

**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: November 6, 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

DISCUSSIONS:

PB266-14 Patel, Raj
 Block 25.01, Lot 84, Zone R-LI
 Dey Road
 Informal

Applicant’s Representatives Attending:

Michael Balint, Esquire

Date Application Submitted:

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

Looking for guidance on proposed subdivision of a lot located between Dey Road and Orchardside Drive into 2 lots. His client owns the lot and wants to subdivide it, retain one lot with an existing home and build a single-family residential lot free of variances. This lot was part of a major subdivision therefore, the further subdivision of this lot will be classified as a major subdivision, as opposed to a minor subdivision.

Mr. Hoder commented that he was surprised that the riparian buffer shown on the subdivided lot was not 150-ft. Mr. Mullen noted it was part of the Cedar Brook Sub-Watershed. Mr. Preiss felt the new riparian ordinance might have significant impact. Mr. Mullen asked if the proposed subdivision line could not be moved to provide more space between the home and the riparian boundary line. It was thought perhaps it could move.

The applicant would need both approval from the DEP and the Township Committee. In addition, that the map would need to show contours lines on it as well as and 50-ft past the property line. The drainage calculations should also be on the map along with, footprint or building envelope, a summary of a tree count and species, and grading plan particularly around the footprint.

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, Applicant

Date Application Submitted:

Board Professional Review Letter Dated (Attached):

Brief description of proposed development:

Applicant showed plans for the proposed garage which will be connected to the existing home by a breezeway—meaning that it would be considered as one structures, as part of the principal building on the lot. The application requires a front you setback because the lot is a corner lot with two front yards, and the proposed garage will encroach into the front yard.

Application Deemed Complete: YES NO N/A

DISCUSSIONS:

DRC 265-14 Skyhail, LLC
Block 25, Lot 5, Zone R-LI
Dey Road
Informal Discussion

Applicant's Representatives Attending:

Al Sambade, Dal Design
Mitchell Burakowsky

Date Application Submitted:

9/2014

Board Professional Review Letter Dated (Attached):

N/A

Brief description of proposed development:

Mr. Sambade explained he was looking for feedback on possible development on the property. The lot they are hoping to subdivide and develop has several pockets of wetlands and other environmental constraints, leaving one small isolate uplands areas on the property capable of accommodating homes under NJDEP rules. They have had conversations with the Department of Environmental Protection (DEP). One issue they have to deal with, are permits to cross-wetlands. Other permits will also be required for wetland buffer averaging and filling. The prospective development of the property is complicated and would involve many permits and exceptions. They are trying to determine what is approvable and feasible before they make any formal application. Mr. Preiss explained the ordinance provision which allowed clustering. However, Mr. Preiss envision this property is unlikely to be developed more than two lots.

Application Deemed Complete: YES NO N/A

DISCUSSIONS:

PB125-14 Alfieri – Station Road, LLC
Block 10, Lot 1, Zone I-LI-S
Station Road
Final Site Plan Approval

Applicant’s Representatives Attending:

Frank Petrino, Esquire - Attorney
Michael Alfieri, Property Owner/Applicant
Ralph Orlando, Engineer
Clark F. Machemer, Vice President and Regional Director of Rockefeller Group

Date Application Submitted:

10/22/2014

Board Professional Review Letter Dated (Attached):

Brief description of proposed development:

This application will be for amended preliminary and final site plan approval with minor changes of final approval for the above reference an application previously. Mr. Hoder asked that they provide a “blow up” of the changed areas. There will be one additional acre of impervious coverage, due to changes involving the number of parking spaces and loading and trailer spaces, but no changes to the footprint of the two buildings, or any on the Route 130 side of the property.

The changes are as follows:

Trailer spaces increased from 117 to 179
Loading docks increased from 204 to 216
Car spaces reduced from 379 to 363

Mr. Preiss suggested Mr. Hugeback consult directly with Mr. Kehrt to review minor exterior elevation changes.

Application Deemed Complete: YES NO N/A