

**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 4, 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 Committeeman
Paul Mullen, Environmental Commission Member

DISCUSSIONS:

**ZBA259-14 Gordon, David
 Block 28, Lot 3, Zone V/HR
 97 North Main Street
 Bulk Variance – Shed**

Applicant’s Representatives Attending:

David Gordon – Owner/Applicant

Date Application Submitted:

July 25, 2014

To date applicant has submitted \$100.00 in Application fees and \$100.00 in Escrow Fees.

Board Professional Review Letter Dated (Attached):

None

Brief description of proposed development:

Applicant proposes to place an additional shed on property, located at the end of driveway slightly past rear of house. Members asked if applicant was concerned about not being able to reach the rear of the property; applicant was not concerned. It was mentioned that applicant must seek HPC approval; however, the members suggested that the material and color should be same as the house. Applicant mentioned existing shed was used as his personal office. Members instructed applicant to seek approvals for use if not already granted.

Applicant must submit proof of taxes paid.

Application Deemed Complete: YES NO N/A

DISCUSSIONS:

**ZBA260-14 Betancourt, Katherine Lara & Javier
Block 33, Lot 13.021, Zone V/HR
6 Bennett Place
Bulk Variance – Fences**

Applicant's Representatives Attending:

Lara Katherine – Applicant/Owner

Date Application Submitted:

August 25, 2014

To date applicant submitted \$100.00 in Application Fees and \$100.00 in Escrow Fees

Board Professional Review Letter Dated (Attached):

None

Brief description of proposed development:

Applicant intends to erect a 6-ft solid fence along the rear of property to provide security and block view of park parking lot, and a 4-ft fence along other property lines. Applicants have small children and dog.

Members felt Public Works Director should review and comment on any potential issues with maintenance of property between chain-link and possible new fence.

Applicant must receive HPC approval.

Application Deemed Complete: YES NO N/A

DISCUSSIONS:

**ZBA261-14 Stehn, Michael & Phylissanne
Block 21, Lot 37, Zone RLD-1
1 Hardley Drive
Bulk Variance - Garage**

Applicant's Representatives Attending:

Phylissanne Stehn – Owner/Applicant

Date Application Submitted:

August 26, 2014

Applicant has submitted \$150.00 in Application Fees and \$100.00 in Escrow Fees

Board Professional Review Letter Dated (Attached):

September 2, 2014 (attached)

Brief description of proposed development:

Applicant proposes to erect a second garage for additional vehicle storage and eventually join garage with a covered walkway to the residence. Existing shed would be removed. DRC recommended that they seek both approvals at this time. Mr. Hoder wanted to see a better plan, to scale, showing exact location and property lines with setbacks. Mr. Preiss told applicant to check the height with the Zoning Officer for the proposed garage.

Application Deemed Complete: YES NO N/A