

**TOWNSHIP OF PRINCETON
ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
Wednesday, January 25, 2012 - 7:30 P.M.
Municipal Complex, Main Meeting Room
400 Witherspoon Street, Princeton, New Jersey**

PRESENT: Penelope Baskerville, Louisa Clayton, Richard Kahn, Carlos Rodrigues, and William Spadea

ALSO PRESENT: Peter Kneski, Township Zoning Officer; Robert P. Casey, Attorney; and Debra Rogers, Secretary

ABSENT: Antonio Pirone and Ravi Manchi

There were no members of the public present.

The meeting commenced at 7:32 P.M. with Ms. Rogers reading the Open Public Meetings Act statement.

1. ADMINISTRATIVE MATTERS:

a) Nomination and Appointment of Chairman:

Attorney Casey opened the floor for nominations for the position of Chairman of the Zoning Board for the year 2012.

A motion was made by Richard Kahn and seconded by William Spadea to appoint Carlos Rodrigues Chairman.

Attorney Casey asked if there were any other nominations. Hearing none, he asked for a motion to close the floor to nominations for Chairman. A motion was made and seconded and the Board voted unanimously to close the floor to nominations.

Upon motion made by Richard Kahn and seconded by William Spadea, a motion was made to appoint Carlos Rodrigues as the Chairman of the Zoning Board for the year 2012.

ROLL CALL:

Aye	Penelope Baskerville
Aye	Louisa Clayton
Aye	Richard Kahn
Aye	William Spadea
Abstain	Carlos Rodrigues

b) Nomination and Appointment of Vice Chairman:

Chairman Rodrigues asked for nominations for the position of Vice Chairman of the Zoning Board for the year 2012.

A motion was made by William Spadea to appoint Richard Kahn as Vice Chairman.

A motion was made by Louisa Clayton to have herself appointed as Vice Chairman.

There was a brief discussion on the proper way to handle the 2 nominations. Attorney Casey said the best way to handle this is the candidate with the most votes will be appointed to the position.

Upon motion made by William Spadea and seconded by Penelope Baskerville a motion was made to appoint Richard Kahn to the position of Vice Chairman for the year 2012.

ROLL CALL: **Aye** **Penelope Baskerville**
 Nay **Louisa Clayton**
 Aye **Richard Kahn**
 Aye **William Spadea**
 Aye **Carlos Rodrigues**

Upon motion made by Penelope Baskerville and seconded by William Spadea, a motion was made to appoint Louisa Clayton to the position of Vice Chair for the year 2012.

ROLL CALL: **Nay** **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Richard Kahn**
 Nay **William Spadea**
 Aye **Carlos Rodrigues**

c) Resolution appointing Board Attorney firm for the year 2012:

Upon motion made by William Spadea and seconded by Richard Kahn, a motion was made to appoint Lenox, Socey, Formidoni, Giordano, Cooley, Lang & Casey LLC. the attorney firm of the Zoning Board for the year 2012.

ROLL CALL: **Aye** **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Richard Kahn**
 Aye **William Spadea**
 Aye **Carlos Rodrigues**

d) Resolution appointing Board Secretary for the year 2012:

Upon motion made by Richard Kahn and seconded by Louisa Clayton, a motion was made to appoint Debra L. Rogers as the secretary to the Zoning Board for the year 2012.

ROLL CALL: **Aye** **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Richard Kahn**
 Aye **William Spadea**
 Aye **Carlos Rodrigues**

2. RESOLUTION IN APPRECIATION OF FORMER MEMBER BARBARA FELTON:

Chairman Rodrigues read into the record a resolution thanking Mrs. Felton for her 7 years of service to the Zoning Board.

3. MINUTES:

Upon motion made by Penelope Baskerville and seconded by Louisa Clayton, a motion was made to approve the minutes of December 14, 2011 as written and amended.

ROLL CALL: **Aye Penelope Baskerville**
 Aye Louisa Clayton

4. APPLICATION:

- a) VAILLANT, Almyne**
158 Terhune Road
Section 7007, Lot 12, R-6
“C” – Front yard setback for back-up gas-powered electrical generator
File No. 2372-11Z (9827)

Present for the application were Almyne Vaillant, applicant and Christopher S. Tarr, Attorney.

Attorney Casey said all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Attorney Casey swore in Almyne Vaillant.

Mr. Tarr said the applicant appeared before the Board back in September 2010 for setback variances relating to the proposed air conditioning units on her property. He said the applicant is proposing to place the generator next to the air conditioning units. He said during the past year there have been quite a few large storms that caused the power to be out for quite some time; as a result she had water in her basement. (Photos of flooded basement were passed out to the Board members). He said she is in need of the generator to operate her sump pumps should the power be out for a significant length of time in the future.

Chairman Rodrigues asked the Board if they had any questions for the applicant.

Mr. Kneski asked what the size of the generator would be.

Mr. Tarr said it is proposed to be 8kw.

Chairman Rodrigues asked if there were any members of the public who wanted to comment on the application. Hearing none, he closed the public portion and the Board went into deliberative session.

Upon motion made by William Spadea and seconded by Richard Kahn, a motion was made to approve the application of Almyne Vaillant as proposed to the Board.

ROLL CALL: Aye **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Richard Kahn**
 Aye **William Spadea**
 Aye **Carlos Rodrigues**

5. OLD/NEW BUSINESS:

- a) **Training Session:** it was decided that the secretary would poll the board for a date in March to hold the training session.
- b) **Consolidation:** A brief discussion was held on consolidation and how the transition would take place. Members were encouraged to contact the Township Administrator if they would like to become more involved in the process of consolidating the two zoning boards.

6. ADJOURNMENT:

Upon motion made by Richard Kahn and seconded by Louisa Clayton, a motion was made to adjourn the meeting at 8:12 p.m.

ROLL CALL: Aye **Penelope Baskerville**
 Aye **Louisa Clayton**
 Aye **Richard Kahn**
 Aye **William Spadea**
 Aye **Carlos Rodrigues**

Respectfully Submitted,



Debra L. Rogers, Secretary

Date Approved: February 22, 2012