

**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
MINUTES**

Meeting Date: September 8, 2011

Meeting Commenced: 5:00 p.m.

Meeting Ended:

The Development Review Committee conducted the following informal meetings as required pursuant to Township Land Development Section 150-76.

DRC MEMBERS:

- Winthrop Cody
- James Gallagher
- Thomas Harvey (Alt.)
- Arthur Hasselbach
- Frank Shea

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- Andrew Feranda, Board Traffic Consultant – Shropshire Assoc.
- Valerie J. Kimson, Esquire – Mason, Griffin & Pierson, P.C.
- Josette C. Kratz, PB/ZBA Secretary/Land Use Administrator
- David Hoder, Board Engineer – Maser Consulting
- Richard Preiss, Board Planner – Phillips Preiss Grygiel, Inc.

APPLICATIONS:

**ZBA 206-11 Christopher & Francine Ruzich
Block 28, Lot 20, Zone V/HR 18
Prospect Street
Bulk variance for fence**

Applicant's Representatives Attending: Did not attend

Date Application Submitted: August 26, 2011

Board Professional Review Letter Dated (Attached): N/A

Brief description of proposed development:

Applicant to erect a picket fence in front yard.

Application Deemed Complete: YES NO N/A

Additional Comments:



Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects

331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Tel: 732.383.1950 • Fax: 732.383.1984

September 1, 2011

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

Re: **Completeness Review #1**
Rajesh Wadhwa
Amendment to Original Use Variance, Bulk Variance, Preliminary & Final Site Plan
2709 Route 130 South
Block 18.02, Lot 4
MC Project No. CBZ-004

Dear Ms. Kratz:

Our office is in receipt of an Amendment to Original Use Variance, Bulk Variance, Preliminary & Final Site Plan application for the subject property. The submission information is as follows:

Application Name: Rajesh Wadhwa Amendment to Original Use Variance, Bulk Variance, Preliminary & Final Site Plan	
Application No. ZB 102-105	
Owner: Shubham, LLC	Applicant: Shubham, LLC
Design Engineer: Carl H. Stover, PE	Firm: CHS Architecture Engineering Planning
Original Date: 11/15/05	Revision Date: 08/26/11
Design Architect: n/a	Firm:
Original Date:	Revision Date:

Project Description

The subject property is situated in the V/HR – Village/Hamlet Residential Zone District and contains 0.51 acres. The property has 150 feet of frontage along the west side of N.J. State Highway Route 130. The property currently contains a one-story commercial building and associated parking facilities.

On June 7, 2006 the Township of Cranbury Board of Adjustment adopted a Resolution approving a Use Variance, Bulk Variances and Preliminary and Final Site Plan for a proposed medical office use with an addition to the existing building, parking lot reconfiguration and other associated improvements.

The current application for an Amendment to the Original Use Variance, Bulk Variance, Preliminary & Final Site Plan proposes that the Applicant not construct any of the originally approved improvements to the site other than paving the existing parking lot but begin utilizing the existing building for medical administrative purposes in order to hold meetings with



To: Josette Kratz, Land Use Administrator
Re: **Completeness Review #1**
Rajesh Wadhwa
Amendment to Original Use Variance, Bulk Variance, Preliminary /Final Site Plan
2709 Route 103 South
Block 18.02, Lot 4
MC Project No. CBZ-004

September 1, 2011
Page 2 of 2

staff/nurses and review files. There will be no visitation to the premises by patients. The originally proposed improvements will be constructed in the future once the Applicant is able to generate income from the property and is able to fund the project.

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist and have deemed it **INCOMPLETE**.

The following information and items are deficient from the Checklists and shall be provided or waivers requested:

ITEM #	ITEM DESCRIPTION	COMMENT
16.	Development Stages or staging plans.	The applicant should indicate if the project is to be phased and if they will ever construct the previously approved improvements.
25.	Proof that taxes are current.	The applicant should provide proof that the taxes on the property are paid.
38.	Requested or obtained design waivers.	The applicant should provide a list of design waivers.

The Applicant shall verify that the previous application has obtained its required extensions since the Resolution was memorialized June 7, 2006.

If you have any questions regarding this matter please do not hesitate to contact our office.

Very truly yours,

MASER CONSULTING P.A.

