

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

TIME AND PLACE OF MEETING

The Meeting of the Cranbury Township Planning Board was held on September 7, 2023 at 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

CALL TO ORDER

Wayne Wittman, Chairperson, called the meeting to order at 7:00 pm and presided over the meeting.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on January 11, 2023 of this meeting's date, time, place and the agenda was mailed to the Cranbury Press and Trenton Times, posted on the Township Bulletin Board, mailed to those requesting personal notice and filed with the municipal clerk.

MEMBERS IN ATTENDANCE

- ☒ El-Badawi, Eman
- ☒ Ferrante, Michael
- ☒ Gittings, Bill
- ☒ Jones, Dominique
- ☐ Anderson, Deanna
- ☒ Jason Mildenberg
- ☒ Spann, Evelyn, Vice-Chairperson
- ☐ Stewart, Jason
- ☒ Wittman, Wayne, Chairperson

PROFESSIONALS IN ATTENDANCE

- ☐ Andrew Feranda, Traffic Engineer
- ☐ David Hoder, Board Engineer
- ☐ Elizabeth Leheny, Board Planner
- ☒ Sharon Dragan, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

MINUTES

August 3, 2023

Upon a motion from Ms. Spann and Ms. Jones offering a second, the August 3, 2023 minutes were unanimously approved by those eligible to vote.

RESOLUTIONS

**PB381-23 US Industrial REIT II
324 Cranbury Half Acre Road
Block 8, Lot 1.01 - LI (Light Industrial) Zone
Amendment to Preliminary and Final Site Plan – Substation**

MOTIONED TO MEMORIALIZE RESOLUTION OF APPROVAL: Ms. Jones

SECONDED: Mr. Ferrante

ROLL CALL:

AYES: Ms. El-Badawi, Mr. Ferrante, Mr. Gittings, Mr. Mildenberg, Ms. Spann,
and Mr. Wittman

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**PB380-23 Taikun Pharmaceutical Technology, Inc.
Block 2, Lot 3.04, LI (Light Industrial) Zone
4 Corporate Drive, Unit B
Minor Site Plan – Generator**

Mr. Brennan was present representing the applicant Taikun Pharmaceutical Technology, Inc.

Mr. Brennan stated the resolution advises there are several options for the location of the generator and the construction official will advise of the location of the generator. The applicant would like to locate the generator on the grass as the Board recommended.

The Board and Ms. Dragan agreed to revise 5. a. and b. in the resolution to reflect the construction official will advise on the allowable location of the generator, but the applicant and the Board prefer the generator be located on the grass.

MOTIONED TO MEMORIALIZE RESOLUTION OF APPROVAL: Mr. Ferrante

SECONDED: Mr. Gittings

ROLL CALL:

AYES: Mr. Ferrante, Mr. Gittings, Ms. Jones, Ms. Spann, and Mr. Wittman

NAYS: None.

ABSTAIN: None.

MOTION PASSED

DISCUSSION

Chair Wittman advised Deanna Anderson, new Planning Board member, was appointed at the August 14, 2023 Township Committee Meeting.

PUBLIC COMMENTS

Chair Wittman opened the meeting to the public for any comments for items not on the agenda. With no public comment Chair Wittman closed the public forum.

ADJOURNMENT OF MEETING

There being no further business, Mr. Ferrante made a motion to adjourn the meeting. By unanimous vote, the meeting was thereupon adjourned at 7:30 pm.

CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and secretary of the Cranbury Township Planning Board and that the minutes of the Planning Board, held on September 7, 2023, consisting of three (3) 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 October 6, 2023.

Robin Tillou

Robin Tillou, Administrative Officer

/rst