

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

(609) 395-0900, Ext. 221
FAX (609) 395-3560

DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: May 2, 2019

Meeting Commenced: 5:00 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:

DISCUSSIONS:

PB320-19 Rocket Pharmaceuticals
Block 1.03, Lot 1, Zone RO/LI
9 Cedar Brook Drive
Preliminary & Final Site Plan

Applicant's Representatives Attending:

George White, Esquire
Steve Marcello, Rocket Pharma
Christopher B Bullas, PHD – Vice President of Manufacturing at Rocket Pharma
David F Cilro, PE, Mainstay engineering Group

Date Application Submitted:

April 12, 2019

Board Professional Review Letter Dated (Attached):

May 1, 2019 Completeness Review Letter from David Hoder, Hoder Associates

A brief description of proposed development:

The applicant is proposing to add seven equipment pads and remove parking to create a new loading area at the existing site. There will be 100 people working at this facility. Charges to the parking area are being made to accommodate trucks holding 500-liter tanks, a dozen on each semi-trailer truck. Applicant seeks 'all or nothing for 33-FT Trucks. Could phase. No trailer parking.

Mr. Preiss asked if there would be utility structures such as 'hot boxes.

Applicant deals with bio-waste BSL1 and BSL2.

Applicant to supply elevation drawings of equipment.

Must follow new ordinances for utility structures.

Show refuse enclosure.

Detail landscaping

Screening

Alternative material for chain-link

Publication fee needed

Clean up turning movement and right turn

Show buffer

Revised plans with photographs

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

May 1, 2019

Ms. Josette Kratz, Land Use Administrator
Township of Cranbury
Planning and Zoning Department
23-A North Main Street
Cranbury, NJ 08512

Re: PB 320-19 Rocket Pharmaceuticals, Inc.
Completeness Review Memo # 02
Preliminary & Final Site Plan
9 Cedarbrook Drive
Block 1.03, Lot 1
HACE # CBP-68

Dear Ms. Kratz:

Our office is in receipt of a Preliminary and Final Site Plan application for completeness review for the subject property. The submission information is as follows:

Documentation submitted:

- Letter from David Citro, PE, Mainstay Engineering, dated 4/30/19.
- Site Plan, entitled Gene Therapy Manufacturing Facility, Rocket Pharmaceuticals, Inc., Lot 1, Block 1.03, Township of Cranbury, Middlesex County, NJ, prepared by Mainstay Engineering Group, last revised 2/21/19, consisting of 13 sheets, plus one previously prepared landscape plan, dated 12/2000.

Previously submitted:

- Application package and checklist, with letter from George White Esq. dated 3/15/19.
- Site Plan, entitled Gene Therapy Manufacturing Facility, Rocket Pharmaceuticals, Inc., Lot 1, Block 1.03, Township of Cranbury, Middlesex County, NJ, prepared by Mainstay Engineering Group, last revised 2/21/19, consisting of 13 sheets.

Project Description

The subject property is located in the RO/LI, (Research Office/Light Industrial Zone District) on the East side of the Route 130 near the corner of Dey Road and South River Road. The site has frontage on both streets and contains 18.239 acres in Cranbury. The applicant is proposing to add seven equipment pads and remove parking to create a new loading area at the existing site.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. Items 5, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 24, 27, 28, 31, 35, 36, 37, 38, 39,

40, 41, 42, 43, 46, 49, 50, 51, 54, 55, 56, 57, 58, 59 and 60 are marked as not applicable. We agree with all of those checked except 5 (zoning table), 37 (list of approvals), 47, (lighting plan) and 48 (landscaping plan).

The applicant has now provided items 2 (plans now signed). 5 (zoning table) and 37 (list of approvals). A waiver is being asked for item 47 (lighting plan) and a landscape plan (prepared in 2000 has been provided.

Fees

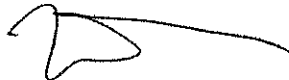
The fees required under the Cranbury ordinances are as follows:

	Application fees:	Escrow fees:
Preliminary Site Plan	\$750.00	\$3,000.00
Final Site Plan	\$500.00	\$1,000.00
Publication	\$100.00	
	\$ 1,350.00	\$ 4,000.00

Our office recommends that this application be deemed Conditionally Complete from an engineering standpoint, until the additional fees (\$100.00) are submitted. If you have any questions regarding the matter please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.
Planning and Zoning Board Engineer

DJH

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email
Richard Preiss, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
George White, Esq, Applicants Attorney

CBP-068\PB 320-19 rocket cedarbrook completeness 2.docx