

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

**OCTOBER 12, 2022 MINUTES
APPROVED NOVEMBER 2, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Zoning Board of Adjustment was held on October 12, 2022, 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

Pursuant with the Sunshine Law adequate notice in accordance with the Open Public Meeting Act was provided of this meeting's date, time, place and 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
- ☒ John Hoffman
- ☒ Richard Kallan
- ☐ David Nissen
- ☒ Steven Schwarz
- ☒ Frank McGovern (Alternate #1)
- ☒ Saras Kothari (Alternate #2) (arrived late)
- ☒ Merilee Meacock

PROFESSIONALS IN ATTENDANCE

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

MINUTES

Upon a motion made and seconded the minutes for September 7, 2022 were unanimously approved by those members eligible to vote on said date.

APPLICATIONS

ZBA366-22 Mark Janiec
Block 23, Lot 2.01, A100 Zone
193 Plainsboro Road
Use Variance – d(2) – Addition to Non-Conforming Use

Representative: Mark Janiec, Homeowner of 193 Plainsboro Road
 William J. Doran, 3-D Architecture, Applicant's Architect

EXHIBITS

A-1 – Sheet A-2 of Application

A-2 – Sheet A-3 of Application

A-3 – A-3 of Application

Mr. Davidow announced that notice for this application is adequate, and this Board can take jurisdiction over this application.

Mr. Davidow swore in Mr. Mark Janiec, Homeowner of 193 Plainsboro Road and Mr. William Doran, 3-D Architecture, the applicant's architect.

Mr. Doran introduced the application by stating the property is an existing two-family house and the house is in a zone which permits single-family homes. It has been a two-family home for over 100 years. They are seeking to increase the size of the home. By doing this they are expanding a non-conforming use (d(2) use variance. The owners would like to modernize the home. The applicants will be living in the space that will be expanded. Their son and daughter will live in the existing home. The granting of the variance will not adversely affect anyone surrounding the property. The neighbors are over 1,000 ft. away. The applicant will also reside, reroof and have new windows.

Mr. Doran referred to Exhibit A-1 – Sheet A-2 of application.

Mr. Doran stated the left side of the floor plan is blank and that is the original home. The left side is the existing apartment area which they are proposing to expand. The expansion will make the that section a three-bedroom home.

Mr. Doran referred to Exhibit A-2 – Sheet A-3 of Application.

Mr. Doran stated only the exterior will be affected for the expansion.

Mr. Doran referred to Exhibit A-3 –Sheet A-4 of the Application.

Mr. Doran stated this exhibit shows the exterior elevations. The existing home will get resided with vinyl siding. All new windows and roof. The siding will be blue vinyl with white trim.

Mr. Kallan asked what makes the home a two-family home.

Mr. Doran stated there are two sides to the home. On exhibit A-1, the left side is the home, the right side of the main house where the new kitchen and mudroom is, that section is also existing. Within those sections is a dining room and bedroom. Within that section is separate from the 2nd floor which has three bedrooms.

Mr. Kallan stated the home has two kitchens and that truly makes it a two-family home.

Mr. Kothari asked if there were two electric meters.

Mr. Doran stated yes there are two electric meters.

Mr. Davidow asked what the current square footage is and what the square footage will be with the expansion.

Mr. Doran did not have that information and will provide it.

Mr. Davidow stated it had mentioned in the application the approximate of the existing is 4,042 sq. ft.

Mr. Doran stated the expansion is approximately a little under 500 ft. The deed restriction is 4,500 sq. ft. so it will be under that.

Mr. Kallan asked for an explanation of the deed restriction.

Mr. Janiec stated the deed restriction was put in place to encourage farmers to do farming.

Mr. McGovern asked if the two efficiency units will be going away as the deed mentions there are two efficiency units.

Mr. Doran stated they are existing and will remain. The units are separate buildings further away.

Mr. Davidow asked for confirmation if they are the only other structures on the property.

Mr. Doran confirmed they are the only other residential structures.

Chair Meacock opened the meeting to the public. With no public present, Chair Meacock closed the public forum.

MOTION TO APPROVE d(2) VARIANCE: Mr. Kallan

SECONDED: Mr. Schwarz

ROLL CALL

AYES: Mr. Buonavolonta, Mr. Hoffman, Mr. Kallan, Mr. Schwarz, Mr. McGovern, Mr. Kothari and Ms. Meacock

NAYS: None.

ABSTAIN: None.

MOTION PASSED

EXECUTIVE SESSION

Mr. Hoffman made a motion to move to executive session. Mr. Kallan seconded the motion. The Board unanimously agreed to move to executive session.

ADJOURNMENT OF MEETING

There being no further business, Ms. Meacock made a motion to adjourn, and Mr. Schwarz seconded, the meeting was thereupon adjourned at 8:15 pm.

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 October 12, 2022, consisting of four (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 November 3, 2022.

Robin Tillou
Robin Tillou, Secretary