

**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 5, 2021

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. Via the ZOOM Platform

DRC MEMBERS:

- ☐ James Gallagher (Alternate PB Member)
- ☒ Michael Kaiser (PB Member)
- ☒ Richard Kallan (Alternate ZBA Member)
- ☒ Evelyn Spann (TC & PB Member)
- ☐ Merilee Meacock (ZBA Member)
- ☐ Jason Mildenberg (EC Representative)
- ☒ Peter Mavoides (PB Member)
- ☐ David Nissen (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
- ☒ Robin Tillou, In-training Planning Board Secretary

ADDITIONAL PUBLIC:

DISCUSSIONS:

PB343-21 National Energy Partners
 Block 1, Lot 4, Zone RO/LI
 1249 South River Road
 Solar Carport Arrays
 Minor Site Plan

Applicant's Representatives Attending: Steven Boraske
 Andrew Coursen
 Lou Sabec
 Alicia Kimble

Date Application Submitted:

July 12, 2021

Board Professional Review Letter Dated (Attached):

N/A

A brief description of proposed development:

Applicant looking to install carports over all the landscaped islands stalls on each side of the existing two-story office building on South River Road (aka Gordon Exit 8A). They would cover the stalls island to island. Universal width on the left side and varying widths on the right/easterly side. Everything will be connected underground; blue on plans shows where the trenching will take place and take from the panels to the building. There is no increase in impervious and no drainage ramifications. There is an inherent benefit to the property.

Mr. Hoder did not find any variances and performed a completeness review and there were two items that need to be waived or exceptions of the checklist, or not.

The applicant knew of no truck traffic issues; other than trash vehicles. The applicant would repair the trenching only and have to modify the detail to show that. The applicant needed to show what they planned for the islands so they would not accumulate weeds and fill up with mud. Mr. Hoder wanted compensation landscaping to make up for any loss of landscaping meant for the islands. The key map does not have the correct scale and landscaping plan.

Mr. Kallan had concerns with a box truck trying to go down the side of the building and the possibility of turning.

Mr. Preiss thought a box truck would be unlikely to cause damage because the height of the panels was above 14-FT in height, most standard delivery trucks are under 12-FT. Mr. Feranda stated concern with fire trucks (or ladder trucks); however did not feel they would be circulating that far away from the building if there was an actual emergency issue. There would not be any

loss of parking spaces. There would be jockeying of parking areas and areas of restrictions during construction. National Energy is the applicant.

Andre Feranda had the following comments:

- Do not anticipate loss of parking (already in the meeting minutes)
- Sidewalks on islands as shown in renderings – only where sidewalk already exists
- How will canopy supports be protected? – Applicant indicates they will be located at corner of parking spaces and the 6” x6” columns will not interfere with parking
- Will canopies require maintenance? – Occasional, only a few time a year
- Adequate parking will be maintained during construction

The DRC was in consensus that the applicant should address the landscaping and check the old approved plans to see how much landscaping was intended (or missing from) for those islands in the previous approval.

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

DISCUSSIONS:

PB346-21 J-Star Research (Cedar Brook 2 Corp)
Block 1.01, Lot 1, Zone RO/LI
2 Clarke Drive
Pre-application Meeting

Applicant's Representatives Attending:

Bruce Simons, of Eastern Properties
Son Yang
Gregg Ursprung, PE
Ryan Kennedy, Attorney

Date Application Submitted:

August 2, 2021

Board Professional Review Letter Dated (Attached):

N/A

A brief description of proposed development:

Andrew Fernanda's comments:

- Looking for tenant to expected to take 90,000 sf and have 120 employees
- Converting minor drive-up to full loading area for larger tractor trailer delivery trucks
- The proposed loading area will be within the existing parking area and thus will mix truck movements with employee parking and pedestrian movements between parking spaces and the building
- There will be a loss of 12 parking spaces
- Turning analysis for delivery truck movements to the loading docks will be required
- Handicap parking spaces will be adjacent to the loading area must be relocated

Mr. Simons stated they were submitting an application for J-Star an application to allow modifications to the exterior of the building. They will install a liquid nitrogen tank and dumpsters and then a truck loading area. There was a lot of discussion about truck traffic and traffic movement; the intended research/office complex morphing into warehouse and warehouse truck traffic. The complex was designed for smaller truck movements and not semi-tractor trailer

