

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY  
JULY 12, 2023**

**TIME AND PLACE OF MEETING**

The Meeting of the Cranbury Township Zoning Board of Adjustment was held on July 12, 2023 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

Ms. Meacock, ZBA Chairperson, called the meeting to order and presided over the meeting.

**STATEMENT OF ADEQUATE NOTICE**

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on January 11, 2023 of this meeting's date, time, place and the agenda was mailed to the Cranbury Press and Trenton Times, posted on the Township Bulletin Board, mailed to those requesting personal notice and filed with the municipal clerk.

**MEMBERS IN ATTENDANCE**

- ☒ Joseph Buonavolonta
- ☐ Robert Diamond
- ☒ Richard Kallan
- ☒ David Nissen
- ☐ Gwen Parker
- ☒ Steven Schwarz
- ☒ Frank McGovern (Alternate #1)
- ☒ Saras Kothari (Alternate #2)
- ☒ Merilee Meacock

**PROFESSIONALS IN ATTENDANCE**

- ☒ Sharon Dragan, Board Attorney
- ☒ Robin Tillou, Secretary
- ☒ David Hoder, Board Engineer
- ☒ Paul Grygiel, Board Planner
- ☒ Andrew Feranda, Traffic Engineer

**MINUTES**

**February 1, 2023**

Upon a motion from Mr. Nissan and seconded by Mr. Kallan, the February 1, 2023 minutes were unanimously approved by those members eligible to vote on said dates.

**APPLICATION**

ZBA379-23 Monroe Medical Supplies  
2715 Route 130, Block 18.02, Lot 10 - Zone V/HR  
Preliminary and Final Major Site Plan, d(1) Use Variance

Representatives: Frank Brennan, Esq., Brennan Law Firm  
Richard Schroeder, Schroeder Architectural Studio  
Rob Korkuch, P.P., ACT Engineers  
Nasri Saad, Owner of Monroe Medical Supplies

**EXHIBITS:**

A-1 – Colored Rendering of Site Plan

A-2 – Photos of Building at Different Views

A-3 – Photos of Building at Different Views

A-4 – Front Elevation – A2.1 – Exterior Elevations

A-5 – Aerial Exhibit – 7/12/23 – Image of Region in and Around the Project Site – Page 1 of 5

A-6 - Aerial Exhibit – 7/12/23 – Image of Region and Zones in on the Property – Page 2 of 5

Ms. Dragan, Board Attorney, swore in all professionals for the Board.

Ms. Dragan announced the notice for the application was sufficient and this Board has jurisdiction.

Ms. Dragan swore in all the applicants' professionals (Richard Schroeder, Schroeder Architectural Studio and Rob Korkuch, ACT Engineers).

Mr. Brennan introduced the application by stating this applicant is going for a use variance and site plan approval. The lot is 825,000 sq. ft., 26 x 34. The addition being proposed will be consistent with the rest of the building. The storage use will be for motorized scooters and wheelchairs. Due to the property being in the V/HR (Village/Hamlet Residential) any exterior work needing to be done will need a use variance, waivers and other items of relief. This property received the original site plan approval in 2004. The items in the Board Planner, Board Engineer and Traffic Engineer review letters will be addressed. Monroe Medical Supplies has been in existence at this location of 2715 Route 130 since 2004.

Mr. Richard Schroeder, the applicant's architect, said he had graduated from Princeton University in 1971 and became a licensed architect in 1978 and is licensed in New Jersey. He has testified before this Board before.

Chair Meacock accepted Mr. Schroeder's qualifications.

Mr. Schroeder introduced Exhibit A-1 – Color Rendering of Site Plan.

Mr. Schroeder advised there are 15 parking spaces, and the existing building consists of 5,200 sq. ft., that is a concrete building with stucco on the siding. The proposal is to add 884 sq. ft. to the rear of the building of a darker gray as seen in the architectural. The building consists of 55% warehouse and 45% retail. The size of the addition will be 24 X 36, and the high point is 13.4' and tucks under the overhang. There will be an 8 X 8 overhead door.

Mr. Schroeder introduced Exhibit A-2 and A-3 – Photos of Building at Different Views and explained each view.

