

**DEVELOPMENT REVIEW COMMITTEE
TOWNSHIP OF CRANBURY
23-A NORTH MAIN STREET
CRANBURY, NEW JERSEY 08512**

(609) 395-0900, Ext. 221
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DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: November 11, 2019

Meeting Commenced: 4:30 p.m.

The Development Review Committee conducted the following informal meetings as required under Township Land Development Section 150-76.

DRC MEMBERS:

- ☒ Paul Mullen (EC Representative)
- ☒ Glenn Johnson (TC & PB Member)
- ☐ Merilee Meacock (ZBA Member)
- ☐ Sean Deverin (ZBA Member)
- ☐ Karen Callahan (PB Member)
- ☒ Pete Mavoides (PB Member)

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- ☒ Andrew Feranda, Board Traffic Consultant – Shropshire Assoc. (Randal Berringer in place of Andrew)
- ☒ Trishka Waterbury Cecil, Esquire – Mason, Griffin & Pierson, P.C.
- ☒ Josette C. Kratz, PB/ZBA Secretary/Land Use Administrator
- ☒ David Hoder, P.E., Board Engineer
- ☒ Richard Preiss, PP, AICP, Board Planner

ADDITIONAL PUBLIC:

**Bill Bauder
Evelynn Spawn
John Johnson??**

DISCUSSIONS:

PB324-19 Toll Bros Inc/Regency
Block 25, Lot 1, Zone PAR
Corner of Dey & Petty Road
Major Subdivision

Applicant's Representatives Attending:

Jay S Kruse, P.E., Regional Director of Engineering – ESE Consultants
Andrew Grover, P.E., Project Engineer - ESE Consultants

Date Application Submitted:

October 25, 2019

Board Professional Review Letter Dated (Attached):

None

A brief description of proposed development:

Physical location of property one Dey Road and Petty road bordering Plainsboro, South Brunswick and in Cranbury; and would have to notice within 200-ft of all surrounding townships. The application would include 174 age restricted single family lots along with a club house and sport amenities as part of a settlement agreement. Subdivision would comply with the RSIS.

The HOA will operate all amenities. There was question about whether the roads and detention basins would be public. Ms. Cecil thought they were to be private. Would not be a gated community, only a guard house feature but no one would sit at the guardhouse. No gates.

Homes to be 2,000 SF to 3,000 SF single family age-restricted units. Applicant has met with the County about Dey Road, intersections, restrictions and road widening. There is ongoing discussion with the Township regarding future improvements to Petty Road. Water and sewer would be provided, there would be no hot boxes.

Drainage would be provided on site, with two storm management basins with aerators, fountains, etc. There would be new storm water management adjacent for Petty Road and Dey Road which would tie into the basins.

Mr. Feranda asked about a second entrance; concerned with emergency access. He was also concerned with the straight long stretches of roadway creating long, straight roadway conducive to speeding. He saw no traffic calming situations but stated speed bumps should be used only as a last option. Mr. Kruse felt internal traffic would not be an issue because no through way and only residence within the development.

Applicant would need to provide every model available and each configuration, material boards and variations. Mr. Preiss felt applicant should look at High Point's architecturals and should not look like an isolated community.

There would be a sidewalk on Dey Road but not on Petty Road.

Mailboxes, intent is to relocate but would need to discuss with the post office.

Mr. Hoder mentioned he would like them to use LED lighting.

There were no soil contamination issues known of and the applicant anticipates a balanced site.

Applicant to address conservation easements.

There would be an option for basements based on location and ground water tables.

It was suggested the HOA handle the trash pick-up.

Off tract improvements need to be linked with the developer and not more than the pro-rata share.

Mr. Mullen asked when not make the road safer now, while under construction. This should be the catalyst for the township to look beyond the development.

There was a question on fences, applicant replied there would be no fences.

Mr. Bill Bauder asked about piping drainage in road; piping presently does not function. He felt it was important to do soil logs and assure the drainage will function because what is presently installed does not work. Inlets discharge at the ends like siphon.

Ms. Evelyn Spawn suggested mailbox placement in order to avoid walking across the street. She also suggested a more cohesive architectural style to the locations, barns like or country look (someone suggested Ralph Lauren Style) to blend with the stables, barns and farmhouses verse a Main Street look. Also concerned with drainage on Petty Road.

Mr. Hoder went through his preliminary completeness letter verbally and will complete the letter for distribution in the next week.

Application Deemed Complete: ☐ YES ☒ NO ☐ N/A