

**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: January 24, 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)
- ☒ Arthur Hasselbach (PB Member)
- ☒ Sean Deverin (ZBA Member)
- ☒ Merilee Meacock (ZBA Member)
- ☒ Karen Callahan (PB Member)
- ☒ Pete Mavodies (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:

Art Hasselbach

DISCUSSIONS:

PB317-18 Matrix 259 LCE
 Block 3, Lot 1.020 & 1.026, Zone LI
 259 Prospect Plains Road
 Preliminary & Final Major Site Plan

Applicant's Representatives Attending:

Raymond Aquino, P.E. – Director of Land Development
Glenn Pantel, Esq. – Drinker, Biddle & Rather, LLP
Michael McKenna, P.E. – Bowman Consulting
John T. Chadwick IV, P.P.
Karl Pehnke, P.E. – Langan Engineering

Date Application Submitted:

December 19, 2019

Board Professional Review Letter Dated (Attached):

Revised January 22, 2019, David Hoder, Hoder Associates

A brief description of proposed development:

The subject property is located in the LI, Light Industrial Zone District) on the East side of the New Jersey Turnpike. The site has frontage on Forsgate Drive and contains 36.008 Acres in Cranbury and 34.387 Acres in Monroe. The applicant is proposing to add parking and signage to the existing site.

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

Revised January 22, 2019
January 14, 2019

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

Re: **PB 317-18** Matrix 259 LCE I & J, LLC
Completeness Review Memo #01r
Preliminary & Final Site Plan
Forsgate Drive
Block 3, Lots 1.020 & 1.026
HACE # CBP-65

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: Matrix Corporate Campus Parking Expansion
Application No.: PB 317-18

Documentation submitted:

- Application package and checklist, with letter from Matrix, dated 12/19/18.
- Preliminary and Final Major Site Plan of Proposed Parking Expansion, Lot 9.04, Block 56, Township of Monroe and Lots 1.020 & 1.026 Block 3, Cranbury Township, Middlesex County, NJ, prepared by Bowman Consulting Group, Ltd., dated 11/30/18, consisting of 11 sheets.
- Hydrology Report for Matrix Corporate Campus, Lot 9.04, Block 56, Township of Monroe and Lots 1.020 & 1.026 Block 3, Middlesex County, NJ, prepared by Bowman Consulting Group, Ltd., dated 9/28/18.

Project Description

The subject property is located in the LI, Light Industrial Zone District) on the East side of the New Jersey Turnpike. The site has frontage on Forsgate Drive and contains 36.008 Acres in Cranbury and 34.387 Acres in Monroe. The applicant is proposing to add parking and signage to the existing site.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. Items 11, 15, 18, 19, 20, 21, 27, 28, 33, 34, 36, 44, 51, 53 and 57 are marked as not applicable and we agree. The applicant is requesting a waiver on item 59.

Fees

The fees required under the Cranbury ordinances are as follows:

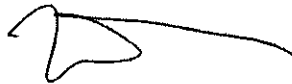
	Application fees:	Escrow fees:
Preliminary Site Plan	\$750.00	\$3,000.00
Final Site Plan	\$500.00	\$1,000.00
Variances (five)	\$ 850.00	\$ 2,800.00
Waivers (five)	\$ 550.00	\$ 1,400.00
Publication	\$100.00	
	\$ 2,750.00	\$ 8,200.00

The applicant is asking for five waivers and five variances.

Our office recommends that this application be deemed Conditionally Complete until the additional fees above 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
R Michael McKenna, PE, Applicants Engineer

CBP\CBP-065\PB 317-18 matrix completeness 1.docx

DISCUSSIONS:

PB318-18 Exit 8A Office Bldg – Signage
 Block 4, Lot 1, Zone LI
 1249 South River Road
 Pylon Sign Replacement

Applicant's Representatives Attending:

Jonathan Gotlib, Assistant General Counsel

Date Application Submitted:

December 26, 2019

Board Professional Review Letter Dated (Attached):

David Hoder, Hoder Associates, dated January 15, 2019

A brief description of proposed development:

The subject property is located on South River Road and contains 9.42 Acres as per the Site Plan. The applicant is asking to enlarge the existing site sign from 80.4 SF to 107.6 SF where 50 SF is allowed. The height of the sign is changing from 8.08 to 10.83.

Applicant felt they needed larger signage because of the speed vehicles travel on South River Road.

The signage package was not in keeping with Cranbury and asked the applicant to reconsider the anchor tenant for predominate space, and the rest should be on a directory sign. Proposed sign too 'cluttered.'

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

January 15, 2019

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

Re: PB 318-18 Gordon Exit 8A Associates
Completeness Review Memo #01
Sign Variance Application
1249 South River Road
Block 4, Lot 1
HACE # CBP-066

Dear Ms. Kratz:

Our office is in receipt of an Amended Site Plan and Sign Variance application for completeness review for the subject property. The submission information is as follows:

Application Name: Gordon Exit 8A Associates, LLC
Application No.: PB 318-18

Documentation submitted:

- Application package and checklist, with Gordon Exit 8A Associates, LLC dated December 26, 2018.
- Site plan entitled "Sign Exhibit, Gordon Exit 8A Associates, LLC Block 4, Lot 1, Tax Map Sheet 1, 9.42 Acres, Township of Cranbury, Middlesex County, NJ" prepared by Menlo Engineering Associates, dated December 27, 2018, consisting of 1 sheet.
- ALTA/ ACSM Land Title Survey for Gordon Exit 8A Associates, LLC Block 4, Lot 1, 1249 South River Road, Township of Cranbury, Middlesex County, NJ" prepared by Control Layouts, Inc last revised 6/28/2010.