Mr. Brennan went over the Board Planner's review letter and Mr. Schroeder agreed to put in the plants that were suggested.

Mr. Schroeder introduced Exhibit A-4 – Exterior Elevation A2.1.

Mr. Schroeder advised that the rear of the building faces Bergen Drive at Cranbury Greene. The exit door on the addition is on Route 130.

Mr. Hoder asked about the gutters and how they flow.

Mr. Schroeder advised the gutters are down and out.

Mr. Hoder stated they should go to the inlet.

Mr. Schroeder advised the garage door will stay and get the scooters, etc. It is behind three (3) large trees.

Chair Meacock opened the meeting to the public for this testimony.

Saheli Ghosh, 30 Bergen Drive, is against the expansion.

Ram Vikumpam, 28 Bergen Drive, asked if they could put the addition to the front of the building.

Mr. Schroeder responded they must put the addition in the rear to function properly with the warehouse.

Mr. Nasri Saad, sole owner of Monroe Medical Supplies, advised Monroe Medical Supplies is a medical equipment company for neurological supplies. They have supplied nursing homes and hospitals and are a growing business. They also supply scooters and power wheelchairs for colleges due to football injuries. In the proposed addition there will be no retail sales, it will strictly be for shelving and storage of scooters and wheelchairs. The staff of Monroe Medical Center consists of 8 employees. The hours are Monday to Friday 9:30 am – 6:00 pm. Saturday 10:00 am – 4:00 pm and Sunday it is closed. There are one (1) to two (2) cars that come in at a time. There are five (5) to six (6) employees that are there at the same time. They park on the side, not in the front. The front parking spaces are for the clientele. There will be no patrons allowed in the addition. There have been no issues with parking. The deliveries are for FedEx and UPS, or the delivery box vans load up the vans and take them from the garage for shipment.

Mr. Brennan mentioned there are scooters outside of the business that are for retail outdoor display, but it is against the code to have outdoor display of retail products. The Board later agreed to allow the applicant to that outdoor display.

Mr. Saad also agreed to get the trash enclosure up to code. The trash and recyclables get picked up once every two weeks.

Mr. Saad advised the shed is for landscaping storage for the landscaper of the property and would like to request the shed to stay as is.

Mr. Saad advised there is lighting on the side that is an LED lighting system and sensor activated.

Chair Meacock asked if the lighting is mounted on the building.

Mr. Saad replied it is pole mounted in the front of the parking lot.

Radha Uthaman, 29 Bergen Drive, stated she is not against the business, but feels this business is a safety hazard due to cars parking on their road for that business and expanding it will lead to more vehicles parking on their road.

Ken Maeberg, 9 Bergen Drive, is there a protocol to have the vehicles not pass through Bergen Drive.

Mr. Singh, member of Cranbury Greens HOA, does not know the route they are told when leaving. The GPS may bring them certain ways that he is not aware of.

Mr. Korkuch stated his qualifications as testifying before Cranbury Township ZBA previously, he is a licensed engineer and professional planner and has represented Boards as a planner and engineer for 30 years. He is a licensed planner in New Jersey.

Chair Meacock accepted Mr. Korkuch's credentials.

Mr. Korkuch provided the Board with a planner's report as part of the application.

Mr. Korkuch introduced Exhibit A-5 – Aerial Exhibit – 7/12/23 – image of region.

Mr. Korkuch introduced Exhibit A-6 – Aerial Exhibit – 7/12/23 – Image of Region and Zones in on the Property.

Mr. Korkuch advised of the existing plantings and the proposed plantings for the property. Existing are evergreens and the trees that are there are mature trees and as part of the condition they will work with the Board professionals to restore buffering.

Mr. Brennan advised they are willing to per code landscape the property and to the satisfaction of the Board Engineer/Planner.

Mr. Korkuch went over his planner's review that was submitted to the Board.

Mr. Korkuch explained the landscaping and the lighting. The landscaping has four (4) shade trees and existing landscaping. Several of the shrubs need to be refurbished. The lighting is PSE&G on a pole and the other lights are motion only. Their property does not have any difficulty with lighting.

Mr. Hoder went over his review letter dated June 15, 2023.

