

**MINUTES
OF THE
CRANBURY TOWNSHIP
PLANNING BOARD
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

APPROVED SEPTEMBER 18, 2008

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury Town Hall Municipal Building, Old School Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County, on June 19, 2008 at 7:30 p.m.

CALL TO ORDER

Josette C. Kratz, Secretary to the Board, called the meeting to order.

STATEMENT OF ADEQUATE NOTICE

Pursuant with the Sunshine Law adequate notice in accordance with the Open Public Meetings Act was provided of this meeting's date, time, place and agenda was mailed to the news media, posted on the Township bulletin Board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

Michael Dulin, Eugene Speer, Richard Stannard, Dietrich Wahlers, Joan Weidner

PROFESSIONALS IN ATTENDANCE

Richard Preiss, Planner; Valerie Kimson, Esquire, Planning Board Attorney; Josette C. Kratz, Secretary

Floor was opened for the nominations of an acting chairperson. Mr. Stannard nominated Mr. Speer. Mr. Dulin seconded. There were no other nominations.

VOTE ROLL CALL

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Ms. Weidner
NAYS: None
ABSTAIN: None
ABSENT:
NOT ELIGIBLE TO VOTE:

MOTION CARRIED

RESOLUTIONS

**PB 074-04 Joe Stasi
Block 7, Lot 20.02
Station Road/Liberty Way
Major Preliminary & Final Site Plan**

Motion for approval made by Mr. Wahlers and seconded by Mr. Dulin.

VOTE ROLL CALL

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Mr. Wahlers, Ms. Weidner
NAYS: None
ABSTAIN: None
ABSENT: Mr. Harvey, Mr. Kehrt, Ms. Stave, Mr. Golubieski
NOT ELIGIBLE TO VOTE: None

MOTION CARRIED

**PB156-08 Preferred Unlimited
Block 3, Lot 1.02, Zone LI
259 Prospect Plains Road
Minor Site Plan for loading dock to exiting dock door**

Ms. Kimson explained that there were minor changes made after she sent a courtesy copy to the applicant's attorney. Ms. Lamar, representing the Applicant, sent back recommended comments. Some of them were typos and name changes. The significant thing was her recommendation to Paragraph 4, Page 3. It would be an additional paragraph indicating during the course of testimony, the applicant addressed to the satisfaction of the Township Engineer and Traffic

Engineer's reports, and that professionals were satisfied with the responses subject to the conditions set forth in the professional's reports.

Mr. Speer felt the other changes were routine. Mr. Speer was reluctant to make changes without running it past Andrew Feranda. Ms. Kimson said that it really did not have an affect on the resolution. There already was, as condition of approval, any additional comments set forth in the professionals report be addressed by the applicant. Paragraph 3 really set forth the issue which as the most significant one. There was no harm to leave it out.

Mr. Dulin motioned for an approval of the resolution with the amendment. Mr. Wahlers seconded the motion.

VOTE ROLL CALL

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Mr. Wahlers, Ms. Weidner
NAYS: None
ABSTAIN: None
ABSENT: Mr. Harvey, Mr. Kehrt, Ms. Stave, Mr. Golubieski
NOT ELIGIBLE TO VOTE: None

MOTION CARRIED

EXSTENSION OF TIME REQUEST

**PB 106-06 JERC Partners (a.k.a. Woodmont)
Block 8, Lot 1.04
Half Acre Road
Extension of Time on Final Site Plan Approval**

Mr. Hague explained the applicant had not located a user and were not prepared, in this economic situation, to build on speculation.

There was lengthy discussion on how the approval of the extension of time would affect the current issues with regard to COAH. Mr. John Hague the applicant's attorney, Ms. Kimson the Board's attorney, and the Board all agreed that the Bill currently pending as "A-500", the "Statewide Non Residential Development Fee Act" had passed both houses but had not yet been

signed by the Governor, and it would impact the application of COAH fees upon this application. In addition, the Permit Extension Act is still pending for the Governors signature which may extend, by law, the approval if signed in its current form.

Mr. Stannard motioned to table this request and grant the extension until July 18, 2008. Mr. Wahlers seconded the motion.

VOTE ROLL CALL

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Mr. Wahlers, Ms. Weidner
NAYS: None
ABSTAIN: None
ABSENT: Mr. Harvey, Mr. Kehrt, Ms. Stave, Mr. Golubieski
NOT ELIGIBLE TO VOTE: None

MOTION CARRIED

ORDINANCE DISCUSSIONS

Ordinance No. 04-08-09 An ordinance of the Township of Cranbury, Middlesex County, New Jersey, Amending Chapter 150 of the Code of the Township of Cranbury, Entitled "Land Development," to implement low impact development nonstructural best management practices for storm water runoff.

Mr. Dulin motioned for the recommendation of the Ordinance to forward back to Township Committee, with the change to the typo on Page 3, Paragraph G, "free of care overhangs." Ms. Weidner seconded the motion.

VOTE ROLL CALL

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Mr. Wahlers, Ms. Weidner
NAYS: None
ABSTAIN: None
ABSENT: Mr. Harvey, Mr. Kehrt, Ms. Stave, Mr. Golubieski
NOT ELIGIBLE TO VOTE: None

MOTION CARRIED

ADJOURNMENT OF MEETING

There being no further business, on motion duly made, seconded, and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and, that the foregoing minutes of the Planning Board, held on June 19, 2008, consisting of 5 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Planning Board this September 18, 2008.

Josette C. Kratz, Secretary

/jck