

**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: April 4, 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.
- ☐ 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:

PB302-17 Alfieri Cranbury South Brunswick Park
Block 1, Lots 2, 3 8 & 10, Zone RO/LI
1241, 1243 & 1245 South River Road and Route 130
Completeness Review for
Preliminary Major Subdivision and Preliminary Site Plan

Applicant's Representatives Attending:

Rodim Kucera, P.E. – Civil Environmental Engineering
Rick Gilliland, RGA Architects
Frank J. Petrino, Esquire
Michael Alfieri – Owner/Applicant

Date Application Submitted:

March 7, 2019

Board Professional Review Letter Dated (Attached):

March 21, 2019, David Hoder, Hoder Associates

A brief description of proposed development:

Back in 1980's applicant received office space approvals and road, basin and utilities were installed along with receipt of outside agency approvals. Then in 2000's received an extension of the approvals and then subsequently a stockpile approval.

The applicant now proposes 2.44 Million SF (2-warehouse buildings) of warehousing to be served by a loop road, with associated parking for cars and tractor-trailers and loading dock (areas). There will be an emergency access drive only available with bollards and chains with an easement into Cedar Brook Corporate Center. Previously approved stockpile is no longer necessary.

Board members comments about the following:

Provide cross-sections
Design differences between the two buildings
Question about plantings in the basin

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

March 21, 2019

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

Re: **PB 302-17 Alfieri Cranbury South Brunswick Park – Completeness # 1**
Amended Preliminary Major Subdivision and Preliminary Site Plan
South River Road
Cranbury Township - Block 1, Lots 2, 3 8, & 10
South Brunswick - Block 7, Lot 6.01
HACE # CBP-57

Dear Ms. Kratz:

Our office is in receipt of a Final Major Site Plan for the above property. The submission information is as follows:

Application Name : Alfieri Cranbury South Brunswick Park	
Application No. PB 302-17	
Owner: Alfieri Cranbury Campus, LLC	Applicant: Alfieri Cranbury Campus, LLC

- Letter from Echert Seamans, dated March 5, 2019, signed by Frank Patrino, Esq. with Development Application, checklist, escrow agreement, consent to entry, disclosure statement, tax certification and W-9 attached.
- Amended Preliminary Major Subdivision and Preliminary Site Plan prepared by Civil & Environmental Engineering, Inc. ("CEE") (69 sheets), dated January 11, 2019.
- Architectural Plans prepared by RGA Architects, Inc. (10 sheets), dated February 13, 2019.
- Stormwater Management Report prepared by CEE, dated January 11, 2019.
- Stormwater Operations and Maintenance Manuel prepared by CEE, dated January 11, 2019.
- Solid Waste and Recycling Management Plan prepared by CEE, dated January 11, 2019.
- Community Impact Statement prepared by Environmental Technology, Inc., dated January 11, 2019.
- Environmental Impact Statement prepared by Ecol Sciences, Inc., dated February 21, 2019.

- Traffic Impact Study prepared by Langan Engineering dated March 4, 2019.

A) Completeness Checklist

The applicant is asking for no waivers from the Cranbury Township Completeness Checklist.

They have marked items 11 (location of lot lines), 13 (list of Variances), 16 (development staging), 18 (Architectural or historic significance), 21 (topo from best source), 22 (Boundary limits of woods), 42 (new lot and block numbers) and 57 (proposed street names) as not applicable. **We concur with items 16, 18, 57, but believe items 13 (list of Variances- provide a letter), 42 (new lot and block numbers) should be provided. Items 11 and 21, have been provided. Item 14 (fees) have not been submitted and are calculated below.**

Also, the Subdivision Plan (sheet 4) must be revised to have a Licensed Professional Land Surveyor sign the plan. A Professional Engineer cannot submit or create a Subdivision.

Further, the location of any above ground Hot Box should be submitted since if it is in front of the building setback line, it will create a variance.

B) Fees

The fees required under the Cranbury ordinances are as follows:

Item	Application Fee	Escrow Fee
Prelim. Subdivision	\$ 500.00	\$3,000.00
plus \$25 per lot or	\$75.00	plus \$200/lot \$600.00
Final Subdivision	\$ 500.00	\$1,000.00
plus \$20 per lot	\$ 60.00	plus \$ 100/lot \$ 300.00
Prelim. Site Plan	\$750.00	\$3,000.00
Plus \$25 per 1000		Plus \$ 50/1000
under 50,000 or	\$1,250.00	(2,445,600
and \$10 per 1000		x\$50)/1000
over 50,000		\$122,280.00
or (2,395,600 x \$10)/1000	\$ 23,956.00	
Waivers	first waiver \$ 150.00	
17 additional waivers	\$1,700.00	\$1,000.00
		\$ 1,700.00
Publication	\$ 100.00	
Total	\$ 28,987.00	\$ 132,880.00

C) Variances and Exceptions

We believe there are no Variances but the applicant must confirm. There are 18 ordinance waivers.

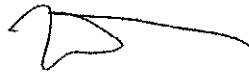
D) Completeness

The application is not complete as this time. The applicant should submit the list of variances, lot numbers, the revised subdivision plan and the above fees. Given the size of the set, a single sheet 4 (with lot numbers) should be submitted. After review of same we will provide a letter recommending completeness at that time, if applicable.

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

cc: Trishka Waterbury Cecil, Esq., Board Attorney, via Email
Richard Preiss, P.P., Board Planner, via Email
Andrew Feranda, P.E., Board Traffic Engineer, via Email
Frank Petrino, Esq., applicant's attorney, Via Email
Radum Kucera, PE, Applicants Engineer, via Email
James R Gilland, Applicants Architect, Via Email

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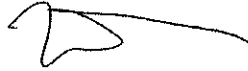
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