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

September 8, 2021

Ms. Josette Kratz, Land Use Administrator
Township of Cranbury
Planning and Zoning Department
23-A North Main Street
Cranbury, NJ 08512

Re: **PB 346-21** – J Star Research, Inc. Site Plan
2 Clark Drive, Cranbury, NJ
Completeness Review Memo #01
Block 1.0; Lot 1
HACE # CBP-083

Dear Ms. Kratz:

Our office is in receipt of a submission for Minor Site Plan application with a bulk variance for completeness review for the subject property. The submission information is as follows:

Application Name: J Star Research, Inc.	
Application No.: PB 346-21	
Applicant: J Star Research, Inc.	
Owner: Cedar Brook Corporate Center, LP	

Documentation submitted:

- Application package, including checklist, Tax certification, \$ 4,000 escrow fee, W-2.
- Plans entitled “Development Plans for J Star DP-DS Development Facility, 2 Clark Drive, Cranbury, NJ dated 7/27/21, prepared by Bergman Engineers, Trevoise, PA, eight sheets.

Project Description

The subject property is located in the RO/LI (Light Industrial Zone) with frontage on Route 130, Cedar Brook Drive and Clark Drive and is 18.24 acres. The property contains one 1 story office building and associated parking areas. The applicant is proposing to construct loading areas, a nitrogen tank and change some parking and sidewalk areas.

This application can not be a Minor Site Plan. Since it is in a Planned Development (Cedar Brook) and contains a variance, it must be a Preliminary and Final Site Plan.

Fees

Item	Application fees:	Escrow fees:
Preliminary Site Plan	\$ 750	\$ 3,000
Final Site Plan	\$500	\$1,000
Variance for lot coverage	\$250	\$2,000
Variance for landscape island coverage	\$150	\$200
Waiver for number of parking spaces	\$150	\$1,000
Checklist Waivers (12)	\$1,200	\$1,200
Publication	\$ 100	
Totals:	\$3,100	\$ 8,400

\$4,000 in Escrow has been submitted. The additional fees should be submitted. Any changes in variances or waiver should be reflected in the new amounts.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has marked items 9, 11, 12, 13, 16, 18, 19, 20, 27, 28, 31, 35, 36, 37, 41, 42, 43, 44, 45, 47, 50, 52, 53, 54, 55, 56, 57, 58 and 59 as not applicable. We agree that the above items are indeed "not applicable", except the following items:

- 13 List of Variances, this has been provided
- 37 List of required regulatory approvals
- 43 Sight Triangles
- 47 Lighting Plans
- 50 Site identification signs, traffic control signs and directional signs
- 54 Traffic impact statement
- 55 Existing and proposed contours (in disturbed areas)
- 56 Existing system of drainage of subject site

Comments: We believe the above should be provided for completeness. A limited report for item 54 will suffice. A limited lighting plan for the loading areas and redesigned car parking areas should be provided.

The following items are marked as waiver requested:

- 4 Key map
- 15 All existing water courses, etc. within 200 feet of the site
- 17 Existing streets, rights of way and easement within 200 feet of the site
- 22 Boundary limits, nature and general extended of wooded areas, etc
- 23 General soil types
- 34 Building envelopes, etc
- 40 Drainage calculations
- 46 Spot and finished grades at building corners. (in disturbed area)

- 48 Landscape Plans and Details
- 49 Solid waste plan
- 51 Preliminary architectural plan
- 60 Add earthwork calculations

Comments: The key map can easily be modified to include items 4, 15, 17 and 22. Items 23 and 34 can be added to the overall plan. A limited report for item 40 will suffice. Landscaping (item 48) around the disturbed areas should be provided. The solid waste plan can be explained in a note on the plan sheet. A preliminary architect plan (item 51), signed, should be provided for the loading areas. Item 60 can be marked as "not applicable".

We would recommend that the Site Plan be considered not complete from an engineering standpoint until the above information is furnished. If you have any questions regarding the above, please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.
Planning and Zoning Board Engineer

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email
Elizabeth Lehney, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
Ryan Kennedy, Esq., Applicants attorney, via Email
Greg Ursprung, PE, Applicants Engineer, via Email