

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

**MINUTES OF OCTOBER 7, 2021  
APPROVED ON NOVEMBER 4, 2021**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Planning Board was held via Zoom on October 7, 2021, at 7:00 p.m.

**CALL TO ORDER**

Peter Mavoides presided over the meeting as chairperson.

**STATEMENT OF ADEQUATE NOTICE**

Adequate notice as well as electronic notice of this meeting were provided in accordance with the requirements of the Open Public Meetings Act and the regulations governing remote public meetings. The notice included the time, date and location of the meeting and clear and concise instructions for accessing the meeting. A copy of the agenda for this meeting was made available to the public for download on the Township's website, and all documents and other materials pertaining to any applications listed on the agenda were posted electronically and made available for download at least forty-eight hours prior to the meeting.

All participants in this meeting are required to keep their microphones muted until recognized or directed otherwise. The Board would engage the Zoom "mute" function until the time for public comment was reached.

Members of the public who wish to make a comment are required to use the "Raise Hand" feature in Zoom, or, if participating by telephone, by pressing \*9. Once recognized by the chair, the participant would be able to unmute his or her microphone and offer a comment. Interested parties wishing to ask a question or make a comment during a public hearing on an application would be sworn in and asked to provide their name and address before proceeding. The Board Chair or his designee would manage the order of the comments.

Comments or questions sent via chat would not be accepted and would not be made part of the record or minutes.

**MEMBERS IN ATTENDANCE**

X Callahan, Karen  
X Gallagher, James

AB Hamlin, Judson (excused)  
X Kaiser, Michael  
X Mavoides, Peter  
X Scott, Matthew  
X Spann, Evelyn  
X Stewart, Jason  
AB Wittman, Wayne (excused)

#### **PROFESSIONALS IN ATTENDANCE**

X Andrew Feranda, Traffic Consultant  
X David Hoder, Board Engineer  
X Trishka Cecil, Board Attorney  
X Elizabeth Leheny, Township Planner  
X Robin Tillou, Planning Board Secretary

#### **NOMINATIONS AND ELECTIONS/APPOINTMENTS – BOARD SECRETARY/ADMINISTRATIVE OFFICER**

Vice Chair Kaiser moved to nominate Robin Tillou. Ms. Callahan offered a second.

##### **ROLL CALL:**

AYES: Ms. Callahan, Mr. Gallagher, Mr. Kaiser, Ms. Spann, Mr. Stewart,  
Mr. Mavoides

NAYS: None

ABSTAIN: None

**MOTION PASSED**

#### **MINUTES**

Upon a motion made and seconded a unanimous vote in favor to approve the September 2, 2021 minutes by those eligible to vote was made.

#### **RESOLUTIONS**

**PB 321-19 American Outdoor Advertising LLC, Block 14, Lots 1 & 2, LI Zone, 30  
Brickyard Road, Amendment to original Minor Site Plan for a Billboard**

MOTIONED: Mr. Kaiser

SECONDED: Ms. Spann

##### **ROLL CALL:**

AYES: Ms. Callahan, Mr. Gallagher, Mr. Kaiser, Ms. Spann, Mr. Stewart

NAYS: None

ABSTAIN: None

**MOTION PASSED**

**PB343-21 National Energy Partners (Gordon Exit 8), Block 1, Lot 4, Zone RO/LI, 1249 South River Road**

**Solar Arrays Carport Style**

MOTIONED: Ms. Spann

SECONDED: Mr. Kaiser

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Kaiser, Ms. Spann, Mr. Stewart

NAYS: None

ABSTAIN: None

MOTION PASSED

**APPLICATIONS**

**PB 347-21 Petco Minor Site Plan Application, Block 3, Lots 1.01, Zone LI, 30 Brickyard Road, Generator**

REPRESENTATIVES: James Carter, Hoffman DiMuzio, Attorney for Applicant  
Michael Gallagher, Colliers Engineering, Engineer  
Mark LaMarra, Jr., President of Malco Electric, LLC, Contractor  
of Generator

Ms. Cecil swore in the Board Professionals and the applicant's professional, Mr. Michael Gallagher.

