

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

**MINUTES JANUARY 6, 2021
APPROVED FEBRUARY 2, 2022**

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 6, 2021, at 7:00 p.m.

CALL TO ORDER

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

STATEMENT OF ADEQUATE NOTICE

Adequate notice as well as electronic notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and the regulations governing remote public meetings. The notice included the time, date and location of the meeting and clear and concise instructions for accessing the meeting. A copy of the agenda for this meeting was made available to the public for download on the Township's website, and all documents and other materials pertaining to any applications listed on the agenda were posted electronically and made available for download at least forty-eight hours prior to the meeting.

All participants in this meeting are required to keep their microphones muted until recognized or directed otherwise. The Board will engage the Zoom "mute" function until the time for public comment is reached.

Members of the public who wish to make a comment are required to use the "Raise Hand" feature in Zoom, or, if participating by telephone, by pressing *9. Once recognized by the chair, the participant will be able to unmute his or her microphone and offer a comment. Interested parties wishing to ask a question or make a comment during a public hearing on an application will be sworn in and asked to provide their name and address before proceeding. The Board Chair or his designee will manage the order of the comments.

Comments or questions sent via chat will not be accepted and will not be made part of the

record or minutes.

MEMBERS IN ATTENDANCE

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

PROFESSIONALS IN ATTENDANCE

- ☐ Trishka Cecil, Zoning Board of Adjustment Attorney (Lucille
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Planner
- ☒ Elizabeth Leheny, Planner

NOMINATIONS AND ELECTIONS/APPOINTMENTS

CHAIRPERSON – Merilee Meacock

Motion made by: Kallan

Seconded by: Diamond

Upon a motion made, seconded and carried Ms. Meacock was nominated as chairperson and presided over the meeting.

VICE CHAIRPERSON –

Mr. Diamond nominated Mr. Nissen, Mr. Deverin seconded the nomination.

Mr. Buonavolonta nominated Mr. Deverin, Mr. Deverin accepted the nomination, and Mr. Wagman seconded the nomination.

Roll Call for Mr. Nissen:

AYES: Mr. Deverin, Mr. Diamond, Ms. Meacock

NAYS: Mr. Buonavolonta, Mr. Wagman, Mr. Kallan

ABSTAIN: Mr. McGovern

ABSENT: Mr. Hoffman (connection kept dropping)

MOTION FAILED

Roll Call for Mr. Deverin:

AYES: Mr. Buonavolonta, Mr. Deverin, Mr. Wagman, Mr. Kallan, Ms. Meacock

NAYS: None

ABSTAIN: Mr. Diamond, Mr. McGovern

ABSENT: Mr. Hoffman (connection kept dropping)

MOTION PASSED

BOARD PROFESSIONALS AND STAFF

Mr. Preiss explained his reasons for stepping down this year and introduced Ms. Elizabeth Leheny. Mr. Preiss stated he is doing this with all of his public sector clients, not fully retiring as partner and principal at firm, but since he has been doing this for forty years and hearings have become more difficult.

Ms. Meacock mentioned the need for consistency and the thought of going out for RFP to maintain consistency between the Township Committee, Planning Board and Zoning Board of Adjustment; She asked if Ms. Leheny would be servicing the Township Committee also? Mr. Preiss explained yes.

Josette C Kratz, as Board Secretary, Trishka Waterbury Cecil, Esquire as Board Attorney; Elizabeth Leheny, Board 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, Mr. McGovern was the only person abstaining from vote, all others voted.

CALENDAR MEETING DATES

CRANBURY TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MIDDLESEX COUNTY, NEW JERSEY

2021 CALENDAR YEAR

WHEREAS, the following meeting of the Cranbury Township ZONING BOARD OF ADJUSTMENT will be held during the 2021 calendar year:

Regular Public Meetings - to be held on the First Wednesday of every month at 7:00 p.m. - Due to the state of emergency in New Jersey regarding COVID-19 (Coronavirus), the corresponding closure of municipal facilities, and the necessity for social distancing, until further notice all regular and special meetings will be held electronically via the Zoom Meeting platform, instead of in person:

Via the Zoom platform via the following link <https://zoom.us/j/92372652478>

or Telephone: US: +1 (929) 205-6099 or +1 (301) 715-8592 or +1 (312) 626-6799 or +1 (669) 900-6833 or +1 (253) 215-8782 or +1 (346) 248-7799 Webinar ID: 923 7265 2478 on the following dates:

January	6
February	3
March	3
April	7
May	5
June	2
July	7
August	4
September	1
October	6
November	3
December	1

1. 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.

BE IT FURTHER RESOLVED that copies of this resolution shall be filed with the Municipal Clerk and transmitted to the Cranbury Press and Trenton Times newspaper and shall be mailed to any person requesting the same who has paid the established fee for this resolution and for notice of these meetings.

This resolution of memorialization adopted by the Cranbury Township ZONING BOARD OF ADJUSTMENT at its regular meeting held on January 6, 2021 memorializing the action of the ZONING BOARD OF ADJUSTMENT held on January 6, 2021.

DESIGNATION OF DRC REPRESENTATIVES

Upon a motion made, seconded, and carried Merilee Meacock and David Nissen were appointed as the DRC representatives. Richard Kallan as an Alternate.

DESIGNATION OF AN OFFICIAL NEWSPAPER

CRANBURY TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MIDDLESEX COUNTY, NEW JERSEY
2021 NEWSPAPERS

WHEREAS, the Township Committee has designated the Trenton Times as the official Newspaper for the Year 2021 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; and

WHEREAS, the Trenton Times is designated to receive all Board Sunshine Law notices for the calendar year 2021; and

WHEREAS, the bulletin board in the Township Municipal Building at 23-A North Main Street, Cranbury, New Jersey has been designated as the place where all official notices will be posted.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Adjustment designates the Cranbury Press and Trenton Times as the newspapers, which are to receive all notices of meetings required by the Open Public Meetings Act.

BE IT FURTHER RESOLVED that any person or person requesting individual notices of meetings or minutes under the Open Public Meetings Act, may do so at no cost through the Township's official website at www.cranburytownship.org.

This resolution of memorialization adopted by the Cranbury Township Zoning Board of Adjustment at its regular meeting held on January 6, 2021, memorializing the action of the Zoning Board of Adjustment held on January 6, 2021.

MINUTES

Upon a motion made and seconded the minutes for September 2, 2021 were unanimously approved.

DISCUSSION ITEMS

There was discussion, with no formal actions taken, regarding the need for continuity between the Township Committee, the Zoning Board of Adjustment and the Planning Board; In addition to the need for assuring the Board was appointing the best professionals and rates for the Township and the need for going off and seeking RFP's since it has not been done in some time.

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 6, 2021, 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 April 7, 2021.

Josette C. Kratz, Secretary

/jck