

**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: September 2, 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 Mavroides (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
- ☒ Elizabeth Leheny, PP, Board Planner
- ☒ Robin Tillou, In-training Planning Board Secretary

DISCUSSIONS:

PB337-21 Cranbury Self-Storage, Block 16, Lot 9, Zone GC,
116 South Main Street, Preliminary & Final Site Plan Completeness Review

Applicant's Representatives Attending: Frank Brennan, Brennan Law Firm
Ernie Fiest, Principal of Cranbury Self Storage
Sheriff Ali, Applicant's Engineer

Date Application Submitted:

August 13, 2021

Board Professional Review Letter Dated (Attached):

N/A

A brief description of proposed development:

Applicant looking to construct a self-storage facility which will be a one-story building, . The building will be 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