

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

MINUTES JANUARY 10, 2019  
APPROVED ON APRIL 4, 2019

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 January 10, 2019, at 7:00 p.m.

CALL TO ORDER

Josette C Kratz opened the meeting to receive nominations for Chairman. Peter Mavoides, Chairman of the Cranbury Township Planning Board called the meeting to order.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law, adequate notice by the Open Public Meeting Act was provided of this meeting's date, time, place and agenda were mailed to the news media, posted on the Township bulletin board, mailed to those personal requesting notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

- Callahan, Karen
- Gallagher, James
- Hamlin, Judson
- Johnson, Glenn
- Kaiser, Michael
- Mavoides, Peter
- Mulligan, Dan
- Stewart, Jason
- Witt, Nancy

## PROFESSIONALS IN ATTENDANCE

- Andrew Feranda, Traffic Consultant
- David Hoder, Board Engineer
- Trishka Cecil, Esquire, Board Attorney
- Josette C. Kratz, Secretary
- Richard Preiss, Township Planner

## Nominations/Elections/Appointments & Appointment Resolutions

Upon a motion made and seconded the appointments were as follows: Pete Mavoides as Chairperson; Michael Kaiser as Vice-Chairperson; Josette C. Kratz, as Board Secretary;

Upon a motion made and seconded the following appointments were made for the 2019 Board's professionals:

Richard Preiss, P.P., AICP, Phillips Preiss Grygiel, Inc, as the Board's Professional Planner  
Janice E. Talley, PP, AICP, as the Board's Conflict Professional Planner  
Trishka Waterbury Cecil, Esq. of Mason, Griffin & Pierson, P.C., as the Board's Attorney  
David J. Hoder, P.E. and Hoder Associates, as the Board's Engineer  
Glenn Gerkin, P.E. and T & M Associates, as the Board's Conflict Engineer  
Andrew Feranda and Shropshire Associates, as the Board's Traffic Consultant

## Court Reporter

Upon a motion made and seconded the board with an unanimous voted that Ms. Virginia Guinta be appointed as the Board's Court Reporter

## 2019 Calendar Meeting Dates

Upon a motion made and seconded the board with an unanimous voted that the regular public meetings - to be held on the First and Third Thursday of every month at 7:00 p.m. in the Township Municipal Building, 23-A North Main Street, Cranbury, New Jersey as shall be deemed necessary (\*exceptions noted): (\*exceptions noted): January 10\*, February 7, March 7, April 4, May 2, June 6, July 11\*, August 1, September 12\*, October 3, November 7, December 12\*

## 2019 Designation of an Official Newspaper

Upon a motion made and seconded the board with an unanimous vote designated the Trenton Times as the official Newspaper for the Year 2019 and the Planning Board has further designated Cranbury Press as the secondary publication to receive all meeting notices of the

Township and any Land Use Development Application Notices which cannot reasonably be published in the Trenton Times.

PB 282-16      Compass @ Cranbury, LLC  
                    Block 7, Lot 17, Zone I-LI-S  
                    57 Station Road  
                    Amendment to original approval to locate Hot Box

REPRESENTATIVES:      David Hamil, Esquire  
                                    Joe O’Conner, Compass  
                                    Mark Lever, P.E.

EXHIBIT A-1              Email from Roger Shafer/American Water  
EXHIBIT A-2              Photo of the site where hot-box would be located  
EXHIBIT A-3              Photo of the hot box located in front of WB Mason

The site is located at 57 Station Road, identified as Lot 17 of Block 7 on the Township Tax Maps. The site measures 1.66 acres and is located to the northeast of the intersection of Station Road and Police Drive. The site is a corner lot with frontage on both Station Road and Police Drive. A three-story office building containing warehouse and storage space, as well as associated improvements, are currently under construction on the site. Development plans indicate that a new utility hot box measuring 5 feet by 16 feet and 7.33 feet in height is proposed to be located in the front yard area in the southwestern portion of the site. The proposed hot box requires the grant of several “c” variances associated with insufficient front yard setback.

	<b>MOTION</b>	<b>ROLL CALL</b>
Callahan, Karen	Motioned	Aye
Gallagher, James		Aye
Hamlin, Judson		Aye
Johnson, Glenn	Seconded	Aye
Kaiser, Michael		Aye
Mavoides, Peter		Aye
Mulligan, Dan	ABSENT	
Stewart, Jason		Aye
Witt, Nancy	ABSENT	
	<b>RESULTS</b>	<b>Passed</b>

#### ADJOURNMENT OF MEETING

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

#### CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and, that the preceding minutes of the Planning Board, held on January 10, 2019 consisting of \_\_\_ pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name of said Planning Board this April 4, 2019.

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Josette C. Kratz, Secretary

/jck