

**PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT**  
**February 1, 2023**  
**MINUTES**

**MEETING HELD:**

February 1, 2023 virtually

**PLANNING BOARD MEMBER ATTENDANCE:**

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

**TOWNSHIP/CONSULTANT ATTENDANCE:**

Bonnie N. Flynn, Director of Planning and Community Development; 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:**

No other members of the public were present.

**MEETING CALLED TO ORDER:**

Bonnie Flynn called the meeting to order at 6:02 p.m. and read the certification of meeting notices.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

Ms. Flynn noted that this is a reorganization meeting for the Zoning Board of Adjustment and called for nominations for Zoning Board of Adjustment Chairperson for 2023.

It was MOVED by LEHRHAUPT and seconded by KENNEN that Cary Spiegel be nominated Zoning Board of Adjustment Chairperson for 2023.

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 2023.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

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Board Chairman, Cary Spiegel, called for nominations for Zoning Board of Adjustment Vice-Chairperson for 2023.

It was MOVED by LEHRHAUPT and seconded by SPIEGEL that Josh Nester be nominated for Zoning Board of Adjustment Vice-Chairperson for 2023.

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 2023.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

Board Chairman, Cary Spiegel, called for nominations for Zoning Board of Adjustment Secretary for 2023.

It was MOVED by LEHRHAUPT and seconded by SPIEGEL that Josi Easter be nominated for Zoning Board of Adjustment Secretary for 2023.

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 2023.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

It was MOVED by KENNEN and seconded by DENZER that the draft resolution appointing Michael Balint, Zoning Board of Adjustment Board Attorney for 2023 be approved. The resolution was unanimously approved by all Board members.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

It was MOVED by LEHRHAUPT and seconded by KENNEN that the draft resolution appointing Michael Mueller, Zoning Board of Adjustment Planning Consultant for 2023 be approved. The resolution was unanimously approved by all Board members.

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**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

It was MOVED by LEHRHAUPT and seconded by SPIEGEL that the draft resolution appointing CME Associates, Zoning Board of Adjustment Engineering Consultant for 2023 be approved. The resolution was unanimously approved by all Board members.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

Board Chairman, Cary Spiegel appointed Arthur Lehrhaupt to serve as the Zoning Board of Adjustment representative to the Development Review Committee for 2023.

It was unanimously passed by all Board members to approve the schedule of the Zoning Board of Adjustment Meeting Dates for 2023 With the correction of the April 5, 2023 meeting be changed to April 4, 2023.

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 2023, 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 2022.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

It was MOVED by SPIEGEL and seconded by DENZER that the February 2, 2022 Zoning Board of Adjustment meeting minutes be approved.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	n/a	Kennen -	n/a	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

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Chairman Spiegel introduced a Proclamation in recognition of Les Varga's service to the Township.

It was MOVED by LEHRHAUPT and seconded by SPIEGEL to approve the Proclamation.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	n/a	Kennen -	n/a	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

Chairman Spiegel called on Ron Yake Township Planner and Zoning Officer to give an update.

Mr. Yake stated that there may be two applications going before the board this year. One being a Bulk Variance for a Front Set Back involving a covered front stoop, and the second is a Use variance for improvements that are being done on a home on Plainsboro Road.

There being no further business, it was moved by DENZER and seconded by SPIEGEL that the meeting be adjourned at 6:19 p.m.

**ROLL CALL:**

Spiegel -	yes	Henderson -	yes	4-year Term expiring 12/31/24	Vacant
Nester -	yes	Kennen -	yes	Alternate # 1	Vacant
Denzer -	yes	Lehrhaupt -	yes	Alternate # 2	Vacant

Respectfully submitted,

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Josi Easter, Board Secretary

Board Approval Date: \_\_\_\_\_