

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

**MINUTES FEBRUARY 16, 2017
APPROVED ON MARCH 13, 2017**

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 February 16, 2017, at 7:30 p.m.

CALL TO ORDER

Art Hasselbach, Chairman of the Cranbury Township Planning Board, called the meeting to order.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to this meeting's date, time, place and agenda were 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

- ☒ Callahan, Karen
- ☒ Cook, David
- ☒ Gallagher, James
- ☒ Hasselbach, Arthur
- ☒ Johnson, Glenn
- ☒ Kehrt, Allan
- ☐ Mavoides, Peter (Excused)
- ☐ Schilling, Brian (Excused)
- ☒ Stewart, Jason

PROFESSIONALS IN ATTENDANCE

- ☐ Andrew Feranda, Traffic Consultant
- ☒ David Hoder, Board Engineer
- ☒ Trishka Cecil, Esquire, Board Attorney
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Township Planner (Kathleen Thielman Puniello)
- ☒ Substitute Court Reporter

APPLICATIONS

PB292-16 A & M Industrial, Inc.
Block 8, Lot 1.02, Zone LI
326 Cranbury Half-Acre Road
Preliminary & Final Site Plan with variances

REPRESENTATIVES: Francis Brennan, Esquire
Ben Horten, Architect
David Young, Vice President - Owner/Application
Monica Young, Applicant/Owner

Mr. Brennan introduced himself and the representatives which were sworn along with the Board's professionals. The applicant is seeking preliminary and final major site plan approval. The plan is to convert this building, which was a laboratory for Church and Dwight (prior to C & D it was owned by Carter Wallace), into office space. The building is about 36,000 SF and they will use about 28,000 SF for offices and 7,500 SF for warehouse and storage. They are proposing an expansion of 154 SF, to be used as an entrance to the front of the building and provide one common entrance for tenants on the first floor and tenants on the second floor (potential unknown future tenants).

Since the building had been a laboratory/industrial building the parapet with the signage in the front center of the building now gives the plain building an architectural element, adding flare. They are keeping the six (6) handicapped parking spots and 120 parking space will remain as is, which is sufficient for the proposed uses. They are requesting variances, all relating to the signs. They are asking for larger than permitted signs, three signs proposed: one center and one on each end (permitted one sign), and variance(s) for internal lighting of the signs.

The property is located on the Monroe Township side of the New Jersey Turnpike, south of Cranbury Half Acre Road and borders the New Jersey Turnpike. It has no frontage on any public roads in Cranbury. Access is only available through an internal drive off Cranbury Half Acre Road. This unique situation is the reason they are requesting the signage package with the variances. There are a few technical waivers the applicant is requesting. The Board's professionals have issued reports commenting on the application and the applicant is accepting most of the comments in the reports.

Mr. Young explained what A & M Industrial Supply was; a family run business originally opened in 1954 established by Mr. Young's father having about 100 employees. A & M supply pumps and motors, etc., to the large food industry, pharmaceuticals power generation, and more. Presently they are in Rahway, where Rahway has decided that they would not be part of the Rahway Redevelopment Plan for the property they currently are located on.

In 2014 they purchased a distribution warehouse in Cranbury, in the same complex where they have relocated their warehousing facility. They have about 40 full-time employees in addition to an outside field sales force, which comes and go. The hours are normally 8 a.m. to 5 p.m. Monday through Friday, an exception is emergency situations which they are on-call.

Mr. Young continued his testimony describing the use of the second floor. The financial modeling to ungraded building suggested having tenants on the second floor (one or two tenants to occupy the second floor). Deliveries to the office complex would be no more than a FEDEX or UPS type delivery/pickup.

Mr. Young gave an overview of the facility and the proposed changes. They have been well connected with the industrial market in north Jersey, with their roots in Newark and Elizabeth. This is a big move for them, 45 minutes further south. Most of the clients and suppliers will be traveling along the New Jersey Turnpike where the signs would act as a “marker” of the Turnpike. Their other change is the two or three large buildings in the complex and they are in the rear of the complex. One would not necessary stumble upon them on Google maps. This would give them a little more identification.

Mr. Kehrt stresses the need to screen the mechanical equipment on the rooftop.

It was noted by Mr. Brennan the flag poles would be included including up-lights on the flags.

Mr. Horten, accepted as an expert testified, explaining each sheet in detail.

Mr. Hasselbach asked the architect if they were restricting the use of the loading area and elevator, mentioning that they may not want to restrict any of their tenants from access to that loading area.

Mr. Kehrt suggested to the applicant that the two extra signs be smaller, giving the owner’s sign a recognized hierarchy, based on size.

