

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

**MINUTES MARCH 6, 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 March 6, 2019, at 7:00 p.m.

CALL TO ORDER

Ms. Merilee Meacock called the meeting to order and presided over the meeting as Chair person.

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

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

- A-8 Proposed modifications 01-15-2019 rendered plan Sheet A2.01
- A-9 Revised elevations
- A-10 Sheet A2.03, 1-15-2019, rendering referring to the materials for textures and colors

A-11 Detail texture and colors

Mr. Buonavolonta and Mr. Deverin read the transcript of the January 9, 2019 meeting and were eligible to vote on the application.

All witnesses were still under oath.

Mr. Forshner noted there were only a few changes to the application. It is looking to develop the property at 112 South Main Street at the intersection of South Main and Route 130. The proposal was a mix-used development with access only to South Main Street, no curb cut on Route 130. It is a triangular site proposed 7,500 SF on three-story with the top story as two residential apartments (only use that requires the use of variance relief). The balance of the property was asking for commercial uses already permitted in the GC Zone. The minimal lot size is an existing condition and is not modifying that in any way. There are requested waivers. The applicant had proposed modifications to the architectural which corresponded to the site plan and also addressed some of the representations made before the board.

Mr. Azmy walked the board through the changes made as shown in Exhibit A-8 and A-9. The only change is the north façade (north instead of south and south instead of north).

Mr. Preiss stated the issue in his review letter had been addressed. He noted he would have to pay the COAH fees.

Mr. Deverin asked about the relief being sought for the width of the driveway. The application stated they proposed 24-FT, which is typical.

The sidewalk would be 5-FT in width, internal to the site. There is no sidewalk on South Main Street presently. No follow-up has been made with Kerzner relating to water and sewer hookup.

Mr. Hoder said there were two things in his report that he wanted to talk; lighting on building not glowing on neighbor's property and hot boxes and they water company said they do have intentions to loop water to the circle. His concern was no fire hydrants.

Mr. Westock asked questions concerning which part of the building would be facing his property.

Ms. Meacock did not want internally illuminated signs. She felt it was not compatible with Cranbury. Mr. Preiss said only the warehouses had internally lit signs. Ms. Meacock said she

was very concerned with the view from South Main Street, which is still part of the village, despite zoned commercial.

Mr. Forsner felt they were not committed to the presented sign package.

Ms. Meacock said she liked that Mr. Hoder asked about the lighting and to not impact of the neighbor, she liked the increased landscaping along with the neighbor's property, glad the material on the building have been clarified, and architectural.

Mr. McGovern asked about the fire company review. Ms. Cecil explained that would be a requirement, treated like every other outside agency approval.

Mr. Preiss mentioned the building number necessary to be prominent, a usual recommendation of the fire company.

MOTIONED FOR APPROVAL: Mr. Nissen
SECONDED THE MOTION: Mr. Hoffman

AYES: Mr. Buonavolonta, Mr. Deverin, Mr. Hoffman, Mr. Nissen, Mr. McGovern, Mr. Kallan, Ms. Meacock

NAYS: None

ABSTAIN: None

ABSENT: Mr. Diamond, Mr. Wageman

MOTION PASSED

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 hereby certify;

That I am duly elected and acting secretary of the Cranbury Township Zoning Board of Adjustment and, that the foregoing minutes of the Zoning Board of Adjustment, held on March 6, 2019, consisting of ____ 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 Zoning Board of Adjustment this May 1, 2019.

Josette C. Kratz, Secretary

/jck