

**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: October 31, 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 (TC & 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
- ☒ Richard Preiss, PP, AICP, Board Planner

ADDITIONAL PUBLIC:

DISCUSSIONS:

PB283-16 Ingerman Development Co., LLC
 Block 33, Lot 13.04, Zone R-ML
 2687 US Route 130
 Final Major Site Plan & Bulk Variances

Applicant's Representatives Attending:

Jaqueun R. Camp, Architect
Peter J. Wolfson, Esquire – Day Pitney
Sean Delany, P.E. – Engineer for Bowman
Geoffrey Long - Ingerman

Date Application Submitted:

October 20, 2017

Board Professional Review Letter Dated (Attached):

October 24, 2017

A brief description of proposed development:

Final Site Plan with amendment to the driveway alignment on Route 130. There are some variances involved.

Application Deemed Complete: ☒ YES ☐ NO ☐ N/A **Schedule for a December 7th hearing**

**HODER ASSOCIATES
CONSULTING ENGINEERS**

Lettering Complete

**548 RIDGE ROAD
FAIR HAVEN, NJ 07704**

October 24, 2017

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

Re: **PB 283-16 Ingerman Development, LLC**
Completeness for Final Review Memo #01
Final Site Plan & Bulk Variances
2687 Route 130
Block 33; Lot 13.04
HACE # CBP-043

Dear Ms. Kratz:

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

Application Name: MBID of Delaware (formerly Ingerman Development, LLC) (the Willows at Cranbury and Birchwood at Cranbury)	
Application No.: PB 283-16	
Owner: Keith Clayton	
Design Engineer: Sean A. Delany, P.E.	Firm: Bowman Consulting
Original Date: 07/25/16	Revision Date: 10/20/17
Design Architect:	Firm: Wallace Roberts Todd, LLC
Original Date: 07/25/16	Revision Date: 10/16/17

Additional documentation submitted:

- Application package including application, checklist, all with Day Pitney, LLP cover letter signed by Katharine A. Coffey, Esq, dated October 20, 2017.
- Compliance letter for application by Day Pitney, LLP cover letter signed by Katharine A. Coffey, Esq, dated October 20, 2017
- Environmental compliance letter signed by Michel Kovacks dated October 19, 2017
- Supplemental Traffic Letter from Maser Consulting, signed by Maurice Rached, PE dated October 18, 2017

- Site plans entitled " Final Site Plan for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior Apartments), Block 33, Lot 13.04, Tax Map Sheet No.10, (dated June 2003), Township of Cranbury, Middlesex County, NJ" prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated July 27, 2016 revised 10/20/17, consisting of 13 sheets.
- Architectural (Floor Plans and Elevations) for Planning Board Submission, Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments) prepared by Wallace Roberts Todd, LLC, Architects, Antonio Fiol-Silva, dated 10/16/17, consisting of 11 sheets.
- ALTA/NSPS Land Title Survey Boundary and Topographic Survey for Ingerman Development, Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd., dated Martin Triello NJPLS, dated March 17, 2016, revised 4/4/17
- Landscape Plan, The Willows at Cranbury, prepared by Melillo+Bauer Assoc. Thomas B Bauer, NJLA, dated July 22, 2016, Revised 10/19/17.
- Stormwater Management Report for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd, Sean Delany PE, dated October 20, 2017.
- Stormwater Management System Operations & Maintenance Manual for the Proposed Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated October 20, 2017.
- SU 40 Turning Radius Plan for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior Apartments), Block 33, Lot 13.04, Tax Map Sheet No.10, (dated June 2003), Township of Cranbury, Middlesex County, NJ prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated 8/22, 2016 revised 10/20/17, consisting of 1 sheet.
- Garbage Truck Turing Plan for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior Apartments), Block 33, Lot 13.04, Tax Map Sheet No.10, (dated June 2003), Township of Cranbury, Middlesex County, NJ prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated 8/22/2016 revised 10/20/17, consisting of 1 sheet.
- Fire Truck Turing Radius Plan for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior Apartments), Block 33, Lot 13.04, Tax Map Sheet No.10, (dated June 2003), Township of Cranbury, Middlesex County, NJ prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated 8/22/17 revised 10/20/17, consisting of 1 sheet.
- Earthwork Plan, Block 33, Lot 13.04, Township of Cranbury, Middlesex County, NJ prepared by Bowman Consulting Group, Ltd., dated 10/20/17, consisting of 1 sheet.

