

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

**MINUTES FOR JUNE 7, 2018
APPROVED ON AUGUST 2, 2018**

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 June 7, 2018, at 7:30 a.m.

CALL TO ORDER

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

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
- ☒ Daniel P. Mulligan, III
- ☐ Gallagher, James
- ☒ Hasselbach, Arthur
- ☒ Johnson, Glenn
- ☒ Kaiser, Michael
- ☐ Mavoides, Peter
- ☒ Schilling, Brian
- ☒ Stewart, Jason

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Consultant (Randal C. Barranger, P.E. instead)
- ☒ David Hoder, Board Engineer

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- ☒ Trishka Cecil, Esquire, Board Attorney (Lucille Davy, Esquire instead)
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Township Planner

APPLICATIONS

PB307-18 ICON - Keystone NJ Owner Pool
Block 2, Lot 4.01, Zone LI
1240 Cranbury South River Road
Preliminary/Final Site Plan & Variance

REPRESENTATIVES: Christopher DeGrazia, Esquire of Drinker Biddle & Reath, LLP
Mike Golias, PE, Langan Engineering
David Poquette, Vice President with GPL US Management LLC
Randall C. Barranger, PE

All professionals for applicant and Board were sworn.

EXHIBITS:

EXHIBIT A-1 Site Layout and Landscaping Exhibit Sheet 1 of 1, date 2/1/18
EXHIBIT A-2 Summary of Previous approvals G1002, dated 4/16/2018
EXHIBIT A-3 Overall Site Plan CS100
EXHIBIT A-4 Fence Placement and Detail (Photo)
EXHIBIT A-5 Photo of building from NJ Turnpike
EXHIBIT A-6 Photo of building from parking lot

The applicant seeks approvals to convert a portion of the parking area at the northeastern corner of the one-story building containing 116 “banked” parking spaces. Applicant is proposing to eliminate the banked parking spaces and replace them with 30 trailer storage spaces, which would require 319 SF less impervious coverage than the previously approved banked parking spaces. The tenant currently has only four trailer storage spaces and needs additional spaces to reduce double handling of tractor trailer trucks on the site to improve efficiency of operations. Applicant seeks a variance for lot coverage due to the NJ Turnpike widening and reducing the size of the lot, resulting in an increase to the overall impervious coverage.

Board requested supplemental landscaping along the fence installed by NJ Turnpike to provide screening from the NJ Turnpike.

MOTION

ROLL CALL

Ms. Callahan		Yes
Mr. Mulligan		Yes
Mr. Gallagher		Absent
Mr. Johnson		Yes
Mr. Kaiser		Yes
Mr. Mavoides		Yes
Mr. Schilling	Seconded	Yes
Mr. Stewart	Motioned	Yes
Mr. Hasselbach		Yes
	RESULTS	Passed

MINUTES – Upon a motion made and seconded the minutes for April 19, 2018 were approved

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 June 7, 2018, consisting of 4 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name to said Planning Board this August 2, 2018.

Josette C. Kratz, Secretary

/jck