

**DEVELOPMENT REVIEW COMMITTEE
TOWNSHIP OF CRANBURY
23-A NORTH MAIN STREET
CRANBURY, NEW JERSEY 08512**

(609) 395-0900, Ext. 221
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DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: October 5, 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 (TC & 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
- ☒ Richard Preiss, PP, AICP, Board Planner

ADDITIONAL PUBLIC:

DISCUSSIONS:

ZBA301-97 Italian Touch (Team Work 3 Inc.)
Block 5, Lot 14, Zone HC
2670 NJ State Highway 130 North
Site Plan

Applicant's Representatives Attending:

Francis Brennan, Esquire
Joe Perovic, Applicant/Owner
Joseph Primiano, Architect

Date Application Submitted:

September 22, 2017

Board Professional Review Letter Dated (Attached):**A brief description of proposed development:**

Applicant to have an engineer look at the parking configuration; board felt it may not be necessary if the traffic flow was working. Applicant to check setbacks and see if it was necessary to build out further to the property line.

The Site Plan indicates 19 additional parking spaces will be provided. Andrew Feranda noted that, while there are 19 new parking spaces shown on the site plan, but there will be a loss of 3 spaces to allow access to the 9 new spaces (4 spaces + 5 spaces) at the southeast corner of the lot. The net additional parking count is only + 16. Also, 5 of the spaces counted as "additional" to the north east of the lot were previously approved as banked spaces.

Andrew Feranda requested that a brief parking analysis be provided documenting existing parking conditions and to justify 16 additional spaces for the expansion.

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