

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

**MINUTES MAY 29, 2019
APPROVED ON JULY 11, 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 May 29, 2019, at 7:30 p.m.

CALL TO ORDER

Pete 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 (Excused)

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Consultant
- ☒ David Hoder, Board Engineer
- ☒ Trishka Cecil, Esquire, Board Attorney (Lucy Davy in place of Trishka)
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Township Planner (Kathleen Tillman in place of Richard Preiss)

MINUTES

April 4, 2019, & May 2, 2019, with a motion made and seconded the minutes, were approved unanimously.

APPLICATIONS

PB 065-03 Alfieri – Half Acre Road
Block 5, lot 9, Zone LI
353 Half Acre Road
Amended Preliminary and Final Major Site Plan

REPRESENTATIVES: Frank Petrino, Esquire
Ralph Orlando, Engineer
Larry Valenza, M & H Architects
Karl Pehnke, Langan Engineer

Mr. Petrino stated they were seeking final approval for the last of the three buildings Alfieri had for the three buildings on Half Acre Road, the building we are discussing is 535 Half Acre Road, referred to in the original approval as Building #2, proposed as an 872,564 SF warehouse facility, with some office with 275 parking spaces, 214 loading/dock spaces, 220 trailer spaces, and various site improvements. Tonight, the applicant is asking for final site plan approval to modify the plans, one set of changes as referred to in the March 29, 2019 from Mr. Orlando involving increases the parking spaces from by 275 to 346 parking spaces, reducing the dock spaces from by 214 to 198, reducing the trailer spaces 220 to 218, and reducing the overall size of the building by 1,614 SF from 872,564 SF to 870,950 SF, changing office space 26,167 SF to 16,390 SF, adding 9,470 SF outlet, increasing the finished floor elevation of the building (as was done with 343) and adding perimeter and security fencing, some architectural changes per March 29, 2019 from M & H architecturals letter, and changes per May 19, 2019 letter from Partner Engineering, per review comments received from professionals and elevations. There were three designs waivers.

Ms. Lucy announced jurisdiction and swore all the professionals, both for the applicant and the board.

- EXHIBIT A-1 Overall Site Layout Plan, Sheet 3 of 7, colorized, prepared by Partner Engineering, dated June 29, 2019
- EXHIBIT A-2 Amended Final Major Site Plan Cross Section Exhibit, June 2, 2019, prepared by Partner Engineering
- EXHIBIT A-3 Architectural Rendering of Southeast Corner and Southwest Corner, Sheet PB-5, prepared by M & H Architects, dated May 2, 2019
- EXHIBIT A-4 Detail Sheet for Guardhouse, Sheet A1.3, prepared by M & H Architects, dated April 29, 2019

Mr. Orlando pointed out additional changes. The building originally had 180 FT on both sides, and the application and the tenant would prefer 185 FT from the end of the trailer storage dock to the end of the building. So, the building would be moved 5 FT to the east and to create the 185 FT of distance on the east side the access loop drive ten feet from the east. There is now one tenant for this building (originally set up for multiple tenants). They added a 43-car parking area on the southeast side of the building for the tenant wanted a parking area for customer parking to access the retail outlet. On the southeast side of the building, in the loading area, they added 82-car parking area at the request of the tenant for employee parking. They have eliminated the proposed parking on the north side of the buildings and added access drive to the loading area to the east side to provide circulation to the east and the west side loading areas. The number of spaces increased from 276 parking spaces to 346; at the request of the tenant. They added, also at the request of the tenant, guardhouse located at the north side of the project. The guardhouse allows access from the circulation road on the east side of the building and exiting the same way through the guardhouse. They have added security fences around the loading area on the east and west side with control gates, only open in the event of an emergency. Added control gates between the 82-car parking area on the southeast side of the building and the vehicle truck access to separate the passenger vehicle traffic from the truck traffic. The gate would be controlled and locked, with emergency access only. The building has been raised to balance the earthwork calculations.

Mr. Hoder stated he received the calculations on the walls near the compactors, so he will have to look at those. Plans were provided, but no calculations were provided and asked the applicant to provide an answer if anything has changed from the seven items listed in his review, from preliminary approval. He said most were included in the developer's agreement.

Mr. Petrino stated there is a developer's agreement, and it may be necessary to do an amendment. The applicant has already made is affordable housing payments and off-track improvements payments for both 343 and 353.

Mr. Orlando stated there will be several access easement agreements and will provide as a condition of final approval.

Mr. Pehnke provided an update of the signalization, there are some adjustments to the intersection associated with a final layout and once Andrew Feranda, and he works out the layout of the signal Mr. Orlando would work on the construction plans.

Mr. Petrino asked what the intention was for it to be operational. Mr. Ferrand was not sure if it was stated in the developer's agreement. Mr. Petrino said the current agreement said a contribution of 16% had to be made for the CO for the second buildings but he through that was changed. Mr. Pehnke said the intention was for it to be operational for the Wayfair Building because that building was driving the traffic numbers. Mr. Feranda agreed with Mr. Pehnke.

Mr. Feranda commented that the applicant would need to provide at 75% occupancy a traffic study. Mr. Pehnke agreed.

Mr. Hoder mentioned they would start the widening at the start of the three buildings and should be completed before any of the first three CO's. The road should be finished if the CO's are issued and there is traffic.

There were no public comments made when the floor was opened to the public. No public was present.

	MOTION	ROLL CALL
Callahan, Karen	SECONDED	AYE
Gallagher, James		AYE
Hamlin, Judson	MOTIONED	AYE
Johnson, Glenn		AYE
Kaiser, Michael		Absent
Mavoides, Peter		AYE
Mulligan, Dan		AYE
Stewart, Jason		Absent
Witt, Nancy		Absent
	RESULTS	Passed

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 May 29, 2019, consisting of six (6) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board this July 11, 2019.

Josette C. Kratz, Secretary

/jck