

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

**MINUTES MAY 11, 2016  
APPROVED ON JUNE 15, 2016**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Zoning Board of Adjustment was held at the Cranbury Township Town Hall (Old School Building), 23-A North Main Street, Cranbury, New Jersey, Middlesex County on May 11, 2016 at 7:30 p.m.

**CALL TO ORDER**

Ms. Marilee Meacock, Chairman 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 news media, posted on the Township bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

**MEMBERS IN ATTENDANCE**

- Sean Deverin
- Robert Diamond
- Michael Dulin (arrived 7:35 PM)
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- John Hoffman
- Marilee Meacock
- David Nissen
- Frank McGovern (Alternate #1)
- Ron Witt (Alternate #2)

**PROFESSIONALS IN ATTENDANCE**

- Andrew Feranda, Traffic Consultant
- David Hoder, P.E., Board Engineer
- Trishka, Cecil, Esquire – Board Attorney
- Josette C. Kratz, Secretary
- Richard Preiss, P.P., Board Planner
- Virginia Guinta, Court Reporter

**RESOLUTIONS**

ZBA278-15 ADJ Land Developers, LLC  
Block 5, Lot 15, HC Zone  
2670 NJ State Hwy 130  
Use Variance to allow second story to be used as a single-family apartment

Ms. Cecil announced there were no changes since the resolution was circulated, neither from the professionals nor the applicant.

**ROLL CALL:**

MOTION MADE: Mr. Deverin  
MOTION SECONDED: Mr. Hoffman

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

**MOTION PASSED**

**APPLICATIONS**

ZBA280-16 Cranbury Property Management – Dunkin Donuts  
Block 6.01, Lot 9, Zone HC  
Route 130 & South River Road  
Use Variance, Preliminary and Final Major Site Plan with Variances

REPRESENTATIVES: Frank Petrino, Esquire

Mr. Petrino, attorney for the applicant, representing Cranbury Property Management for the Dunkin Donuts application. They have published and served notice but have to ask for the matter to be continued to a special meeting either June 15<sup>th</sup> or June 22<sup>nd</sup>. The Board members and professional staff were available for June 15<sup>th</sup>.

Ms. Cecil mentioned she reviewed the notice and the Board could take justification this evening and carry to a date certain.

The Board motioned to take jurisdiction and carry to June 15, 2016 with no further notice.

ROLL CALL:

MOTION MADE: Mr. Deverin  
MOTION SECONDED: Mr. Hoffman

AYES: Mr. Deverin, Mr. Diamond, Mr. Dulin, Mr. Hoffman, Mr. Nissen,  
Mr. Witt, Ms. Meacock

NAYS: None

ABSTAIN: None

ABSENT: Mr. McGovern (ineligible)

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 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 May 11, 2016, consisting of 4 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 JUNE 15, 2016.

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Josette C. Kratz, Secretary

/jck