

**MINUTES
OF THE
CRANBURY TOWNSHIP
PLANNING BOARD
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

**MINUTES OF DECEMBER 3, 2009
APPROVED ON _____**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury Township Hall Municipal Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on December 3, 2009 at 7:30 p.m.

CALL TO ORDER

James Golubieski, Chairman of the Cranbury Township Planning Board, called the meeting to order and acted as the Chairman thereof.

STATEMENT OF ADEQUATE NOTICE

Pursuant with the Sunshine Law, adequate notice in accordance with the Open Public Meetings Act was provided of this meeting's date, time, place and agenda was mailed to the news media, posted on the Township Bulletin Board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

Mr. Dulin, Mr. Harvey, Mr. Kehrt, Mr. Speer, Mr. Stannard, Mr. Stout, Mr. Wahlers, Ms. Weidner, Mr. Golubieski

PROFESSIONALS IN ATTENDANCE

Cathleen Marcelli, P.E., Township Engineer, Richard Preiss, Township Planner; Valerie Kimson, Esq., Board Attorney; and Josette C. Kratz, Secretary

EXTENSION OF TIME REQUEST

PB 122-06 Danny Perovic/ADJ Land Developers, LLC
Block 5, Lot 14
2670 Route 130
Minor site plan for change of use to restaurant

Marc A. Woliansky, Esquire, attorney for the Applicant, explained that they were requesting a one year extension for their approval. The Applicant has recently received the Developer's Agreement and was in the process of securing NJDEP and County approvals.

The Board found that the applicant demonstrated progress, and that the applicant is pursuing outside agency approvals which have not yet been issued.

Mr. Harvey motioned for the approval of the extension of time. Mr. Kehrt seconded the motion.

VOTE ROLL CALL

AYES: Mr. Dulin, Mr. Harvey, Mr. Kehrt, Mr. Speer, Mr. Stannard, Mr. Wahlers, Ms. Weidner,
Mr. Golubieski
NAYS: None
ABSTAIN: Mr. Stout since he was not present for the original presentation
ABSENT: None

MOTION CARRIED

APPLICATIONS

PB 173-09 Silvi-Concrete, Inc.
Block 16, Lot 12, Zone I-LI
42 Hightstown-Cranbury Station Road
Amended Preliminary & Final Site Plan
Applicant has requested jurisdiction will be taken and carried until January

NEW BUSINESS

Cranbury Small Business Subcommittee Report & Suggestions regarding simplified PB/ZBA applications

The Board discussed, item by item, the attached Cranbury Small Business Subcommittee Report & Suggestions regarding simplified PB/ZBA applications. The Report contained various suggestions with regard to monthly reports and the possibility of simplifying the minor site plan application. The Board reviewed the current DRC ordinance which does allow for informal review of applications, and which is not a mandatory process if applicants desire to by pass the DRC meetings. There were several items which fell under the jurisdiction of ordinance review, which would have to be further reviewed in both the context of Master Plan reexamination and Township Committee Ordinance adoption. The Board clarified that the MLUL grants jurisdiction to the Planning Board to adopt/amend the Master Plan. The Township Committee adopts ordinances to change land use ordinances in the Township Code. Some of the issues raised in the report were about the areas currently zoned for retail, and about uses permitted in the retail areas.

Mr. Preiss explained the Zoning ordinance only allows for retail within the downtown and the Master Plan has pretty strong statements to that effect. HC Zone does not permit retail uses. The Board had general discussion about possibilities for creating some retail opportunities else where in the Township.

Mr. Preiss recommended that aspect of the Master Plan be revisited which was mentioned in his reexamination report in 2005. There is real opportunity to look at the Route 130 corridor; there is some underutilized property and vacancies which could be revitalized.

Mr. Stout explained that the budget process would be underway and that if this was the intention of the Board they need to specify the cost and scope with a concrete budget estimate.

Mr. Kehrt asked if there were other elements needing to be addressed. The Board requested Mr. Preiss to make a list with the estimated cost for reexamining elements of the Master Plan for consideration by the Planning Board.

PUBLIC SESSION

Mr. Glenn Johnson of 70 Main Street asked the Board what the status was on his request for re-zoning his property.

Mr. Golubieski responded that the Board reviewed and forwarded their recommendation to the Township Committee on June 2, 2009, of which they had not received an update from Committee. Mr. Stout responded that he would ascertain the status of that matter before the Township Committee.

The Board members voted unanimously to go into closed session. The professionals and Ms. Kratz were excused.

RESOLUTION (Open Public Meetings Act - Executive Session)

WHEREAS: N.J.S. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Township of Cranbury, County of Middlesex, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:

Personnel matters and/or issues;

3. It is anticipated at this time that the above matter will be made public at the beginning of 2010 or when the need for confidentiality no longer exists.
4. This Resolution shall take effect immediately.

CLOSED SESSION

Board opened to the public and adjourned the meeting.

ADJOURNMENT OF MEETING

There being no further business, on a motion duly made, seconded, and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify that I am duly elected and acting Secretary of the Cranbury Township Planning Board and that the foregoing Minutes of the Planning Board held on December 3, 2010, consisting of 5 pages, constitute a true and correct copy of the Minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of this January 21, 2010.

Josette C. Kratz, Secretary

/jck