

**DEVELOPMENT REVIEW COMMITTEE
TOWNSHIP OF CRANBURY
23-A NORTH MAIN STREET
CRANBURY, NEW JERSEY 08512**

(609) 395-0900, Ext. 221
FAX (609) 395-3560

DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: August 3, 2017

Meeting Commenced: 5:00 p.m.

The Development Review Committee conducted the following informal meetings as required pursuant to Township Land Development Section 150-76.

DRC MEMBERS:

- ☒ Paul Mullen (EC Representative)
- ☒ Glenn Johnson (PB Member)
- ☒ Arthur Hasselbach (PB Member)
- ☐ Sean Deverin (ZBA Member)

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- ☒ Andrew Feranda, Board Traffic Consultant – Shropshire Assoc.
- ☐ Trishka Waterbury Cecil, Esquire – Mason, Griffin & Pierson, P.C.
- ☒ Josette C. Kratz, PB/ZBA Secretary/Land Use Administrator
- ☒ David Hoder, P.E., Board Engineer – Maser Consulting
- ☒ Richard Preiss, PP, AICP, Conflict Planner (Liz Laney, P.P. in place of Mr. Preiss)

ADDITIONAL PUBLIC:

DISCUSSIONS:

PB299-17 Cranbury Brick Yard (Subdivision)
Block 10, Lot 10, Zone I-LI
Block 12, Lot 1, Zone I-LI
Brickyard Road, Cranbury-Hightstown Station Road
Preliminary and Final Major Subdivision

Applicant's Representatives Attending:

Christopher DeGrazia, Esquire, Drinker Biddle
Kevin Webb, Langan Engineering
George Laigaie, Trammel Crow

Date Application Submitted:

July 31, 2017

Board Professional Review Letter Dated (Attached):

Glenn Gerken, P.E. Dated August 2, 2017

Brief description of proposed development:

See below, applicant proposed subdividing the property in to three parcels, each with one warehouse. The subdivision was necessary for financing purposes.

Application Deemed Complete: ☒ YES ☐ NO ☐ N/A

MEMORANDUM

TO: Development Review Committee
Township of Cranbury

FROM: Glenn R. Gerken, P.E., Board Conflict Engineer

DATE: August 2, 2017

FILE NO. CRPB-R0040

SUBJECT: Application for Preliminary and Final Major Subdivision Approval
Cranbury Logistics Center aka Cranbury Brick Yard
Block 10, Lot 10
Township of Cranbury, Middlesex County, NJ

The following documents have been submitted in support of the above referenced application:

1. Application along with various attachments including but not limited to Rider with Narrative and Design Waiver request, proof of taxes being current, Application Checklist and the normal other standard attachments.
2. Preliminary and Final Major Subdivision Plan Set, prepared by Langan Engineering and Environmental Services Inc dated June 19, 2017 with no revisions containing six sheets.
3. Boundary and Topographic Survey Plans consisting of five sheets prepared by Langan Engineering and Environmental Services dated 12/15/09 and last revised June 16, 2017.

Application Requests the Following Approvals:

- A. Preliminary and Final Major Subdivision Approval.
- B. Design Waiver from section 150-43 A(3) which requires all parking spaces to be setback a minimum of 25 feet from any property line.
- C. Submission Waivers from Checklist No 22 which requires the nature and general extent of wooded areas and specimen trees; and Checklist item 56 which requires showing the existing system of drainage on the subject site.
- D. The applicant has marked about 20 items required by the Checklist as “not applicable”.

Submission Waiver Comments