Mr. Horton said the maximum size for the tenant sign height would be 7-FT, as shown on plans. The maximum SF would be the 97-SF giving the latitude to adjust per the logo height or width. Mr. Johnson felt the Board could modify the relief was giving the applicant the option and let the applicant have the latitude to decide on the hierarchy. Mr. Stewart felt if they wanted parapets for the end signs they should wrap the parapet around the corners.

Ms. Cecil read the notes to clarify the understanding that it was proposed up to the same height and same SF as the main A & M sign on a parapet that wrapped around the corner. Mr. Brennan added to maximum of three colors. Ms. Cecil mentioned that the Board cannot regulate what it says, that would be a 1st Amendment issue.

Mr. Horton touched on the internal illumination, the other variance requested, which could be applicable to other portions of the township for a Main Street design. However, this building is located in the industrial area off of the New Jersey Turnpike, which has an existing precedent where internally illuminated signs are located.

Mr. Kehrt felt the Board, in the past, has felt that signs along the Turnpike as a place to have internally lit signs. Mr. Hasselbach concerned, any other type may not be visible. Mr. Brennan indicated they included a matrix of other internally illuminated sign within Cranbury.

Mr. Hoder mentioned the requirements of dumpster enclosures which are to be constructed of the same material as the building and the other was landscaping design plan. He mentioned also the failing detention basin, on site which was brought to his attention by Mr. Tanner, the Township's Engineer. He asked that this applicant cleans up the detention basin and also inspect the basin to see if there are design issues.

Mr. Brennan mentioned the applicant wanted to construct a chain link trash enclosure since no one could really see it. He stated that the landscaping would only be seen by the visitors to the building and the Turnpike and would like to give the applicant the latitude to design it themselves without having to come back to this board.

Mr. Hasselbach felt receiving approval for the trash enclosures to be as big as possible, since further down the road they may have to separate the trash into different categories.

Mr. Brennan explained the history of the detention basin. As part of C & D's original approval they have been dealing with the resolution compliance of the approval and are finishing the last items of that approval. One of the items the seller was to do was take care of those items, Mr. Tanner noticed the standing water within the basins and said to Mr. Hoder and Mr. Preiss to see if they can have this addressed as part of the application this evening. The applicant would assure the detention basin was functioning properly and cleaned out.

Mr. Gallagher asked about any chemical contamination. Others felt there are other agencies, outside of the Township jurisdiction, that oversee if there is contamination. All approvals are conditions on all outside agency approvals. Perhaps submit evidence that they have obtained all the necessary approvals and/or permits.

Mr. Feranda asked for dimensions on the re-striping of the parking lot, that the lines could be put onto the plans. Handicapped parking signs would be installed without the need for the requested bollards. Request to confirm easements or cross easements to move within the park.

Mr. Feranda mentioned the balance of warehouse space if changed to office space would change the parking requirements from two spaces to 30 spaces. He was concerned with that if converted should come before the board. Ms. Cecil felt they would have to come back before the board because they would not be meeting the ordinance requirements.

Addressing Mr. Preiss's report was the trash enclosure and the drainage which Mr. Brennan felt they addressed.

Mr. Hasselbach opened the floor to the public of which there were no comments made he closed the public portion.

Mr. Johnson asked if the trash enclosure material been settled, he felt chain link would be acceptable because it had limited visibility. Mr. Hasselbach concurred since the drivers usually are not the best if the PVC slats are replaced and maintained as necessary.

Ms. Cecil reviewed the conditions as listed in her notes:

1. Rooftop mechanicals the request, if to prepare section view for Mr. Preiss and/or Mr. Hoder, could determine if the existing parapet is high enough or prepare a section view so that the professionals if not sufficiently provide addition screening.
2. Landscaping, consistent with concept plan and planting must be selected from the list set forth in the land development ordinance.
3. If the warehouse is converted to office space then the parking calculations should be review so that it doesn't raise the parking requirements.
4. Signage as discussed.
5. Any other items discussed.

MOTION MADE: Mr. Stewart
MOTION SECONDED: Mr. Cook

VOTE ROLL CALL

AYES: Ms. Callahan, Mr. Cook, Mr. Gallagher, Mr. Johnson, Mr. Kehrt,
Mr. Stewart, Mr. Hasselbach
NAYS: None
ABSTAIN: None
ABSENT: Mr. Mavoides, Mr. Schilling

MOTION PASSED

MINUTES

Upon a motion duly made and seconded the minutes for January 19, 2017 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 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 January 19, 2017, consisting of 7 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 this MARCH 13, 2017.

Josette C. Kratz, Secretary

Minutes of February 16, 2017
Planning Board Meeting
Page 8 of 8

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