

**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: December 12, 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)
- ☒ Michael Kaiser (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. (Anthony Todaro, Esquire)
- ☒ Josette C. Kratz, PB/ZBA Secretary/Land Use Administrator
- ☒ David Hoder, P.E., Board Engineer
- ☒ Richard Preiss, PP, AICP, Board Planner

**ADDITIONAL PUBLIC:**

Seven people present from public, names not collected

## **DISCUSSIONS:**

PB325-19                      Cranbury Station Road LLC  
Block 13, Lots 13 & 15, Zone I-LI  
Hightstown – Cranbury Road  
Major Preliminary and Final Site Plan  
COMPLETENESS REVIEW

### **Applicant's Representatives Attending:**

Michael J. Vitiello, Esq.  
Clinton Miller, Associate – Hammer Land Engineering  
Joseph Hanrahan, Principal – Hammer Land Engineering  
John S, Cranbury Station Road Owner

### **Date Application Submitted:**

November 1, 2019

### **Board Professional Review Letter Dated (Attached):**

None

### **A brief description of proposed development:**

Two proposed warehouses onsite. Proposed warehouse use is permitted. 43 acre presently vacant site used as farmland and wetlands with frontage on Halsey Reed Road. No variances are being requested at this time.

Applicant to review architectural standards and elevations could use some 'dressing up'. Mr. Hoder asked if the applicant was going to be represented by a licensed architect. Mr. Preiss suggested using a materials board. Mechanicals are to not be seen from roadway, and it was suggested using a roof plan and cross section in true scale for the hearing. Needs landscaping to be shown. Noted that hotboxes must be shown and variances requested, if necessary

The Applicant mentioned that they have applied for a number of general permits to authorize wetlands disturbance. Mr. Mullen mentioned that the total area of wetlands being disturbed under these general permits exceeds 1 acre, a violation of state law. The applicant felt this was not the case. Mr. Mullen also had questions about the methodology used by the Applicant to determine wildlife habitat potential. It was decided that the Applicant would attend the next EC meeting to discuss these environmental issues in detail.

Applicant asked about security fencing and gatehouses; must be shown if requested. Encouraging solar panels on rooftop. Mr. Preiss requested they show that all truck queuing can be accommodated onsite; there are recent issues in the zone of off-site queuing trucks waiting to be unloaded.

Concerns with traffic: queuing, truck traffic into residential areas, signage and wayfinding. Cross-section agreements, parking and shiftwork. No trucks to park off-site.

Reduce tree removal, no lighting spillage, soil testing, and earthwork calculations. Applicant to check with Shade Tree about specimens used for planting.

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

December 16, 2019

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

Re: **PB 325-19 Cranbury Station Road, LLC**  
**Completeness Review Memo # 01**  
Preliminary & Final Site Plan  
Block 13; Lot 13, 15  
HACE # CBP-072

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:

Application Name: Cranbury Station Road, LLC	
Application No: ZB 325-19	
Applicant/Owner: Cranbury Station Road, LLC / Cranbury Station Road, LLC	
Design Engineer: Andre Hanrahan, P.E.	Firm: Hammer Land Engineering
Original Date: 10/16/19	Revision Date: none

Documentation submitted:

- Cover letter including application package, checklist and tax certifications, from Michael Vitiello, Esq, dated 11/1/19.
- Preliminary and Final Major Site Plan, Cranbury Station Road, Flex Warehouses, Tax Map sheet 3, Block 13, Lot 13 & 15, Township of Cranbury, Middlesex County, NJ prepared by Hammer Land Engineering signed by John D. Hanrahan, PE dated 10/16/19 consisting of 25 sheets.
- Stormwater Management Report for Cranbury Station Road Flex Warehouses, Block 13, Lot 13 & 15, Township of Cranbury, Middlesex County, NJ prepared by Hammer Land Engineering dated 10/16/19.
- Topographic Survey, Tax Lots 13 & 15, Block 13, Township of Cranbury, Middlesex County, NJ, prepared by DPK Consulting signed by James J. Heiser dated 8/15/19 revised 8/19/19 consisting of 4 sheets.
- Right of way survey w/ topography, Hightstown-Cranbury Station Road and Station Road,



Township of Cranbury, Middlesex County, NJ by DPK Consulting signed by James J. Heiser dated 8/27/19 consisting of 2 sheets.