David J. Hoder, P.E., P.P., C.M.E.
Planning Board Engineer

DJH/lrd

CC: Richard Preiss, Board Planner
Carl Stover, Applicant's Engineer

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DRC APPLICANT'S ATTENDANCE SHEET

DATE: September 8, 2011

APPLICATION:

ZBA 102-05 Rajesh Wadhwa
 Block 18.02, Lot 4, Zone V-HR
 2709 Route 130 South
 Amendment to Original Use Variance, Bulk Variance, Preliminary & Final Site Plan Approval

FULL PROFESSIONAL'S NAME & COMPANY	ADDRESS	E-MAIL & TELEPHONE
Donalds. Driggers	170 S. Main St. Hightstown NJ	Donald. Driggers at TurpCoates 08520 609-448 0010 a COM
Carl Stone	370 Ryder Rd Dayton NJ 08110	stonearchitecture@earthlink.net (732) 213-0148
RAJESH WADHWHA	8 HIDDEN HOLLOW DRIVE YARDVILLE NJ 08620	WADHWHA @ GMAIL.COM 609 5104041

APPLICATIONS:

**ZBA 102-05 Rajesh Wadhwa
Block 18.02, Lot 4, Zone V-HR
2709 Route 130 South
Amendment to Original Use Variance, Bulk Variance, Preliminary & Final Site Plan
Approval**

Applicant's Representatives Attending:

Donald S. Driggers, Esquire
Carl Stover, Architect
Rajesh Wadhwa, Applicant/Owner

Date Application Submitted: August 29, 2011

Board Professional Review Letter Dated (Attached):

David J. Hoder, Maser Consulting, Dated September 1, 2011

Brief description of proposed development:

Applicant wants to amend original approval for use variance, bulk variances, and preliminary & final site plan to not construct any improvements other than paving the existing parking lot and install fencing.

Applicant would use the structure for medical office space only, possibly phasing the improvements after two years. Applicant agreed to request that the Board amend the original site plan approval to allow the limited improvements be undertaken for occupancy for Phase 1 for a period of two years.

The environmental commission's previous concerns were mentioned, in that the applicant should review previous approval with regard to soil testing in area of pre-existing tank.

Applicant agreed to have their engineer, Carl Stover meet with Dave Hoder, Board Engineer, at the site to review the condition of the site and building and to recommend any further improvements as part for their application Phase 1.

The applicant was asked to provide three different sets of plans, one showing existing, one Phase One, and Phase Two all as one "plan set" for each packet. MLUL plans must be filed at least 10 days in advance of a hearing. In order for the applicant to be placed on the October 5th hearing plans must be submitted and received by the PB/ZBA Office and the professionals NO LATER

than September 22, 2011. Proper notice must also be made in accordance to the MLUL.

Application Deemed Complete: YES NO N/A

Additional Comments:

Applicant to make changes and submit 20 "plan sets" for hearing in October.

APPLICATIONS:

**PB 125-06 Cranbury Station Park (formerly Millstone Park)
Corner of Route 130 and Station Road
Block 10, Lot 1, Zone I-LI-S
Preliminary Major Site Plan**

At Applicant's request to come before DRC and informally go over plan again prior to resubmission.

Applicant's Representatives Attending:

Edwin Caballero, Engineer, Birdsall
Rocco Palmieri, Engineer, Birdsall
Frank J. Petrino, Esquire, Sterns and Weinroth
Michael Alfieri, M. Alfieri Co., Inc.

Date Application Submitted: N/A

Board Professional Review Letter Dated (Attached): N/A

Brief description of proposed development:

Two proposed warehouses: 930,030 SF and 310,937 SF. Mr. Alfieri has a prospective tenant who is interested in one, possibly two of the warehouses. The DRC would like to still see the alignment of the Master Plan roadway with Old Trenton Road and asked the applicant to pursue communication with the NJDOT and NJ DEP with that regard if possible.

The Applicant indicated that they would do calculations to quantify wetlands area that would be impacted by a Liberty Way connection at the Route 130 and Old Trenton intersection. The Applicant offered to provide ROW for the connection should it becomes a viable option. Applicant would consider an access easement to allow adjacent properties to connect to Liberty Way, with or without the connection to Route 130 and Old Trenton.

Mr. Petrino said that they would be resubmitting an application for completeness review.

Application Deemed Complete: YES NO N/A

Additional Comments:

