

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT
February 2, 2022
MINUTES

MEETING HELD:

February 2, 2022 virtually

PLANNING BOARD MEMBER ATTENDANCE:

Cary Spiegel, Arthur Lehrhaupt, Joan Denzer, Ian Henderson, and Derek Francis
Josh Nester and Barbara Schiff Kennen were absent

TOWNSHIP/CONSULTANT ATTENDANCE:

Les Varga, Director of Planning and Zoning; Ron Yake, Township Planner/Zoning Officer; Lou Ploskonka, CME Associates; Michael Balint, Zoning Board of Adjustment Attorney and Josi Easter, Board Secretary.

MEMBERS OF THE PUBLIC:

There weren't any members of the public in the audience.

MEETING CALLED TO ORDER:

Les Varga called the meeting to order at 6:00 p.m. and read the certification of meeting notices.

Mr. Varga noted this is a reorganization meeting for the Zoning Board of Adjustment and called for nominations for Zoning Board of Adjustment Chairperson for 2022.

It was MOVED by LEHRHAUPT and seconded by HENDERSON that Cary Spiegel be nominated Zoning Board of Adjustment Chairperson for 2022.

There being no further nominations, the nominations were closed and it was unanimously passed that Cary Spiegel be appointed Zoning Board of Adjustment Chairperson for 2022.

Board Chairman, Cary Spiegel, called for nominations for Zoning Board of Adjustment Vice-Chairperson for 2022.

It was MOVED by SPIEGEL and seconded by DENZER that Josh Nester be nominated for Zoning Board of Adjustment Vice-Chairperson for 2022.

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT - MINUTES

Page 2

February 2, 2022

There being no further nominations, the nominations were closed and it was unanimously passed that Josh Nester be appointed Zoning Board of Adjustment Vice-Chairperson for 2022.

Board Chairman, Cary Spiegel, called for nominations for Zoning Board of Adjustment Secretary for 2022.

It was MOVED by LEHRHAUPT and seconded by SPIEGEL that Josi Easter be nominated for Zoning Board of Adjustment Secretary for 2022.

There being no further nominations, the nominations were closed and it was unanimously passed that Josi Easter be appointed Zoning Board of Adjustment Secretary for 2022.

It was MOVED by LEHRHAUPT and seconded by DENZER that the draft resolution appointing Michael Balint, Zoning Board of Adjustment Board Attorney for 2022 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	yes	Denzer -	yes	Francis -	yes
Nester -	absent	Kennen -	absent		
Lehrhaupt -	yes	Henderson -	yes		

It was MOVED by LEHRHAUPT and seconded by DENZER that the draft resolution appointing Michael Mueller, Zoning Board of Adjustment Planning Consultant for 2022 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	yes	Denzer -	yes	Francis -	yes
Nester -	absent	Kennen -	absent		
Lehrhaupt -	yes	Henderson -	yes		

It was MOVED by LEHRHAUPT and seconded by HENDERSON that the draft resolution appointing CME Associates, Zoning Board of Adjustment Engineering Consultant for 2022 be approved. The resolution was unanimously approved by all Board members.

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT - MINUTES

Page 3

February 2, 2022

ROLL CALL:

Spiegel -	yes	Denzer -	yes	Francis -	yes
Nester -	absent	Kennen -	absent		
Lehrhaupt -	yes	Henderson -	yes		

Board Chairman, Cary Spiegel appointed Arthur Lehrhaupt to serve as the Zoning Board of Adjustment representative to the Development Review Committee for 2022.

It was unanimously passed by all Board members to approve the schedule of the Zoning Board of Adjustment Meeting Dates for 2022.

It was unanimously passed by all Board members that the Home News Tribune, The Princeton Packet, and The Trenton Times be designated the official newspapers for the Zoning Board of Adjustment for 2022, consistent with the Township Committee and Planning Board.

It was unanimously approved by all Board members to adopt the Zoning Board of Adjustment Annual Report for 2021.

It was MOVED by LEHRHAUPT and seconded by DENZER that the word garage be changed to garbage on the 6th paragraph of the 5th page of the September 1, 2021 Zoning Board of Adjustment meeting minutes. It was approved by all Board members to make the change and to approve the minutes.

ROLL CALL:

Spiegel -	yes	Denzer -	yes	Francis -	yes
Nester -	absent	Kennen -	absent		
Lehrhaupt -	yes	Henderson -	yes		

It was MOVED by DENZER and seconded by HENDERSON that the November 4, 2020 Zoning Board of Adjustment meeting minutes be approved.

ROLL CALL:

Spiegel -	yes	Denzer -	yes	Francis -	yes
Nester -	absent	Kennen -	absent		
Lehrhaupt -	yes	Henderson -	yes		

Chairman Spiegel called on Lester Varga, Director of Planning and Zoning to give an update.

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT - MINUTES

Page 4

February 2, 2022

Les wanted to recognize that Arthur Lehrhaupt is a member of the Zoning Board but also serves as the Planning Board Chair and Cary Spiegel will be appointed to the Planning Board as the Zoning Board Chair. He also noted that the Township is updating the Land Use Element of Master Plan and to be on the lookout for some announcements regarding surveys and live streaming chats that will be done with the consultants as well as being available to participate with any community outreach requests.

There being no further business, it was moved by LEHRHAUPT and seconded by HENDERSON that the meeting be adjourned at 6.17 p.m.

ROLL CALL:

Spiegel -	yes	Denzer -	yes	Francis -	yes
Nester -	absent	Kennen -	absent		
Lehrhaupt -	yes	Henderson -	yes		

Respectfully submitted,

Josi Easter, Board Secretary

Board Approval Date: _____