

**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: March 6, 2014

Meeting Commenced: 6:00 p.m.* NOTE TIME CHANGE

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)
- Thomas Harvey (PB Member)
- Arthur Hasselbach (PB Member)
- Merilee Meacock (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 – Maser Consulting
- Richard Preiss, PP, AICP, Conflict Planner

ADDITIONAL PUBLIC:

Mayor Susan Goetz, Township Committee
Tom Patterson, Zoning Board Chairman
David Cook, Township Committee
Allan Kehrt, Planning Board Chairman

FIRST TIME INFORMAL DISCUSSIONS:

ZBA 249-13 Moore, William
Block 16, Lot 7, Zone GC
124 South Main Street
Informal Pre-Application Submission

Applicant's Representatives Attending:

Bill Moore, Laundry Solutions of Mercer LLC, Office: 609-392-2220
John , West Pattern Works, Cranbury, NJ

Date Application Submitted:

First Contact, October 31, 2013

Board Professional Review Letter Dated (Attached):

None

Brief description of proposed development:

See Attached

Application Deemed Complete: YES NO N/A

Applicant's property was heavily constrained by the wetlands, wetlands buffers, etc. Suggestion made to applicant to contact an engineer to have a LOI/delineation for exploring property limits. It was also suggested applicant contact Mr. Farrington, Construction Official and Jeff Graydon, Zoning Officer to possible see what alternatives or other feasible options there were in order to make building more usable under the same footprint that would not trigger additional outside agency approvals. Suggested they have a conversation with DEP also on options, assuming that DEP would be the most difficult hurdle the DRC felt it would be best for the applicant to find out exactly where DEP would stand rather than seek site plan approval only to find out DEP would not allow the approval received.

Josette C. Kratz

From: Bill Moore <bill@laundrysolutions.net>
Sent: Thursday, October 31, 2013 2:35 PM
To: jckratz@cranbury-nj.com
Subject: 124 South Main Street
Attachments: LOI pg2 10-10-06.jpeg; LOI pg1 10-6-10.jpeg; Proposed addition Letter 10-30-13.jpeg; proposed additions 10-30-13.jpeg

Josette,

Thank you for taking the time to speak with me yesterday.

The property is located at 124 South Main St., Cranbury 08512, Block 16, Lot 7

The property is a 1920's farmhouse with barns behind it. The barns are rented to a light industrial machine shop that has been there for approximately 50 years and they would like to have more space to purchase some more machinery. This would not increase their staff, it is for additional machinery to be used by their current staff. I have attached a letter explaining my ideas, as well as a current site plan with rough drawings of the proposed additions. I would prefer to do Option A, but if that cannot be done, then Option B, C or D in that order. Option A is outside the current foot print of the building and blacktop. B,C, and D stay within the current footprint of building and blacktop.

There is wetlands on the property, and I am not sure how that effects everything, but I also included a DEP Letter of Interpretation from 2006 that I have from the previous owner.

I look forward to speaking with you again,

Sincerely,

Bill

Bill Moore
Laundry Solutions of Mercer LLC
Office: 609-392-2220
Fax: 609-771-3765
Cell: 201-424-3122

September 24, 2013

Mr. Jeffrey Graydon
Zoning Officer
The Township of Cranbury
23-A North Main St.
Cranbury, NJ 08512

Dear Mr Graydon,

I am the owner of 124 South Main Street. My tenants West Pattern Works are in need of some additional space for new machinery. I know that there is wetlands on this property and I do have some information from the previous owner. Please see the attached site plan and Letter of Interpretation. I do not have any experience with this type of thing, so I am going to give you the 4 scenarios I am thinking of doing and hopefully you can tell me which ones can or cannot be done. They are in order of what I would most like to do. I have drawn them in on the existing site plan for your reference.

Option A

Add a 35'x35' addition to the back of existing building. This would be a concrete slab with stick built structure as is the existing part of the building it would be attached to.

Option B

Demolish the older center part of the current building and rebuild with an industrial floor, higher ceilings and a 15'x55' addition that would go out into the existing blacktop. This would also be a concrete slab with a stick built structure.

