

**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 7, 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
- ☐ Glenn Gerken, P.E., Conflict Board Engineer
- ☒ Richard Preiss, PP, AICP, Board Planner

**ADDITIONAL PUBLIC:**

**DISCUSSIONS:**

PB300-17      Robert & Phyllis Hemler  
Block 20.06, Lot 43, Zone RLD-1  
22 Scottsdale Court  
1st time residential informal discussion re: subdivision possibility

**Applicant's Representatives Attending:**

Both Mr. & Mrs. Hemler

**Date Application Submitted:**

August 14, 2017

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

Not Applicable

**A brief description of proposed development:**

Applicant has been the property owner since 1990. Wife recently retired and they have placed the property on the market, however prospective buyers ask if property is sub-dividable. Recognizing that a lot of things have changed in the surrounding area, as it pertains to zoning, such as the Four Seasons development and the High Point development. This property is four acres and one of seven properties within the development that are similar in size. This property is unique in as it is surrounded by Township lands, to adjacent properties, and abuts to two streets at dead ends. It's a substantial size property in which to maintain and the continue to pay the considerable sum of taxes. Septic and well placement should not have an environmental impact.

Mr. Preiss stated if the applicant decides to pursue the subdivision it would most likely require a D-Variance approval. He advised the applicant to consult with an experienced land use attorney. He also warned that seeking a use variance (D-Variance) could be a heavy burden. See attached minutes, filed map notation, etc., documentation which prohibits further subdivision to development per original approval.

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