

**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: March 2, 2017

Meeting Commenced: 5:00 p.m.

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

DRC MEMBERS:

- ☒ Paul Mullen (EC Representative)
- ☒ Glenn Johnson (PB Member)
- ☒ Arthur Hasselbach (PB Member)
- ☐ Sean Deverin (ZBA 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 – Maser Consulting
- ☒ Richard Preiss, PP, AICP, Conflict Planner (Liz Laney, P.P. in place of Mr. Preiss)

ADDITIONAL PUBLIC:

Frank Petrino, Esquire - Attorney
Robert Dillion, Resident of Cranbury
David Cook, Mayor of Cranbury
Michael Alfieri, Owner of Alfieri Property Management

DISCUSSIONS:

PB 098-05 Cranbury Brick Yard, LLC (a.k.a Viridian &/or Unexcelled)
Block 10, Lot 10 and Block 12, Lot 11
Brickyard Road
Amendment to original Preliminary & Final Major Site Plan

Applicant's Representatives Attending:

Christopher H. DeGrazia, Esquire – Drinker Biddle
Michael Golias, Langan Engineering
Mark Griffin, Amazon
George Laigaie, Trammel Crow (Philadelphia)
Joe Zingaro, Clarion Partners
Dan Disario, Langan

Date Application Submitted:

Board Professional Review Letter Dated (Attached):

Memorandum from Glenn Gerkin, P.E. T & M Associates, dated March 2, 2017

Brief description of proposed development:

This property (Building #2) would be Amazon's first investment in Cranbury. The applicant would be seeking a change to the car parking verse the truck traffic/parking. The applicant was aware of concerned since the occupancy of the Robbinsville site and the traffic issue that site initially had, however Robbinsville had 2,000 employees each shift (in season) and off season 1,200 employees, however Cranbury would have only 500 at the peak during the day and 400 and night. Other times Cranbury 350 employees during the day and 250 during the night shift. They noted, Cranbury facility was for large items only, ex. Kayaks.

Break down of shifts:

Day shift would be different start times;

half would be 6:30 am to 5:00 pm – in bound freight

another half would be 7:30 am to 6:00 pm – out bound freight

Evening shift would be;

6:30 pm – 5:00 am out bound freight

7:30 pm – 6:00 am in bound freight

Applicant explained there would be more car parking spaces needed, then originally expected and less trailer spaces necessary.

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

DISCUSSIONS:

PB294-16 William Warren Group (StorQuest Express)
Block 16, Lot 1 (2 Brickyard Road)
Block 16, Lot 2 (114 South Main Street)
Conceptual Review

Applicant's Representatives Attending:

Frank Brennan, Esquire
Pedro Castro, Magellan Architects
Lorali E. Totten, P.E., Crest Engineering

Date Application Submitted:

N/A – Informal discussion only

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

Applicant was conceptual proposing a storage facility. Applicant was told if they did not reduce the impervious coverage the application would be considered a use variance.

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

DISCUSSIONS:

PB289-16 Radko/Wells Enterprises, LLC
Block 23, Lot 50.01, Zone VC
55 North Main Street
Concept/Pre-Application for a Minor Site Plan

Applicant's Representatives Attending:

Frank Brennan, Esquire
David Wells, Applicant

Date Application Submitted:

N/A Informal discussion only

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

Applicant proposed to seek multiple uses for the building in hopes to make the property more attractive to buyers.

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

DISCUSSIONS:

PB295-16 Mukesh Somani
Block 7, Lot 15
65 Station Road
Conceptual/Informal

Applicant's Representatives Attending:

Mukesh Somani, Owner

Date Application Submitted:

N/A Informal

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

Applicant would like two option; one both floors office or office for first floor and residential rental on the second story.

Applicant was told the application would be a use variance.

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