Option C and D

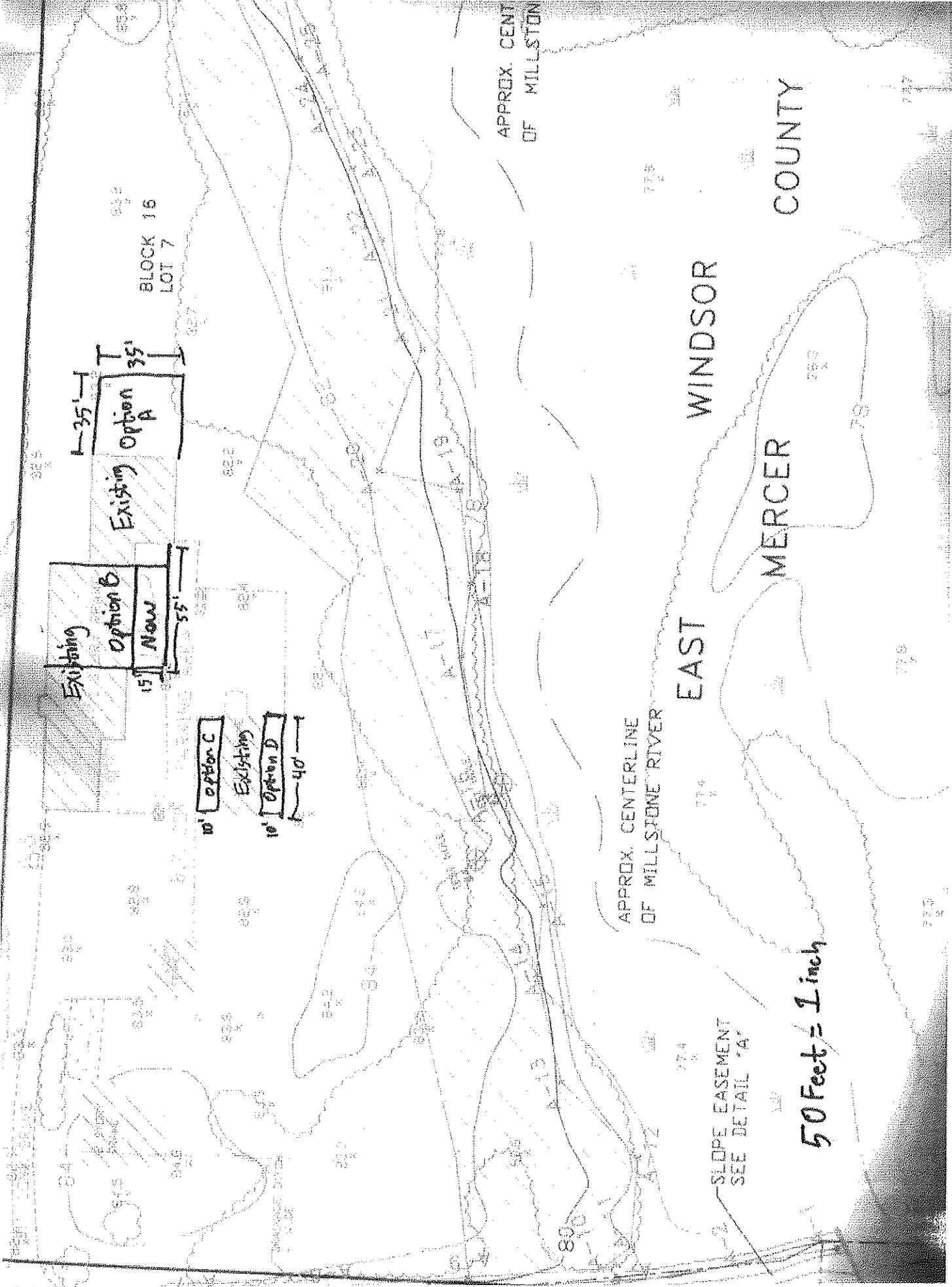
Add 10' to either the north side of the building or 10' to both the north and south sides of the building.

I look forward to speaking with you after you have had time to review the information. My cell phone number is 201.424.3122.

Thank you for your help in this matter.

Sincerely,

Bill Moore



BLOCK 16
LOT 7

Existing
Option A
35'
35'

Existing
Option B
15'
55'

10'
Option C
Existing

10'
Option D
40'

APPROX. CENT.
OF MILLSTONE

APPROX. CENTERLINE
OF MILLSTONE RIVER

EAST WINDSOR

MERCER COUNTY

SLOPE EASEMENT
SEE DETAIL "A"

50 Feet = 1 inch



State of New Jersey
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Division of Land Use Regulation
 P.O. Box 439, Trenton, New Jersey 08625
 FAX # (609) 777-3656
 Web Site: www.state.nj.us/dep/landuse

RON S. CORZINE
 Governor

LISA P. JACKSON
 Commissioner

October 10, 2006

Kyle Paterson
 P & W Land Consultants, Inc.
 P.O. Box 9944
 Trenton, New Jersey 08650

Re: Letter of Interpretation/Line Verification
 File No.: 1202-06-0004.1 FWW 060001
 Applicant: Dennis West
 Block: 16; Lot: 7
 Cranbury Township; Middlesex County

Dear Mr. Paterson:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Division of Land Use Regulation, is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted on September 22, 2006, the Division of Land Use Regulation has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled "Plan Of Survey Prepared For Dennis West Lot 7 Block 16 Situated In The Township Of Cranbury, Middlesex County, NJ", dated March 24, 2006, unrevised, and prepared by Anthony T. Romeo, PLS, is accurate as shown.

Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands or transition areas or the deposition of any fill material into any water area, will require a permit from this office unless exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 *et seq.*, and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Division's public records.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A-1 *et seq.*), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above LURP file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP, File #"

In addition, the Department has determined that the wetlands on the subject property are of ordinary and exceptional resource value. The wetland feature denoted by flags A-3 to A-10 is an ordinary resource value ditch. A standard transition area or buffer is not required adjacent to ordinary resource value wetlands. The wetlands denoted by flags A-1 to A-3, A-10 to A-33 are exceptional resource value wetlands and the standard transition area or buffer required adjacent to these wetlands is 150 feet. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-5) and the modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

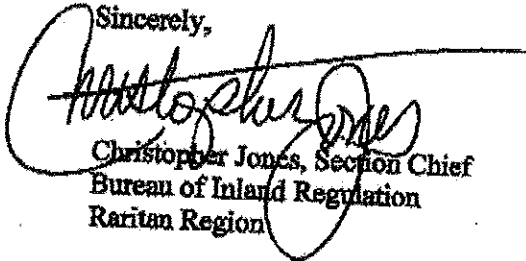
It should be noted that this wetlands classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant. Under NJSA 13:9B-7a(2), if the Department has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division of Land Use Regulation, P.O. Box 439, Trenton, New Jersey 08625

This letter in no way legalizes any fill that may have been placed, or other regulated activities that may have occurred on-site. Also this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Administrative Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

Please contact Mark Harris of our staff at (609) 633-6754 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,


 Christopher Jones, Section Chief
 Bureau of Inland Regulation
 Raritan Region

c: Cranbury Township Clerk and Planning Board