DRC APPLICANT'S ATTENDANCE SHEET

DATE: September 8, 2011

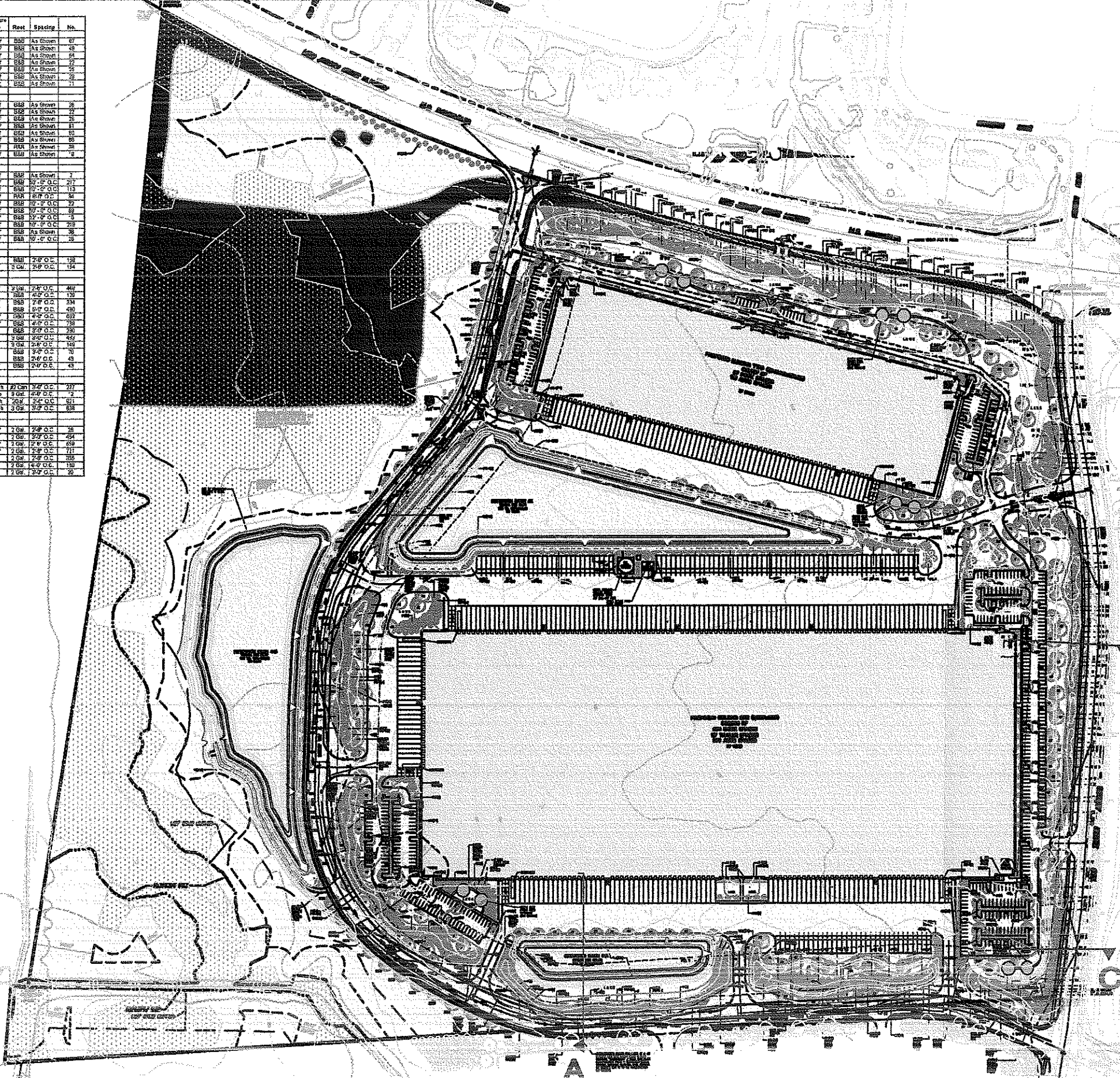
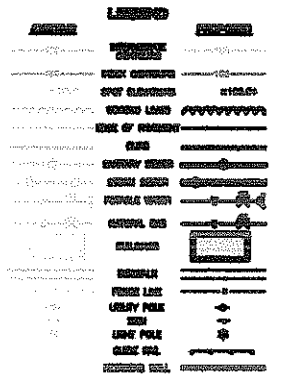
APPLICATION:

PB 125-06 Cranbury Station Park (formally Millstone Park)
 Corner of Route 130 and Station Road
 Block 10, lot 1, Zone I-LI-S
 Preliminary Major Site Plan

FULL PROFESSIONAL'S NAME & COMPANY	ADDRESS	E-MAIL & TELEPHONE
EDWIN CAPPALERO BIRDSEAL SERVICES SA	65 JACKSON DR CRANFORD, NJ 07016	ECAPPALERO@BIRDSEAL.COM
ROCCO PALMIERI BIRDSEAL	9 N	RPALMIERI@BIRDSEAL.COM
FRANK J. PETRINO STENS	TRENTON, NJ	FPETRINO@STENSLAW.COM

