

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT
February 7, 2024
MINUTES

MEETING HELD:

February 7, 2024 virtually

PLANNING BOARD MEMBER ATTENDANCE:

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

Reeta Sharma was absent

TOWNSHIP/CONSULTANT ATTENDANCE:

Bonnie N. Flynn, Director of Planning and Community Development; Ron Yake, Township Planner/Zoning Officer; Lou Ploskonka and Abd Elazeem Youssef, 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 6:03 p.m. and read the certification of meeting notices.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	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 Chair for 2024.

It was MOVED by LEHRHAUPT and SECONDED by DENZER that Cary Spiegel be nominated Zoning Board of Adjustment Chair for 2024.

There being no further nominations, the nominations were closed and it was unanimously passed that Cary Spiegel be appointed Zoning Board of Adjustment Chair for 2024.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT - MINUTES

Page 2

February 7, 2024

Board Chair, Cary Spiegel, called for nominations for Zoning Board of Adjustment Vice-Chair for 2024.

It was MOVED by LEHRHAUPT and SECONDED by HENDERSON that Josh Nester be nominated for Zoning Board of Adjustment Vice-Chair for 2024.

There being no further nominations, the nominations were closed and it was unanimously passed that Josh Nester be appointed Zoning Board of Adjustment Vice-Chair for 2024.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

Board Chair, Cary Spiegel, called for nominations for Zoning Board of Adjustment Secretary for 2024.

It was MOVED by SPIEGEL and SECONDED by NESTER that Josi Easter be nominated for Zoning Board of Adjustment Secretary for 2024.

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 2024.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by LEHRHAUPT and SECONDED by KENNEN that the draft resolution appointing Michael Balint, Zoning Board of Adjustment Board Attorney for 2024 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by LEHRHAUPT and SECONDED by KENNEN that the draft resolution appointing CME Associates, Zoning Board of Adjustment Engineering Consultant for 2024 be approved. The resolution was unanimously approved by all Board members.

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT - MINUTES
Page 3
February 7, 2024

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by LEHRHAUPT and SECONDED by SPIEGEL that the draft resolution appointing Michael Mueller, Zoning Board of Adjustment Planning Consultant for 2024 be approved. The resolution was unanimously approved by all Board members.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

Board Chair, Cary Spiegel appointed Arthur Lehrhaupt to serve as the Zoning Board of Adjustment representative to the Development Review Committee for 2024.

It was MOVED by KENNEN and SECONDED by DENZER to approve the schedule of the Zoning Board of Adjustment meetings dates for 2024.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by KENNEN and SECONDED by DENZER to approve designating the Home News Tribune, The Times of Trenton and the Princeton Packet as the official newspapers for the Zoning Board of Adjustment for 2024, consistent with the Township Committee and Planning Board.

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by SPIEGEL and SECONDED by DENZER to adopt the Zoning Board of Adjustment Annual Report for 2023.

PLAINSBORO TOWNSHIP ZONING BOARD OF ADJUSTMENT - MINUTES
Page 4
February 7, 2024

ROLL CALL:

Spiegel -	yes	Henderson -	yes	Sharma -	Absent
Nester -	yes	Lehrhaupt -	yes	Alternate # 1	Vacant
Denzer -	yes	Kennen -	yes	Alternate # 2	Vacant

It was MOVED by KENNEN and SECONDED by HENDERSON that the February 1, 2023 Zoning Board of Adjustment meeting minutes be approved.

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

Mr. Yake stated that there may be applications going before the board this year. However, nothing concrete has come in yet.

There being no further business, it was moved by KENNEN and SECONDED by HENDERSON that the meeting be adjourned at 6:17 p.m. and was unanimously approved with a simple voice vote.

Respectfully submitted,

Josi Easter, Board Secretary

Board Approval Date: _____