

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY  
FEBRUARY 1, 2023**

**TIME AND PLACE OF MEETING**

The Meeting of the Cranbury Township Zoning Board of Adjustment was held on February 1, 2023 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

Ms. Meacock, ZBA Chairperson, called the meeting to order and presided over the meeting.

**STATEMENT OF ADEQUATE NOTICE**

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on January 11, 2023 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

**APPLICATION**

Extension Request of Application:

ZBA349-21 Robert Allen  
60 Maplewood Avenue  
Block 33, Lot 5 – V/HR Zone  
Subdivision w/Use and Bulk Variance

Representatives: David E. Orron, Esq., Huff, Moran & Orron, LLC  
Robert Allen, Owner and Applicant

Mr. Orron introduced the application by stating he had submitted the documents to the Board which explains in detail the reason for the extension request. The submission goes into detail of the various responses received in perfecting the approval. When Mr. Allen submitted his application for Middlesex County approval the county's delayed response advised Mr. Allen, they were now requiring electronic submission. Mr. Allen was then told the application is exempt from County approval. The 190 days has now passed to perfect the subdivision and file the deeds. Due to the reasons submitted to the Board and spoken about tonight, the applicant is requesting a one-year extension.

MOTION: Mr. Nissen

SECONDED: Mr. Kallan

ROLL CALL

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Kallan, Mr. Nissen, Ms. Parker, Mr. Schwarz and Ms. Meacock

NAYS: None.

ABSTAIN: None.

MOTION PASSED

RESOLUTION

Extension Request of Application:

ZBA349-21 Robert Allen  
60 Maplewood Avenue  
Block 33, Lot 5 – V/HR Zone  
Subdivision w/Use and Bulk Variance

MOTION: Mr. Nissen

SECONDED: Mr. Kallan

ROLL CALL

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Kallan, Mr. Nissen, Ms. Parker, Mr. Schwarz and Ms. Meacock

NAYS: None.  
ABSTAIN: None.

MOTION PASSED

### **MINUTES**

**January 4, 2023**

Upon a motion from Mr. Schwarz and seconded by Mr. Diamond, the January 4, 2023 minutes were unanimously approved by those members eligible to vote on said dates.

### **DISCUSSION**

Mr. Schmierer, Board Attorney, advised the Board the ZBA354-22 Woodmont Industrial Partners, LLC, 2678 Route 130 and 376 Half Acre Road Preliminary and Final Major Site Plan and d(1) Use Variance has dropped their lawsuit at the last conference involving the litigation. The Board and Mr. Schmierer had a discussion regarding the dismissed lawsuit.

### **ADJOURNMENT OF MEETING**

There being no further business, on motion by Mr. Kallan 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 February 1, 2023, consisting of three (3) 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 July 13, 2023.

*Robin Tillou*

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Robin Tillou, Administrative Officer