

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

**MAY 4, 2022 MINUTES
APPROVED JUNE 1, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Zoning Board of Adjustment was held via Zoom <https://us06web.zoom.us/j/89352721724> Webinar ID: 893 5272 1724 on May 4, 2022, at 7:00 p.m.

CALL TO ORDER

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

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.

MEMBERS IN ATTENDANCE

- ☒ Joseph Buonavolonta
- ☒ Robert Diamond
- ☒ John Hoffman
- ☒ Richard Kallan

- ☐ David Nissen
- ☐ Frank McGovern (Alternate #1)
- ☒ Steven Schwarz (Alternate #2)
- ☒ Merilee Meacock

PROFESSIONALS IN ATTENDANCE

- ☒ Robert Davidow, Zoning Board of Adjustment Attorney
- ☒ Robin Tillou, Secretary
- ☐ David Hoder, Engineer
- ☐ Elizabeth Leheny, Planner
- ☐ Andrew Feranda, Traffic Consultant

MINUTES

Upon a motion made and seconded the minutes for April 6, 2022 were unanimously approved by those members eligible to vote on said dates.

RESOLUTIONS

**ZBA355-22 Alice and Kyle DeBlois
1 Hardley Drive
Block 21, Lot 37 – RLD-1 Zone
Bulk Variance – Fence**

Motion to adopt resolution.

MOTION MADE BY: Mr. Kallan
MOTION SECONDED BY: Mr. Diamond

ROLL CALL

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Hoffman, Mr. Kallan and Ms. Meacock

NAYS: None

ABSTAIN: None

ABSENT: Mr. McGovern

MOTION PASSED

**ZBA357-22 Cranbury Board of Education
23 N. Main Street
Block 23, Lot(s) 63.011 & 70.02 – A-100 Zone
d(2) Variance**

Motion to adopt resolution.

MOTION MADE BY: Mr. Kallan
MOTION SECONDED BY: Mr. Diamond

ROLL CALL

AYES: Mr. Buonavolonta, Mr. Diamond, Mr. Hoffman, Mr. Kallan and Ms. Meacock

NAYS: None

ABSTAIN: None

ABSENT: Mr. McGovern

MOTION PASSED

PUBLIC COMMENTS

Chair Meacock opened the meeting to the public. With no public comment the public forum was closed.

ADJOURNMENT OF MEETING

There being no further business, Mr. Kallan made a motion to adjourn, and Mr. Diamond seconded, 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 May 4, 2022, consisting of three 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 June 2, 2022.

Robin Tillou
Robin Tillou, Secretary