- Halsey Road Flex Warehouse, Station Road/Hightstown Cranbury Road Sanitary Sewer Force Main Plan dated 10/16/19 signed by David J. Applegate, PE.
- Operation and Maintenance Manual, Cranbury Station Road, Township of Cranbury, Middlesex County, NJ prepared by Hammer Land Engineering dated 10/11/19.
- Stormwater Subsurface Evaluation Summary Letter Report prepared by Advantage Engineers dated January 4, 2019.
- Geotechnical Engineering Report prepared by Advantage Engineers dated July 19, 2018.
- Ecological Resources Evaluation and Impact Assessment Report, Office/Warehouse Development Project, Block 13, Lots 13 & 15, Township of Cranbury, Middlesex County, NJ dated September 20, 2019 by Eastern States Environmental Associates.
- Traffic Impact Analysis for Summit Associates Proposed Warehouses Lot 13 & 15 Block 13, Township of Cranbury, Middlesex County, NJ, prepared by McDonough Rea Associates, Inc dated 9/26/19.
- Engineers Report Halsey Reed Road Warehouse Pump Station prepared by David J. Applegate, PE no date.
- Water System Engineers Report, Block 13, Lot 13 & 15, Township of Cranbury, Middlesex County, NJ prepared by Hammer Land Engineering signed by John D. Hanrahan, PE dated 10/16/19.
- Cover letter including Community Impact Assessment, from Michael Vitiello, Esq, dated 11/1/19.
- Community Impact Assessment, Cranbury Station Road Flex Warehouse, Block 13, Lot 13 and 15, Township of Cranbury, Middlesex County, NJ, prepared by Beacon Planning and Consulting Services. dated 10/19.
- Applications for:
  - NJDEP Land Use Regulation
  - Freehold Soil Conservation District
  - Middlesex County Planning Board
  - D & R Canal Commission
- Cover letter including application package, checklist and tax certifications, from Michael Vitiello, Esq, dated 11/15/19.

- Conceptual Floor Plan by Arco Design Build, no date, consisting of 2 sheets.

#### Project Description

The subject property is located on the East side of Hightstown Cranbury Station Road East of the Turnpike, West of Halsey Road which is the municipal boundary with Monroe Township. The site is in the I-LI, Light Industrial Light Impact Zone, and contains 42.79 Acres. The applicant is proposing to construct two warehouse facilities, one 252,000 SF and one 75,000 SF. The existing property currently is farmed.

#### Fees

The fees required under the Cranbury ordinances are as follows:

	Application fees:	Fee per SF	Escrow fees
Preliminary Site Plan	\$750.00		\$3,000.00
Plus \$ 25 per 1000 SF	\$8,175.00	Plus \$ 50 per 1000 SF	\$16,350.00
Final Site Plan	\$500.00		\$ 1000.00
		Plus \$ 50 per 1000 SF	\$ 16,350.00
Checklist Waivers*	\$ 150.00		\$ 1,000.00
3 at \$ 100.00	\$ 300.00	3 at \$ 100.00	\$ 300.00
Excess parking waiver	100		100
Publication	\$ 100.00		
Soil Disturbance	\$500		\$ 2,000
<b>Totals:</b>	<b>\$10,575.00</b>		<b>\$40,100.00</b>

**\*The applicant submitted \$5,270.00 for the application fee and \$19,350.00 for the escrow fee. The applicant should submit the additional application and escrow fees. Also, additional waivers will be needed for exceptions to the Cranbury tree list and the ROW dedication on Cranbury Station Road and these fees should be provided, as/if necessary (they are not included above).**

#### Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has marked a few items as not applicable and we concur since they are subdivision items.

**Items that have not been provided are:**

- **Item 7 – Affidavit of Ownership.** This item should be on the plans.
- **Item 12- Easement or land for public use.** Conservation easements around environmentally sensitive areas should be shown.
- **Item 20 Additional Right of Way.** A dedication should be provided for Halsey Road to a 25 ft half width ROW and a 15 ft pavement section; and for Hightstown Cranbury Station Road for a 30 ft half with ROW and a 17 ft half width pavement.
- **Item 23 – General Soil types.** SCS Soil types should be shown on the Soil erosion sheets.
- **Item 26 – The signature block should be changed to Planning Board Engineer**
- **Item 46 – Spot grades.** Spot grades should be shown at all existing property corners.
- **Item 49 – Solid Waste and Recycling Plan.** A report should be submitted.
- **Item 51 – Architectural plans not signed.**
- **Item 60 – Earthwork Calculations.** Should be submitted.

**The above items and additional fees should be submitted in order to attain completeness.**

**Please be advised that this office may find additional variances or exceptions during the course of the future technical review and if so, the fees above may change accordingly.**

**We would recommend that the Site Plan not be considered complete until the above is submitted.**  
If you have any questions regarding the above 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  
John Hanrahan, PE, Applicants Engineer, via Email  
Michael Vitello, Esq Applicants Attorney  
Cranbury Station Road, Applicant via Email