

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

**MINUTES OF DECEMBER 2, 2021
APPROVED ON JANUARY 6, 2022**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held via Zoom on December 2, 2021, at 7:00 p.m.

CALL TO ORDER

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

PROFESSIONALS IN ATTENDANCE

X Trishka Cecil, Board Attorney
X Elizabeth Leheny, Township Planner
X Robin Tillou, Planning Board Secretary

MINUTES

Upon a motion made and seconded a unanimous vote in favor to approve the November 4, 2021 minutes by those eligible to vote was made.

RESOLUTIONS

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

MOTIONED: Mr. Wittman

SECONDED: Mr. Gallagher

ROLL CALL:

AYES: Mr. Gallagher, Mr. Kaiser and Mr. Wittman

NAYS: None

ABSTAIN: None

MOTION PASSED

APPLICATIONS

Ms. Cecil announced the PB349-21 (Now ZBA349-21) Robert Allen Minor Subdivision, 60 Maplewood Avenue, has been transferred to the Zoning Board of Adjustment due to the multifamily home being nonconforming and would need a use variance.

CONSISTENCY REVIEW

CRANBURY TOWNSHIP ORDINANCE NO. 11-21-12

**ORDINANCE OF THE TOWNSHIP OF CRANBURY REPLACING SECTION 150-37,
“SIGNS” TOWNSHIP OF CRANBURY AND AMENDING SECTION 150-7,
“DEFINITIONS”**

Ms. Liz Leheny, Township Planner, explained that in the 2019 Master Plan Reexamination, there is a recommendation to the existing signage regulations in the Land Development Ordinance

(LDO). The Township has received feedback regarding the regulations not being easy to read. This update to the sign ordinance has gotten a thorough attorney review. The current ordinance is keeping with the current case law and has a more organized signage regulation for the LDO.

Vice Chair Kaiser stated there were areas in the ordinance that were vague, and the updates have made it clearer for what the ordinance requires.

Ms. Spann stated the ordinance is now using preexisting non-conforming for the verbiage as opposed to grandfathered. The verbiage for neon signs has been changed to internally illuminated signs. Ms. Leheny also wrote guidelines for the Historic Preservation Commission (HPC) and those guidelines are not for the sign ordinance but are guidelines for when HPC must review signage. They have proposed guidelines to go by.

Ms. Cecil stated if it came into existence when it was legal under the regulations that applied at the time it can continue, but once it is abandoned, destroyed, or taken down then it must be replaced with something that conforms.

Mr. Gallagher asked about the line in the ordinance that made it seem like it was the onus of the property owner to prove it was conforming at the time.

Ms. Cecil stated that is correct. It is the burden of the owner to prove when the nonconformance was created, it was done lawfully at the time.

Vice Chair Kaiser stated what happens now is anyone applying for an internally illuminated sign will be denied due to it not currently being permitted once the TC adopts the ordinance.

Vice Chair Kaiser opened this topic to the public. With no public comment the public forum was closed.

Ms. Cecil explained the motion to be made is the Board finds there are no inconsistencies with the ordinance and the Master Plan, and the Board endorses the ordinance.

MOTIONED: Ms. Callahan

SECONDED: Mr. Gallagher

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Kaiser, Ms. Spann and Mr. Wittman

NAYS: None

ABSTAIN: None

MOTION PASSED

**CRANBURY TOWNSHIP ORDINANCE NO. 11-21-14
ORDINANCE OF THE TOWNSHIP OF CRANBURY CODIFYING THE CRANBURY
VILLAGE HISTORIC DISTRICT AND THE CRANBURY STATION HAMLET HISTORIC
DISTRICT IN THE CODE OF THE TOWNSHIP OF CRANBURY AND CREATION NEW
SECTION 150-117 IN THE CODE OF THE TOWNSHIP OF CRANBURY**

Ms. Leheny explained that the 2019 Master Plan Reexamination had recommendations from the input of HPC specifically for the Cranbury Station Hamlet Historic District designation. The residents of that area had input for their desire to have recognition to become a historic district. There were also recommendations in 2019 (Reexamination) to amend the existing Village Historic District. This PB adopted a Master Plan amendment regarding the specific provisions in this ordinance. It should not be inconsistent because the Master Plan amendment that was adopted at the last PB meeting is the basis for this ordinance.

Vice Chair Kaiser opened the meeting to the public.

Steven Golisano, Prospect Street, Chair of HPC, stated he would like to endorse this ordinance.

With no other public comment, the public forum was closed.

MOTIONED: Ms. Callahan

SECONDED: Mr. Wittman

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Kaiser, Ms. Spann and Mr. Wittman

NAYS: None

ABSTAIN: None

MOTION PASSED

PUBLIC COMMENT

Vice Chair Kaiser 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 December 2, 2021, consisting of five (5)

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 January 7, 2022.

Robin Tillou

Robin Tillou, Secretary

/rst