

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

**MINUTES JUNE 6, 2018  
APPROVED JULY 11, 2018**

**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 June 6, 2018, at 7:30 p.m.

**CALL TO ORDER**

Ms. Merilee Meacock called the meeting to order and presided over the meeting as Chairman was appointed.

**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
- ☒ Michael Dulin
- ☒ John Hoffman
- ☒ David Nissen
- ☒ Frank McGovern (Alternate #1)
- ☒ Richard Kallan (Alternate #2)  
(arrived at 8:11 PM)
- ☒ Marilee Meacock

## **PROFESSIONALS IN ATTENDANCE**

- ☒ Andrew Feranda, 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

**APPROVAL OF MINUTES** - Upon a motion made and seconded the board approved the minutes of April 4, 2018.

## **RESOLUTIONS**

ZBA310-18      Cox, David & Donelda  
                     Block 32, Lot 13, Zone VC  
                     14 North Main Street  
                     Bulk Variance

Mr. Hoffman stated there was a small item page 5 of 7, second paragraph, fourth line – taking out the word “encroach” instead of “on site, upon the side yard.”

MOTION BY:     Mr. Dulin  
SECONDED BY:   Mr. Deverin

## **ROLL CALL:**

AYES:     Joseph Buonavolonta, Sean Deverin, Robert Diamond, Michael Dulin, John Hoffman, David Nissen, Marilee Meacock

NAYS:     None

ABSTAIN:     Frank McGovern (Ineligible to vote)

ABSENT:     Richard Kallan (Alternate #2)

MOTION APPROVED

## **DISCUSSION ITEMS**

Mr. Preiss commented briefly on the undertaking of a Master Plan re-examination committee, with the intention to have adopted before the end of this year. This committee would include to members from the Township Committee, two members from the Planning Board and two members from the Zoning Board. The ZBA Chairman should designate two members to sit on that committee and would be meeting approximately once a month.

Ms. Meacock said she would be willing to serve and designated Mr. Dulin as the other members for the sub-committee.

## **APPLICATIONS**

**ZBA309-18     The Enclave at Cranbury  
Block 21.03, Lot 10, Community Mixed-Use Zone  
68-70 South Main Street  
Use Variance, Preliminary and Final Major Subdivision**

REPRESENTATIVES: Robert G. Smith, Esquire – Bob Smith & Associates  
Todd A. Ochsner, Applicant  
James W. Higgins, P.P.  
Mark Lescavage, P.E.

PUBLIC WHO SPOKE:         Louise Campi-Carroll  
                                       Daryl Stevenson  
                                       Evelyn Spann

EXHIBITS:     A-1     Aerial Map  
                     A-2     Colored rendering/Site Layout  
                     A-3     Sheet 3 Site Plan  
                     A-4     Conceptual Site Layout Conforming  
                     A-5     Aerial/Closer Scale  
                     A-6     Blow-up of Sheet 3  
                     A-7     Revised rendering of the site  
                     A-8     Photo of view from Liedtke Drive  
                     A-9     Photo of view from Liedtke Drive

All witnesses, professionals, public who spoke were sworn.

Mr. Lescavage state they submitted a revised plan and received reports from the professionals. A summation of that is shown in Exhibit A-7, proposed road widening, shorter radius back toward Old Trenton Road increased to 60-ft (RSIS requires 100-ft, considered a diminimus exception). They increase the width from 24-ft to 28-ft, based on comments received. The 28-ft would allow for some parking on the roadway on one side. Individual lots, yard spacing more defined. There would be a minimum of 8-ft on one side and 12-ft on the other side; setting a standard of a minimum of 20-ft between residential structures. There was discussion regarding the RSIS and parking spaces; originally 15-ft and have been increased to 18-ft with a two-car garage. The driveway would count for the parking. They reduced the rear yard requirement of 23-ft. There was a concern about the size of the buildings, which they have reduced to maximum building size of 3,500 SF, excluding garages, attic, porches and decks. Maximum attached garage size of 450 SF.

Ms. Campi-Carroll commented on her previously made comments and concerns and her feelings about how they were addressed since the previous meeting.

Mr. Lescavage felt the screening was adequate, using Exhibit A-8 and A-9 to show the existing landscaping, noting the applicant was also enhancing that landscaping.

Ms. Meacock felt it a fair request to have the Board's professionals look after planting to see if the landscaping was adequate.

Mr. Ochsner agreed.

Mr. Stevenson, 55 Old Trenton Road, commented he has lived there for 24 years and walked that area often throughout the year once to twice daily and felt there was plenty of existing landscaping.

Mr. Kallan showed at 8:11 pm.

Mr. Preiss said the Board was not approving a standard, what is show is what the Board approves and that is what the lots will remain at. He felt the design standards were relevant. The applicant proposes is, in addition to the subdivision and houses propose there was a considerable discussion at last hearing on what the houses may look like. The applicant has indicated on Sheet 3, using the "High Point" redevelopment plan so if the board feels those appropriate standards, keeping with High Point and other designs for other development. If appropriate the design would then be submitted to his office and review for consistency with the design standards and if not, they would have to come before this board for a deviation.

Ms. Cecil commented on case law, and the explained what applies in this case.

Ms. Meacock asked Mr. Preiss if he was comfortable with the standards; but Mr. Preiss felt that was up to the board and felt it indicated at the last hearing certain concerns, such as side yard setbacks, which applicant has increased. The applicant increased the front yard setback and taking care of the concern with the car overhang onto the sidewalk area. Decreases rear yard from 25-ft to 23-ft; clarification was provided that the only situation would be on the smallest lot. The put on the record the maximum size of the house at 3,500 SF.

Mr. Stevenson mentions any development on this road has been an advantage over the years compared to the way it was undeveloped.

The board members commented on some of the key points of the application and improvements. Mr. Dulin felt it was a good plan, especially the design standards proposed.

Ms. Cecil listed the condition noted during the hearing process:

1. Parking requirements on the plan.
2. Individual plot plans which houses would comply with the design standards submitted to Planner for compliance.

3. Accessory structures limited to the rear yard.
4. Access and maintenance easement granted to Township, noted in Mr. Hoder's report.
5. Grass pavers installed, leading to basin for access by Township.
6. Deed restriction requirement the home owners to maintain and replenish the buffer landscaping on their lots.
7. Buffer landscaping would be used in place of a fence along Old Trenton Road, however there would be a detail provided if a fence was installed. Ms. Cecil mentioned the ordinance has standards. A standard design would be proposed for consistency, in a highly visible area. If fence installed it would be inside the landscaping.
8. Deed restriction for maintaining landscaping and replacing lost landscaping. Items & and \* would be in each individual deed and on the plat.
9. Standard condition to the professionals' reports
10. Adding screening to trash enclosure facing Old Trenton Road
11. Any outside agency approvals.
12. Compliance to design standards.
13. Have subdivision plan changed to Board Engineer in place of Township Engineer.

MOTION BY: Mr. Dulin  
SECONDED BY: Mr. Hoffman

**ROLL CALL:**

AYES: Joseph Buonavolonta, Sean Deverin, Robert Diamond, Michael Dulin, John Hoffman, David Nissen, Marilee Meacock

NAYS: None

ABSTAIN: Richard Kallan (Alternate #2) and Frank McGovern (both ineligible to vote)

ABSENT: None

**MOTION APPROVED**

**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 June 6, 2018, consisting of six (6) 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 July 11, 2018.

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Josette C. Kratz, Secretary

/jck