

**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: June 5, 2014

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)
- 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:

Glenn Johnson, Township Council
Allan Kehrt, Planning Board Chairman

DISCUSSIONS:

DRC255-14 Robin Ziuyzda & Michael Yatzko
Brickyard Farm
Block 13, Lot 18, Zone I-LI
43-45 Brickyard Road
Informal/Conceptual Pre-Application

Applicant's Representatives Attending:

Robin Zlugzda & Mike Yatsko, Applicants
Stacy Butewior, Carper's Realtor – Berkshire Hathaway Home Services
Farrett Wolf - Real Estate Trends & Auction CO, LLC
Monica Carper, Property Owner – Camelot Auction Company

Date Application Submitted:

May 15, 2014

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

Property is presently utilized as Camelot Action and Stables; every Wednesday they have horse/tack auctions and certain Sundays are known for rodeos during the summer months.

Applicant's dream is to own a small farm where they would "work" the property, sell nursery stock. Raise small livestock, and use as a home base for their landscaping business. They intended to also live on the property; residing in the existing residential dwelling located on the property.

The consensus of the DRC and attending public that most of the intended uses should fall under the provision of the Right-To-Farm Act, however, it would fall under the jurisdiction of Mr. Graydon's interpretation for the landscaping business.

Application Deemed Complete: YES NO N/A

For reference, Jeff Graydon's interpretation included.

DISCUSSIONS:

ZBA184-10 Landscape Maintenance/Showmont
Block 16, Lot 13, Zone L-LI
42 Hightstown Cranbury Station Road
Amendment to the original approval for Use Variance,
and Major Preliminary and Final Site Plan

Applicant’s Representatives Attending:

Francis Brennan, Esquire
Thomas DiDario, Landscape Maintenance
Geoff Brown, P.E., Princeton Junction Engineering

Date Application Submitted:

May 13, 2014

Board Professional Review Letter Dated (Attached):

David Hoder, P.E., Completeness letter dated May 29, 2014

Brief description of proposed development:

Applicant had previously submitted an application for the DRC to review back on _____. At that time, the application was deemed incomplete, applicant was asked to make certain changes, and it was requested that the applicant capture, on the site plan, the actual conditions existing on the property, along with delimitating the uses on the property.

There would need to be verification of present use verse originally approved use, however the additional changes in this application was intended for outdoor storage of salt, mulch, stone, and dirt (no plant material).

Mr. Feranda did not feel there was a need for an additional traffic study to be submitted. Mr. Hoder wanted a report to explain the drainage in order to get an idea of the environmental concerns, if any.

Minor change to be made and application ready to be deemed tentatively complete. Secretary to discuss meeting date with ZBA Chairman.

Application Deemed Complete: YES NO N/A

DISCUSSIONS:

PB125-06 Alfieri Station Road
 Block 10, Lot 1
 Station Road & Route 130
 Informal Discussion/Landscaping

Applicant’s Representatives Attending:

Frank Petrino, Esquire -
Ralph Orland, P.E., Partner Engineering
Adam Alexander, Landscape Architect, Partner Engineering
Michael Alfieri, Owner/Applicant

Date Application Submitted:

N/A - Ongoing

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

The applicant explained the proposed landscaping changes intended for the revised plan. Alfieri Station Rd Application, under Brief description of proposed development - The applicant proposed to increase trailer spaces by 47 between Building One and Liberty Way. The increase in trailer spaces requires a reconfiguration in landscaping, detention basin and access. Additionally the water tank previously shown to be located between Building One and Building Two will be relocated to be south of Liberty Way.

Application Deemed Complete: YES NO N/A