

**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: September 20, 2018

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 (TC & PB Member)
- ☒ Arthur Hasselbach (PB Member)
- ☐ Sean Deverin (ZBA Member)
- ☒ Mike Dulin (via telephone)
- ☒ Karen Callhan

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:

Applicant's Representatives Attending:

David Himmelman, Esquire
Joe O'Conner, Compass
Mark Leberman, Engineer
Susan Yee, Architect

Date Application Submitted:

September 3, 2018

Board Professional Review Letter Dated (Attached):

N/A

A brief description of proposed development:

EXHIBIT A-1 Color Enhancement to previously submitted rendering showing 7'11" x 3' vestibule addition to act as a climate control at entrance.

Unanimously Approved Application and Resolution of Memorialization for Application No. PB282-16 (DRC) Compass of Cranbury, LLC (Vestibule Entrance), Block 7, Lot 17, 57 Station Road, Granting Minor Site Plan Approval for a small bump out vestibule per attached plans.

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

DISCUSSION

PB267-15 High Point Development (a.k.a. Hagerty/Chaney Tract)
Amending Original Preliminary Major Site Plan Approval which included
Block 20.16, Lot(s) 7-10 & 20
Block 19, Lot(s) 2-4
Final Major Site Plan Approval for (Retail Portion ‘Cranbury Commons’)
Block 20.16, Lot 7.01
County Road 535/Old Trenton Road, County Road 539/South Main Street &
Old Cranbury Road

Applicant’s Representatives Attending:

Date Application Submitted:

Board Professional Review Letter Dated (Attached):

David Hoder, Revised date September 27, 2019
Richard Preiss, Dated September 12, 2019

A brief description of proposed development:

Applicant must submit as two separate applications; for the High Point residential portion and the Cranbury Commons Commercial portion.

The subject property is located in the High Point Redevelopment Area and contains 12.705 acres as per the Site Plan. The property has frontage on South Main Street, Old Trenton Road and Old Cranbury Road. The property currently is under construction.

This Phase 2 consists of a 10,000 square foot pharmacy with a drive-thru lane, and a two story Mixed Use Building with a 20,000 SF retail on the first floor and 16 apartments on the second floor.

The proposed plan is not compliant with the “Principal Permitted Uses” as set forth in Section D of Chapter III of the Amended Redevelopment Plan, as follows:

- (1) The mixed use building is required to be located at the corner of South Main and Old Trenton Road, not at the corner of Old Cranbury and Old Trenton Road (the word “shall” is used in regard to the locations);
 - (2) The second building is required to be an “office building” and to be located at the corner of Old Cranbury and Old Trenton Road (again the word shall is used in both cases).
- The applicant previously received Preliminary and Final Site Plan and Subdivision approval and told the Board that they would re-apply, (based on market conditions) to revise Phase Two.

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