Previously Submitted for Preliminary:

- Application package including application, checklist, Deed of Restrictive Covenant, W-9 and tax statement all with Day Pitney, LLP cover letter signed by Katharine A. Coffey, Esq, dated July 25, 2016.
- Site plans entitled "Preliminary Site Plan for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33, Lot 13.04, Tax Map Sheet No.10, (dated June 2003), Township of Cranbury, Middlesex County, NJ" prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated July 27, 2016 consisting of 12 sheets. Architectural (Floor Plans and Elevations) for Planning Board Submission, Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments) prepared by Wallace Roberts Todd, LLC, Architects, Antonio Fiol-Silva, dated July 25, 2016, consisting of 11 sheets.
- Boundary and Topographic Survey for Ingerman Development, Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd., dated David Dixon NJPLS, dated March 17, 2016.
- Landscape Plan, The Willows at Cranbury, prepared by Melillo+Bauer Assoc. Thomas B Bauer, NJLA, dated July 22, 2016.
- Preliminary Stormwater Management Report for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd, Sean Delany PE, dated July 25, 2016.
- Environmental Impact Statement for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Ecolsciences, Inc., dated July 25, 2016.
- Traffic Impact Report, prepared by Ingerman Cranbury Apartments, Route 130 Southbound, MP 71.84, Block 33 Lot 13.0,4 Township of Cranbury, Middlesex County, New Jersey, prepared by Maser Consulting, S. Maurice Rached, PE, PTOE, dated July 23, 2016.

Project Description

The subject property is located in the Paul's Auto Redevelopment Area and contains 3.89 acres as per the Site Plan. The property has frontage on US Route 130 and abuts Village Park to the South. The property currently contains two commercial buildings and parking areas. All the buildings will be removed.

The applicant proposes two buildings, the Willows at Cranbury containing 24 Family Apartments and Birchwood at Cranbury containing 66 Senior/Special Needs Apartments. They have 12,416 and

32,888 Square Feet first floor lot coverages respectively(unchanged). The site plan has one entrance and one exit on Route 130 and three drives containing 105 spaces.

The applicant is requesting Final Site Plan. There are no variances from the town ordinances but the applicant is asking for a waiver from the Residential Site Plan Improvement Standards for parking where 105 are provided and 168 are required.

Fees

The fees required under the Cranbury ordinances are as follows:

	Application fees:	Escrow fees:
Final Site Plan for residential	\$500.00	
\$1000 Plus 90 units \$50 / unit		\$5500.00
Publication	\$ 100.00	
Totals:	\$600.00	\$5,500.00

Variances

There appears to be no variances in this application. Our office did not investigate if additional exceptions are needed and will do so during the technical phase of this application.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has asked for exceptions from items 16, 17, 18, 20, 53, 55 and they were granted in the Preliminary application. The applicant has marked items 11, 20, 21, 27, 28, 30, 34, 37, 42, 43, 54 and 59 as not applicable. We concur with the waiver items and those marked not applicable except the following:

- 14 Fees (Additional fees should be submitted)
- 37 List of required regulatory approvals or permits
- 54 Traffic Impact Statement (we defer to Andrew Feranda, PE on this item).

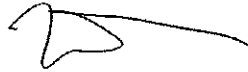
The Board can decide during the public hearing if items 37 and 54 should be submitted. In relation to item 37, we believe the applicant should provide a list of outside approvals and copies of same prior to any resolution compliance.

We would recommend that the Site Plan be considered conditionally complete until such time the additional fees are submitted; at which the application can be considered complete from an engineering standpoint.

