

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

**MINUTES JANUARY 4, 2017
APPROVED NOVEMBER 1, 2017**

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 January 4, 2017 at 7:30 p.m.

CALL TO ORDER

Ms. Josette C. Kratz called the meeting to order and presided over the meeting until a Chairman was appointed.

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

- Joseph Buonavolonta
- Sean Deverin
- Robert Diamond
- Michael Dulin
- John Hoffman
- David Nissen
- Frank McGovern (Alternate #1)
- Ronald Witt (Alternate #2)
- 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

NOMINATIONS AND ELECTIONS/APPOINTMENTS

CHAIRPERSON

Mr. Diamond nominated Ms. Meacock for Chairperson. Mr. Nissen seconded the motion.

MOTIONED BY: Mr. Diamond
SECONDED BY: Mr. Nissen

VOTE ROLL CALL

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

MOTION CARRIED

Ms. Meacock chaired the meeting thereafter.

VICE CHAIRPERSON

Mr. Nissen nominated Mr. Dulin as Vice-Chairperson. Mr. Deverin seconded the motion.

MOTIONED BY: Mr. Nissen
SECONDED BY: Mr. Deverin

VOTE ROLL CALL

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

NAYS: None
ABSTAIN: None
ABSENT: Mr. Witt

MOTION CARRIED

BOARD SECRETARY/ADMINISTRATIVE OFFICER

Mr. Dulin motioned for the appointment of Ms. Kratz as Land Use Administrator/Board Secretary. Mr. Diamond seconded the motion.

MOTIONED BY: Mr. Dulin
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

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

MOTION CARRIED

BOARD ATTORNEY

Mr. Dulin motioned for the appointment of Trishka Cecil of Mason, Griffin, and Pierson as Board Attorney. Mr. Diamond seconded the motion.

MOTIONED BY: Mr. Dulin
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

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

MOTION CARRIED

BOARD PLANNER

Mr. Nissen motioned for the appointment of Richard Preiss of Philips, Preiss & Grygiel as Board Planner.
Mr. Diamond seconded the nomination.

MOTIONED BY: Mr. Nissen
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

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

MOTION CARRIED

BOARD ENGINEER

Mr. Diamond motioned for the appointment of David Hoder of Hoder Associates as the Board Engineer.
Mr. Dulin seconded the motion.

MOTIONED BY: Mr. Diamond
SECONDED BY: Mr. Dulin

VOTE ROLL CALL

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

MOTION CARRIED

MUNICIPAL TRAFFIC CONSULTANT

Mr. Dulin motioned for the appointment of Andrew Feranda of Shropshire Associates as Traffic Consultant. Mr. Diamond seconded the motion.

MOTIONED BY: Mr. Dulin
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

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

MOTION CARRIED

COURT REPORTER

Mr. Hoffman motioned for the appointment of Virginia Guinta as court reporter. Mr. Dulin seconded.

MOTIONED BY: Mr. Hoffman
SECONDED BY: Mr. Dulin

VOTE ROLL CALL

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

MOTION CARRIED

CONFLICT BOARD ENGINEER

Mr. Nissen motioned for the appointment of Mr. Glenn Gerken of T & M Associates as the Board's Conflict Engineer. Mr. Diamond seconded the motion.

MOTIONED BY: Mr. Nissen
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

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

MOTION CARRIED

CONFLICT BOARD PLANNER

Mr. Nissen motioned for the appointment of Janice Talley as the Board's Conflict Planner. Mr. Dulin seconded the motion.

MOTIONED BY: Mr. Nissen
SECONDED BY: Mr. Dulin

VOTE ROLL CALL

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

MOTION CARRIED

CONFLICT BOARD TRAFFIC CONSULTANT

Mr. Dulin motioned for the appointment of James L. Kochenour, P.E. of Arora and Associates, P.C. as the Board's Conflict Traffic Consultant. Mr. Diamond seconded the motion.

MOTIONED BY: Mr. Dulin
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

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

MOTION CARRIED

CALENDAR MEETING DATES

Upon a motion duly made, seconded and carried the motion to approve the 2017 calendar dates was made.

DESIGNATION OF DRC REPRESENTATIVES

Upon a motion made and seconded, Mr. Sean Deverin was appointed as the DRC representative.

DESIGNATION OF AN OFFICIAL NEWSPAPER

Approval of designation of Official Notice for Meetings in Cranbury Press and Trenton Times upon a motion duly made and seconded was approved.

RESOLUTIONS

ZBA180-10 The Verde Group, LLC II
 Block 5, Lot 18, Zone LI
 1260 South River Road
 Amending Use Variance, Preliminary & Final Site Plan

MOTIONED BY: Mr. Deverin
SECONDED BY: Mr. Diamond

VOTE ROLL CALL

AYES: Mr. Buonavolonta, Mr. Deverin, Mr. Diamond, Mr. Hoffman, Mr. Nissen, Ms.
 Meacock
NAYS: None
ABSTAIN: Mr. Dulin, Mr. McGovern (All not eligible to vote)
ABSENT: Mr. Witt

MOTION CARRIED

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 January 4, 2017, consisting of 9 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 November 1, 2017.

Josette C. Kratz, Secretary

/jck