Mr. Carter introduced the application stating this minor site plan is the Petco warehouse in the northeastern corner of the warehouse. It is being proposed to install two concrete pads. One is 29' X 9' (261 sq. ft.) which will have a generator placed on it. The other pad will be 8' X 15' (120 sq. ft.) which will have a transfer switch placed on it with landscape on the pads.

Mr. M. Gallagher stated the proposal is to add a diesel generator and a control transfer switch. This is to regulate the power supply between the natural electric power and the generator when it is necessary to utilize the generator. They are oriented at the northeast corner of the property, set far back from the frontage along Prospect Plains Road. The site itself is nearly 75 acres. The existing building is over 1,000,000 sq. ft. It meets all the bulk and coverage requirements. No variances are requested. The request by the Board Engineer of the detailed calculations of impervious coverage will be provided. It will be an exhibit demonstrating the calculations are below the maximum permitted impervious coverage. The pads will be set back 1000 ft. from the road. The details on the generator equipment itself is a little under 9' wide x 29' long and 11 ½' tall. There will be a schematic on the revised site plan. The proposed transfer switch is a little under 8' x 7' and 8' tall and a detailed specification will be provided on a revised plan. The various conduits are shown. These will connect the generator to the power supply of the building and the location and details of the trenches will be provided. There is no fencing being proposed around the equipment due to being in a remote section of the site. It is going to be surrounded by

landscape plantings. The proposed is 15 evergreen trees. There will be those trees in the parking spaces and the equipment itself.

Mr. Carter asked for confirmation that the site itself has a security fence and a wall.

Mr. M. Gallagher confirmed that is correct. No one can just wonder onto the property.

Mr. Carter stated the manufacturer of the diesel generator is Rolls Royce. It will have to periodically be refueled. It will be adjacent to the truck loading bays to the building itself. A refueling vehicle can easily pull into the loading bays. The trucks have long hoses that can extend to the generator to refill it. The 15 evergreen trees will be full size in addition to the landscaping already in the area. Regarding noise and air quality, the generator will not be in use all the time. It will only be for intermittent use for indeterminate periods of time. For the noise there is an internal damper within the equipment that has a silencer that will help the noise impact. It is set far enough in the property to comply with noise ordinances. The caliper of the proposed trees will meet the code requirements. Petco is the only tenant of the building.

Mr. Hoder stated he was hoping the Board would be able to see what the generator and switch look like tonight. Is the generator enclosed with a box around it?

Mr. Gallagher stated yes, it is.

Mr. Hoder asked if the tank is mounted for fuel underneath.

Mr. Gallagher stated the fuel does not have a separate holding tank; it is part of the generator in the box. There are access doors for the service technicians to refuel on both sides.

Mr. Hoder asked if the box they are housed in is considered a noise shielded box.

Mr. M. Gallagher stated it is a standard box. The additional silencer in the enclosure shields the noise.

Mr. Hoder asked if there is any spill protection.

Mr. M. Gallagher stated the perimeter of the enclosure has a curve to it. The selection of where the generator was located was made sure it was put in a remote section of the site to make sure it would not overflow.

Mr. Hoder asked what the size of the generator is.

Mr. M. Gallagher stated it is 1,000 – 1,250 KW.

Ms. Leheny stated her only comment was the Board may want some sort of schematic as previous applicants have provided before deciding.

Mr. J. Gallagher asked what the size of the storage tank is.

Mr. M. Gallagher stated the spec does not specify the size of the fuel tank.

Mr. J. Gallagher asked how far the truck will be from the tank.

Mr. M. Gallagher stated the truck would be 36 ft. from the generator.

Mr. Stewart stated there is an island that is touching a grass island that touches the northeast corner of the building adjacent from the parking lot. Is that where they are going?

Mr. M. Gallagher stated yes.

Mr. Stewart stated this is right next to all the cars and the building.

Mr. M. Gallagher stated that is correct.

Chair Mavoides announced this application would be tabled to the November 4, 2021 at 7:00 pm due to the applicant needing to provide a description of the generator that is going in and be able to answer the questions raised.

#### **PUBLIC COMMENT**

Chair Mavoides opened the meeting to the public. With no public comment the public forum was closed.

#### **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 minutes of the Planning Board, held on October 7, 2021, consisting of six (6) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I had hereunto subscribed my name to said Planning Board this November 5, 2021.

*Robin Tillou*

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Robin Tillou, Secretary

/rst