

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

**MINUTES JULY 7, 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 July 7, 2021, at 7:00 p.m.

**CALL TO ORDER**

Mr. Deverin opened the meeting and Ms. Kratz announced that all the Open Public Meetings requirement had been met.

**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 (Excused)

### **PROFESSIONALS IN ATTENDANCE**

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

### **RESOLUTIONS**

**ZBA305-17 Mobin Management, Block 18.07, Lot 44 & 45, Zone GC, 112 South Main Street, Ext of Time for previous approval of Use Variance, Preliminary and Final Site Plan with Bulk Variances**

Motion to adopt resolution.

MOTION MADE BY: Mr. Buonavolonta

MOTION SECONDED BY: Mr. Deverin

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Deverin, Mr. Nissen, Mr. Wagman

NAYS: None

ABSTAIN: Mr. Diamond (Ineligible), Mr. Kallan (Ineligible), Mr. McGovern

ABSENT: Ms. Meacock

MOTION PASSED

**ZBA334-20 Rejesh Wadwa/Shubham LLC, Block 18.02, Lot 4, Zone V/HR, 2709 US Route 130, Use Variance, Preliminary and Final Major Site Plan**

Final draft of resolution awaiting escrow replenishment. Notification to applicant sent by Ms. Kratz. Resolution to be ready for August 2021 meeting.

**APPLICATIONS**

Motion made and seconded for Mr. Nissen to chair meeting. Mr. Deverin recused himself from this application since his parents were within 200-ft of the applicant's property.

**ZBA342-21 Daily, Matthew & Megan, Block 32, lots 20 & 22, Zone V/HR, 8 Park Place East, Side Yard Setback Variance**

REPRESENTATIVES: Matthew and Megan Daily, Property Owner  
Ronald Berlin, Architect

Ms. Cecil placed on the record that the applicants had met all their noticing requirements and the Zoning Board could take jurisdiction. Ms. Cecil also swore in the Ronald Berlin, Applicant on behalf of the client along with Megan Daily.

Ms. Leheny was sworn.

Mr. Berlin gave an overview of the property and proposed application sharing the exhibits, on screen, for visual reference. Requesting relief for C-1 and C-2 variance relief, for property exceptionally narrow and less than 1/3 the required width for the zone and he felt the benefits of the deviation sustainably outweighed the determinant.

Ms. Daily explained the reasoning for the proposed addition; who love the ambiance of Cranbury but were already too big for the home when they moved into it the house but are having trouble making themselves fit into the small size. Mr. Berlin stated all three boys living in a room that,

like a glorified attic space, had a 5-ft high doorway. Applicant proposes to reconfigure the first floor by combining the kitchen and family room areas. In addition, the Applicant proposes to alter and expand the second story. The proposed second story would include three bedrooms, two bathrooms, a walk-in closet, and a terrace. Applicant has already sought HPC approval, which suggested picking up the racking barge board in the new gable. Applicant asked for 1.8 Feet plus or minus into setback, however, would not protrude any further than the side than the house already presently does.

Ms. Cecil asked about the testimony about having kept it out of the 50% of the setback line it could only be 12-ft wide, what is the width based on what is proposed. Answer was 14-ft wide.

Mr. Diamond asked if there was any changed to the existing footprint. Mr. Berlin stated no, a slight difference.

Ms. Leheny explained that this was a very undersized lot, for the zone, required to be 15,000 SF and only have 10,172 SF. The lot width is very narrow, for what is required in the zone; minimum lot wide is 100-FT and they have only has 18.5-FT. There are existing conditions and are setback only 1.6-FT at the front from the side yard. This addition would go to 1.8-FT and eventually to 2-FT at the maximum. This side yard setback requirement is 12-FT. The second variance has to do with the except, recognizing there are some undersized lots that existed before the zoning and makes allowances, but this exception allows for a 50% reduced of the 12-FT setback and obviously far below the 6-FT required.

Mr. Kallan asked if the addition was not going to make the current situation worse. Mr. Berlin stated it would not.

The floor was opened to the public. None spoke.

Motioned made to approve the application with the condition that the errors be corrected.

MOTION MADE BY: Mr. McGovern

MOTION SECONDED BY: Mr. Wagman

ROLL CALL:

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Nissen, Mr. McGovern, Mr. Wagman, Mr. Kallan

NAYS: None

ABSTAIN: None (Mr. Deverin recused himself)

ABSENT: Ms. Meacock

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 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 July 7, 2021, consisting of five (5) 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Josette C. Kratz, Secretary

/jck