

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

**MINUTES JULY 11, 2018
APPROVED JANUARY __, 2019**

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 11, 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
XX	Robert Diamond
XX	Michael Dulin
XX	John Hoffman
XX	David Nissen
XX	Frank McGovern (Alternate #1)
XX	Richard Kallan (Alternate #2)
XX	Marilee Meacock

PROFESSIONALS IN ATTENDANCE

- Andrew Feranda, Traffic Consultant
David Hoder, P.E., Board Engineer
☒ Trishka Cecil, Zoning Board of Adjustment Attorney (Lucille Dey, Esquire substitute)
☒ Josette C. Kratz, Secretary
☒ Richard Preiss, P.P., Board Planner (Elizabeth Leney, P.P. substitute)
Virginia Guinta, Court Reporter

APPROVAL OF MINUTES - Upon a motion made and seconded the board approved the minutes of June 6, 2018.

APPLICATIONS

ZBA311-18 Mathur, Shirin & Rohit
 Block 18.07, Lot 35.04, Zone R/AH
 5 Danser Drive
 Bulk Variance

REPRESENTATIVE: Mr. Rohit Mathur, Applicant

EXHIBIT A-1 Diagram on the survey of where locations of physical items are on the property, not to scale

EXHIBIT A-2

EXHIBIT A-3 Google aerial view of property

EXHIBIT A-4

EXHIBIT A-5 Photograph as submitted as part of in the application on the rear of the applicant's house

Mr. Mathur, having been sworn, testified as to the nature of his application. His property was located on a cul-de-sac, so the side of the property faced the cul-de-sac, and the rear of the house faces the neighboring resident. The property is burdened by two front yards, and the associated burden resulted in large front and side setbacks. He received a previous approval for a fence variance, however, found that even with the variance there still is limit privacy. He has made plantings, but they have not been successful. There is a huge side yard portion of the property which is difficult to use since it is not fenced in. Proposed fence would be a 7-ft high solid fence with 12" of the lattice.

He is requesting a variance to enclose the larger portion of the yard with a fence to give them more usable land and build a patio within that fence in an area without being looked upon by the neighborhood.

Mr. Arthur Aizley of 7 Danser Drive was sworn. Mr. Aizley's home was directly behind Mr. Mathur's house and was not favorable of such high fence blocking his overall view in such proximity to his property and only 4-ft away from the cul-de-sac. The favor of a 6-ft high fence. Concerned with easements and telephone utility box.

The Board struggled with the visual impact of the fence as proposed. The middle ground was to pull in the fence off the proposed side property location and 'square' of the front portion to come off the house at a 90-degree angle as shown in EXHIBIT A-6. 5-ft aluminum black 'wrought iron look' 75% open or 4' high picket fence 50% open. Parallel to the northeast side of the house and parallel to the southeast from the house at 12' from the closet curb and Danser Drive cul-de-sac.

MOTION BY: Mr. Nissen
SECONDED BY: Mr. Kallan

ROLL CALL:

AYES: Mr. Diamond, Mr. Dulin, Mr. Hoffman, Mr. Nissen, Mr. Kallan, Ms. Meacock
NAYS: None
ABSTAIN: None
ABSENT: Mr. Buonavolonta, Mr. Deverin, Mr. McGovern

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 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 11, 2018, consisting of 3 (3) 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 January 9, 2019.

Josette C. Kratz, Secretary

Minutes of July 11, 2018
Zoning Board of Adjustment Meeting
Page 4 of 4

/jck