Mr. Brennan advised the applicant will agree to do what Mr. Hoder requested in the review letter.

Mr. Hoder stated the lighting may be too bright and to get that information for the lighting. Once that information is known a waiver may be needed.

Mr. Brennan stated they will seek a waiver if needed.

Mr. Feranda went over his review letter dated July 6, 2023.

Mr. Feranda stated the paths in between the trees could cause vehicles to park on Bergen Drive and a fence on that path could prevent that. The proposed addition will not increase vehicles parking on Bergen Drive.

Mr. Grygiel went over the planner's review letter dated June 30, 2023. The use variance that is being requested is for the storage warehouse due to storage not being a permitted use in the zone.

Mr. McGovern asked if approval of this use would open the door for other uses at the property.

Ms. Dragan replied the next use that comes to the property would have to be like the use that was approved.

Chair Meacock opened the meeting to the public for what was spoken of by the owner of Monroe Medical Supplies.

Radha Uthaman, 29 Bergen Drive, stated there is a sidewalk behind the property that does not get taken care of and would like to know whose responsibility it is.

Mr. Hoder stated it should be the responsibility of the owner of Monroe Medical Supplies.

Mr. Brennan stated with the subdivision approval that sidewalk is not on their property and should be the responsibility of Cranbury Greene HOA.

Mr. Hoder stated the HOA's documents should state if it is their responsibility.

Saheli Ghosh, 30 Bergen Drive, is concerned about the safety of vehicles parking on their road for Monroe Medical Supplies.

Ram Vikumpam, 28 Bergen Drive, would like a complete buffer so the residents cannot see the building.

Vikal Kapoor, 4 Handley Court, member of Cranbury Greene HOA, stated the walk in from Bergen Drive would benefit by putting a metal fence in. Security is a concern.

Tapan Ghosh, 30 Bergen Drive, is concerned about where vehicles will be parked with the addition.

Mr. Brennan stated there are always spaces available on the property and parking is no concern.

Mr. Ghosh, 30 Bergen Drive, would like to know who enforces all conditions made at this meeting.

Mr. Hoder explained the Township Engineer will make sure everything is up to code and the conditions are enforced when building. If after the fact, there are still concerns then the Zoning Officer should be contacted.

Chair Meacock stated a fence and landscape would be a barrier to Bergen Drive for the residents.

Mr. Brennan agreed to an appropriate fence the professionals would recommend.

Mr. Hoder stated it should be a 5' black aluminum, decorative fence, not chain linked.

Mr. Kallan stated he had done a site visit and the addition will provide more of a buffer from the noise of Route 130. Per the review letter of the Traffic Engineer there will be no increase in traffic from the proposed addition. The lighting will also be dimmed towards Bergen Drive due to the proposed addition.

Ms. Dragan went over the conditions set forth as: waivers requested for drainage calculations, setback for parking, lighting, landscaping, fencing, undersized spaces, accessory use for the shed, modified sign approval, sign will not be lighted, 55% warehouse storage and 45% retail, engineer recommendations for buffer of landscaping and gutters, trash enclosure per code, agree to outdoor storage of 5 scooters and 5 wheelchairs. ZBA agreed to allow outdoor storage.

MOTION: Mr. Kallan

SECONDED: Mr. Kothari

**ROLL CALL**

AYES: Mr. Buonavolonta, Mr. Kallan, Mr. Nissen, Mr. Schwarz, Mr. McGovern, Mr. Kothari  
and Ms. Meacock

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**DISCUSSION**

It was discussed to reschedule the September 6, 2023 ZBA meeting to September 13, 2023 at 7 pm at Town Hall. The ZBA members agreed to the rescheduled date.

**ADJOURNMENT OF MEETING**

There being no further business, on motion by Mr. Kallan and seconded by Mr. Schwarz, and unanimous vote, the meeting was thereupon adjourned.

**CERTIFICATE OF SECRETARY**

I, the undersigned, do at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Zoning Board of Adjustment and, that the preceding minutes of the Zoning Board of Adjustment, held on July 12, 2023, consisting of eight (8) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name of said Zoning Board of Adjustment this August 3, 2023.

*Robin Tillou*  
Robin Tillou, Administrative Officer