIN: None.

MINUTES

December 7, 2022

Upon a motion from Mr. Nissan and seconded by Mr. Diamond, the December 7, 2022 minutes were unanimously approved by those members eligible to vote on said dates.

ADJOURNMENT OF MEETING

There being no further business, on motion by Mr. Diamond and seconded by Mr. Buonavolonta, and unanimous vote, 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 4, 2023, consisting of six (6) 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 February 2, 2023.

Robin Tillou, Administrative Officer