

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

**MINUTES OF MARCH 4, 2010  
APPROVED ON AUGUST 5, 2010**

**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 March 4, 2010 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**

Mike Dulin, Eugene Speer, Richard Stannard, David Stout, Dietrich Wahlers, Joan Weidner, James Golubieski

**PROFESSIONALS IN ATTENDANCE**

Richard Preiss, Township Planner; Valerie Kimson, PB Attorney; Cathleen Marcelli, Township Engineer; Josette C. Kratz, Secretary

**MINUTES**

Tabled to next meeting

**RESOLUTIONS**

PB 178-09      Cranbury Housing Assoc., Inc.  
Block 20, Lots 11, 12, & 13, R-LI Zone  
Old Cranbury-Hightstown Road  
Minor Subdivision

Approved at the February hearing.

PB 177-09      St. David Episcopal Church  
                    Block 80.07, Lot 52, Zone RLD-1  
                    90 South Main Street  
                    Preliminary & Final Site Plan

Mr. Speer motioned for the approval of the resolution. Ms. Weidner seconded the motion.

**ROLL CALL:**

                    AYES:      Mr. Speer, Mr. Wahlers, Ms. Weidner  
                    NAYS:      None  
                    ABSTAIN:    Mr. Dulin, Mr. Stannard, Mr. Stout, Mr. Golubieski  
                    ABSENT:     Mr. Harvey, Mr. Kehrt

**MOTION CARRIED**

**CAPITAL REVIEW PROJECTS**

PB 179-10      Cranbury Historical & Preservation Society  
                    “Urdike Parsonage Barn”  
                    Block 21, Lot(s) 4.11, Zone RLD-3  
                    3 Cranbury Neck Road  
                    Capital Review Project

**REPRESENTATIVES:**      William Bunting, Esquire  
  Mark Berkowsky, Architect

Mr. Bunting introduced himself.

Ms. Kimson felt since this was a Capital Review and advisory only, it was not necessary for swearing in the representatives.

Mr. Berkowsky introduced himself and explained the proposed project. The project was to allow the reconstruction of the Parsonage Barn, which dates back to 1870, although the Barn Company has found a timber etched with an inscription dating back earlier. Originally, this barn belonged to the parsonage of the Presbyterian Church of Cranbury. In 2004 the barn was purchased by the Township, dismantled, and remained in storage has.

This barn has historic significance as a rare “existing” example of this style barn. This is a Township project which has developed in partnership with the Historical Society. The purpose is to preserve this pre-revolutionary hand hued structure in a historically accurate manner. This would be leased to the Historical Society for public purposes, historic preservation, recreational and conservation purposes; along with other such purposes which is consistent with the Society’s Chapter. The parties have agreed that the lease agreement was subject to the property not being used for intensive usage.

At this time the intent is for re-erection of the barn only. When uses are determined, the Historical Society would return to Township Committee for their approval, and if necessary, the Planning Board for any additional site plan review.

EXHBIT A-1 Wooden Model of the proposed barn, which is and will remain property of the Historical Society on display at the museum

They have full lot frontage on Cranbury Neck Road, and second frontage along Liedtke Drive. There is a minimal side yard setback issue, which was existing (prior non-conforming setback). The last variance was the front yard setback, and the proposal was to locate the barn where the pre-existing barn was.

They will probably have to relocate two or three shrub trees to allow for barn access. The trees will come down. If there are public trees to replant elsewhere, they would plant them. At the moment, there is not proposed use. There are no proposals to add lighting or utilities. The Historical Society anticipate that when they excavate the footings and foundation, they would handle the those issues internally.

Ms. Marcelli explained the ordinance section regarding soil export/import, which unless tested the soil must go out of the Township. It may be different in this case since the Township owns the property that it may be able to use it elsewhere.

Ms. Kimson said they could leave it in the event the soil needed to be removed it would be conditioned upon the approval of the Municipal Engineer who could propose a condition or testing, etc.

Mr. Berkowsky didn't anticipate changes in parking. The distance between the barns was about 25 ft per Ms. Marcelli's recommendation. They spoke with the Fire Company.

Ms. Marcelli indicated that they could be limiting future plans with the present placement of the driveway. She didn't want the Township in a position of not being able to enforce the two-way driveway due to the placement of the barn.

Mr. Berkowsky said the location was close to exact location of where the original barn stood.

Mr. Stout mentioned that he wasn't aware of any future desire to put ingress and egress on this site.

Mr. Speer asked what the perceived for possible used for the property.

Mr. Berkowsky, assuming there was unlimited money, suggested that it be a museum for agricultural interests.

Mr. Speer suggested the Historical Society keep in mind Ms. Marcelli's comments.

Ms. Marcelli felt for their own interest that they should look into providing silt fencing during construction and show on plot plan to keep the dirt controlled.

Mr. Berkowsky said there was no pedestrian access at this time.

Mr. Speer motioned for the approval of the application with the following recommendations:

1. That there should be no lights and utilities, and
2. If necessary to remove material, that the Municipal Engineer approve and if possible, be removed or tested, and
3. Barn be moved five (5) ft toward the West to permit future access, and
4. Applicant consult Fire Company for adequate access to property, and
5. Soil control and tracking pad be followed, and
6. Recognize approval for 2 to 3 shrub trees removal, and
7. All other conditions and comments in the professionals' reports and other outside agency approvals.

Mr. Stannard seconded the motion.

**ROLL CALL:**

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Mr. Stout, Mr. Wahlers, Ms. Weidner,  
Mr. Golubieski  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Harvey, Mr. Kehrt

**MOTION CARRIED**

**PUBLIC COMMENTS**

None made.

**APPROVAL OF BILLS**

Mr. Golubieski mentioned that there was a change to one bill that was addressed to the Planning Board General which was supposed to be addressed to the Zoning Board.

Mr. Stannard motioned for the approval of the bills as submitted with exception. Ms. Weidner seconded the motion.

**ROLL CALL:**

AYES: Mr. Dulin, Mr. Speer, Mr. Stannard, Mr. Stout, Mr. Wahlers, Ms. Weidner,  
Mr. Golubieski  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Harvey, Mr. Kehrt

**MOTION CARRIED**

Mr. Golubieski made an announcement of the suggestion that the sub-committee meetings not be entirely closed so that on April 13, 2010 there will be a community meeting held at 7:00 p.m. in the Large Community Room for public comments.

**ADJOURNMENT OF MEETING**

There being no further business, on motion duly made, seconded, and carried, the meeting was thereupon adjourned at 8:00 p.m.

**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 March 4, 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 said Planning Board meeting this August 5, 2010.

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Josette C. Kratz, Secretary

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