Project Description

The subject property is located on South River Road, and contains 9.42 Acres as per the Site Plan. The applicant is asking to enlarge the existing site sign from 80.4 SF to 107.6 SF where 50 SF is allowed. The height of the sign is changing from 8.08 to 10.83.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has asked labeled items 5, 6, 8-12, 15-18, 20-24, 27,28, 30-36,

38, 40-49, and 51 to 60 as not applicable and we agree with this assessment. A waiver has been requested from item 19 (compliance with master plan). We concur with the waiver item due to the limited nature of the application.

They are calculated below:

Fees

The fees required under the Cranbury ordinances are as follows:

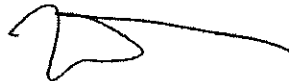
	Application fees	Escrow fees
Variance (sign size)	\$250.00	\$ 2000.00
Variance (sign height)	\$150.00	\$ 100.00
Waiver (checklist item 19)	\$100.00	\$100.00
Publication	\$100.00	
	\$600.00	\$2,200.00

We would recommend that the Site Plan be considered conditionally complete from an engineering standpoint until the above additional fees are furnished.

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
Sean Delany, PE, Applicants Engineer, via Email
Frank Petrino Esq., Applicants Attorney, via Email
Paul Schneider, Applicant via Email

DISCUSSIONS:

PB306-18 Penske Trucking Plan
 Block 7, Lot 22, 23.01 & 23.02
 Route 130
 Preliminary & Final Major Site Plan

Applicant's Representatives Attending:

Rick Brodsky, Esquire – Ansell Grimm & Aaron
Kevin Brakel, P.E. – Princeton Jct. Eng.
Jonathon Wiltanger, Penske Leasing
Sean Yentsch, Penske Leasing

Date Application Submitted:

December 24, 2019

Board Professional Review Letter Dated (Attached):

David Hoder, Hoder Associates, dated January 10, 2019

A brief description of proposed development:

The subject property is located in the HC (Highway Commercial Zone District) on the East side of New Jersey State Highway Route 130 and contains 9.623 Acres. The property contains two residences, one masonry building, three metal buildings, six small sheds, and a cell tower. The applicant is proposing one 23,187 SF Penske building and associated car parking, truck parking, and two stormwater management basins. All access will be from Route 130.

The applicant was asked to attend the EC Meeting in February to review the application since plans are required to be sent for site plan review it was felt it would more productive if the applicant showed in person in the event the EC had questions. Applicant agreed.

Application Deemed Complete: ☒ YES **Conditionally Deemed Complete pending submission of items in Dave Hoder's Report** ☐ NO ☐ N/A

January 10, 2019

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

Re: **PB 306-18** Penske Truck Leasing Co, LLC
Completeness Review Memo #01
Preliminary & Final Site Plan
Route 130
Block 7, Lots 122, 23.01, 23.02
HACE # CBP-58

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: Penske Truck Leasing Co, LLC
Application No.: PB 306-18

Documentation submitted:

- Application package and checklist, with letter from Princeton Junction Engineering, PC, dated 12/24/18.
- Preliminary and Final Site Plan, of Lots 122, 23.01, 23.02, Block 7, Penske Truck Leasing Co, LLC, Cranbury Township, Middlesex County, NJ, prepared by Princeton Junction Engineering, PC, dated 12/20/18, consisting of 13 sheets.
- Storm Water Management Report for Penske Truck Leasing, of Lots 122, 23.01, 23.02, Block 7, Cranbury Township, Middlesex County, NJ, prepared by Princeton Junction Engineering, PC, dated 12/20/18.
- Architects plans for Penske Truck Leasing Co, LLC prepared by Camburas & Theodore, Ltd, dated 8/24/2018 consisting of 2 sheets.
- Traffic Impact Study for Penske Truck Leasing prepared by McDonough & Rea Associates dated 12/20/2018.

Project Description

The subject property is located in the HC (Highway Commercial Zone District) on the East side of New Jersey State Highway Route 130, and contains 9.623 Acres. The property contains two residences, one masonry building, three metal buildings, six small sheds and a cell tower.

The applicant is proposing one 23,187 SF Penske building and associated car parking, truck parking and two storm water management basins. All access will be from Route 130.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. Items 16, 18, 20, 27, 28, 36, 42, 43, and 57 are marked as not applicable and we agree. The applicant is requesting a waiver on items 59 and 60. They have not properly submitted items 14 (fees), 25 (taxes paid) and 26 (signature block).

Our office recommends that this application be deemed Conditionally Complete until items 14, 25 and 26 are either submitted or remedied.

Fees


The fees required under the Cranbury ordinances are as follows:

	Application fees:		Escrow fees:
Preliminary Site Plan	\$750.00		\$3,000.00
Plus \$ 25 per 1000 SF	\$ 600.00	Plus \$ 50/1000 SF	\$ 1,200.00
Final Site Plan	\$500.00		\$1,000.00
		Plus \$ 50/1000 SF	\$ 1,200.00
Variances (one)	\$ 500.00		\$ 2,000.00
Waivers (five)	\$ 550.00		\$ 1,400.00
Publication	\$100.00		
	\$ 3,000.00		\$ 9,800.00

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
Kevin Brakel, PE, Applicants Engineer