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Plant Size	Minimum Size	Root	Spacing	No.
Shade Trees							
AK	Acer rubrum "October Glory"	October Glory Red Maple	2 1/2" - 3" Cal.	30"	8/8"	As Shown	67
F	Fraxinus americana "Patmore"	Patmore Ash	2 1/2" - 3" Cal.	30"	8/8"	As Shown	48
ST	Quercus macrocarpa "Strom"	Strom White Oak	2 1/2" - 3" Cal.	30"	8/8"	As Shown	65
S	Liquidambar styraciflua "Redmond"	Redmond Sweetgum	2 1/2" - 3" Cal.	30"	8/8"	As Shown	27
QF	Quercus falcata	Pink Oak	2 1/2" - 3" Cal.	30"	8/8"	As Shown	26
SL	Liriodendron tulipifera "Green Mountain"	Green Mountain Yellow Birch	2 1/2" - 3" Cal.	30"	8/8"	As Shown	29
STG	Salix glauca "Willow Green"	Willow Green Willow	2 1/2" - 3" Cal.	30"	8/8"	As Shown	11
Medium Size Trees							
BN	Betula nigra "Nanette"	Nanette River Birch (Clonal)	6" - 10" Ht.	40"	8/8"	As Shown	25
CO	Cornus rugosa	ROUSE Dogwood	6" - 10" Ht.	40"	8/8"	As Shown	22
V	Viburnum sp. "Spring Snow"	Spring Snow Viburnum	2" - 1 1/2" Cal.	20"	8/8"	As Shown	26
MB	Magnolia biondii	Japanese Flowering Camellia	2" - 1 1/2" Cal.	18"	8/8"	As Shown	81
F	Forsythia viridissima "Hardy Yellow"	Hardy Yellow Forsythia	2" - 1 1/2" Cal.	18"	8/8"	As Shown	85
FA	Fraxinus viridis "Columbian"	Columbian Green Ash	2" - 1 1/2" Cal.	18"	8/8"	As Shown	86
PK	Prunus cerasifera "Nandina"	Nandina Cherry	2" - 1 1/2" Cal.	18"	8/8"	As Shown	28
YF	Yucca filamentosa	Yucca Filamentosa	2" - 1 1/2" Cal.	18"	8/8"	As Shown	16
Evergreens							
CO	Chamaecyparis obtusa "Nana"	Nana Cypress	7" - 8"	30"	8/8"	As Shown	7
NO	Podocarpus neriifolia	Nerifolia Podocarpus	7" - 8"	30"	8/8"	As Shown	21
HE	Hebe x exoniifolia	Exoniifolia Hebe	7" - 8"	30"	8/8"	As Shown	113
BU	Buxus sempervirens "Parade"	Parade Boxwood	6" - 8"	30"	8/8"	As Shown	34
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	37
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	38
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	39
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	40
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	41
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	42
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	43
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	44
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	45
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	46
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	47
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	48
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	49
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	50
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	51
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	52
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	53
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	54
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	55
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	56
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	57
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	58
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	59
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	60
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	61
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	62
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	63
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	64
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	65
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	66
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	67
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	68
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	69
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	70
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	71
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	72
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	73
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	74
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	75
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	76
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	77
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	78
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	79
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	80
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	81
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	82
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	83
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	84
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	85
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	86
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	87
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	88
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	89
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	90
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	91
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	92
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	93
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	94
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	95
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	96
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	97
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	98
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	99
CO	Chamaecyparis obtusa	Common Cypress	6" - 8"	30"	8/8"	As Shown	100



NOT FOR BID OR CONSTRUCTION

<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td>10/1/10</td> <td>ISSUED FOR BIDDING & PERMITS</td> </tr> <tr> <td>2</td> <td>10/1/10</td> <td>ISSUED FOR BIDDING & PERMITS</td> </tr> <tr> <td>3</td> <td>10/1/10</td> <td>ISSUED FOR BIDDING & PERMITS</td> </tr> </table>	No.	Date	Description	1	10/1/10	ISSUED FOR BIDDING & PERMITS	2	10/1/10	ISSUED FOR BIDDING & PERMITS	3	10/1/10	ISSUED FOR BIDDING & PERMITS	<p>SCALE</p> <p>GRAPHIC SCALE: 1" = 100'</p>	<p>PROFESSIONAL ENGINEER & LAND SURVEYOR</p> <p>ROCCO PALMERI</p> <p>PROFESSIONAL ENGINEER & LAND SURVEYOR, N.J. Lic. No. E22395</p>	<p>BIRDSALL SERVICES GROUP</p> <p>ENGINEERS & CONSULTANTS</p> <p>600 WASHINGTON DRIVE SPRINGFIELD, NJ 07081 TEL: (908) 227-8800 FAX: (908) 457-8134</p>	<p>OVERALL LANDSCAPING PLAN</p> <p>PRELIMINARY MAJOR SUBDIVISION SITE PLAN FOR CRANFURY STATION PARK</p> <p>BLACK 19 LOT 1 - U.S. HIGHWAY ROUTE 130 & GREEN ROAD - THE MAP SHEET #3 TOWNSHIP OF CRANFURY, MIDDLESEX COUNTY, NEW JERSEY</p>	<p>DATE</p> <p>10/1/10</p> <p>SCALE</p> <p>1" = 100'</p> <p>SHEET NO.</p> <p>18 of 53</p>
No.	Date	Description															
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