If you have any questions regarding the matter 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

DJH

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email
Richard Preiss, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
Sean Delany, PE, Applicants Engineer, via Email
Katharine A. Coffey Esq., Applicants Attorney, via Email
Goeffrey Long, Applicant via Email

CBP\CBP-043\Letters\ZBA 283-16 inger final complete 1.docx

DRC APPLICANT'S ATTENDANCE SHEET

DATE: October 31, 2017

APPLICATION: PB283-16 Ingerman Development

FULL PROFESSIONAL'S NAME & COMPANY	ADDRESS	E-MAIL & TELEPHONE
Jaqueen R. Camp, AIA WRT	1700 MARKET STREET STE 2300 PHILA, PA 19103	JCAMP@WRTDESIGN.COM 215-430-5059
Peter J. Wolfson Esq. Day Pitney	1 Jefferson Rd. Parsippany, NJ	pwolfson@daypitney.com 973 966 8298
Sean Delany Boviman	303 West Main Street Freehold, NJ 07728	S.Delany@bovimanconsulting.com 732-665-5500
Geoffrey Long Ingerman	5 Powell Lane Collingswood NJ 08108	glong@ingerman.com 800-405-0457

DISCUSSIONS:

PB165-09 Prologis South
Block 10, Lots 4.01, 19.01 & 19.02, Zone I-LIS
66 Station Road
Amendment to the Original Preliminary and Final Site Approval

Applicant's Representatives Attending:

Christopher DeGrazia, Esquire
William Bumber, Prologis
Edwin Caballero, P.E. – Maser Consulting
Karl Pehnke, P.E. – Langan Engineering

Date Application Submitted:

October 18, 2017

Board Professional Review Letter Dated (Attached):

N/A

A brief description of proposed development:

Applicant was amended final for reconfiguration on the guard entrance and driveway for a separate entrance where "yard dogs" could bring in the trailers, using a shorter more direct route. Gate would be remote controlled. They would be losing a few trailer spaces.

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

DRC APPLICANT'S ATTENDANCE SHEET

DATE: October 31, 2017

APPLICATION: PB165-09 Prologis South

FULL PROFESSIONAL'S NAME & COMPANY	ADDRESS	E-MAIL & TELEPHONE
Christopher Degrez Drinker Biddle	105 College Rd East Rumson NJ 08542	degrezch@dr.com 609 716-16615
Bruce Bunker Prologis	ONE MEMORIAL PLAZA EAST LANSING, MI 48203	bbunker@prologis.com 301-635-6609
Edwin CABALLERO MASON CONSULTING	53 FRANTAGE RD STE 110 HAMPTON, NJ, 08827	ECABALLERO@MASONCONSULTING.COM 908-238-0900
Karl Peluke Lengen Engineering	989 Lenoir Drive Lawrenceville, NJ	kpeluke@lengen.com 732 740-6991
Robert Strong Lengen Engineering	100 Kille Drive Millsboro, DE 19966	rsstrong@lengen.com 609-448-5550
Jonathan Adams Lengen Engineering	100 Kille Drive Millsboro, DE 19966	jadam@lengen.com 609-448-5550



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, NJ 08827
T: 908.238.0900
F: 908.238.0901
www.maserconsulting.com

October 18, 2017

VIA ELECTRONIC DELIVERY

Ms. Josette Kratz
Cranbury Township Planning Board
23A North Main Street (School House Lane)
Cranbury, NJ 08512

Re: ProLogis Park Cranbury South
66 Station Road
Concept Plan
Application #PB165-09
MC Project No. 13000741A

Dear Ms. Kratz:

As per our phone conversation on October 11, 2017, we have electronically submitted the following items for your review for a Concept Plan application for the above referenced project:

1. Concept Application;
2. 11x17 Concept Plan drawings, Sheet No. 1 of 1;
3. One (1) full size Concept Plan drawings, Sheet No. 1 of 1;
4. Certification from the tax collector that taxes were paid;
5. W-9 form filled out, as required.

This application received approval for a third amendment on July 6, 2017 for various changes to the Site Plan requested by Home Depot (HD). Home Depot would appreciate feedback from the Township to add an additional driveway across from the existing Home Depot driveway on Station Road. We have already received some preliminary feedback from the Township Professional back in August, 2017 which we have included in the submitted Concept Plan. The Concept Plan has been revised to include the following items:

1. Standard 90' x 200' County Sight Triangle Easement
2. This driveway will only be used for jockey trucks crossing Station Road from the existing Home Depot.
3. An 8' high remote control solid gate and fence. The existing berm in this location is approximately 8' high. So the fence will screen the loading dock area in the same manner as the berm does today.
4. A retaining wall system is proposed to transition the grade from the berm to the gate on both sides of the driveway and maintain the screening of the loading docks.



Ms. Josette Kratz
MC Project No. 13000741A
October 18, 2017
Page 2 of 2

5. The driveway connects to Station Road via a concrete apron so trucks cannot use this driveway.
6. A "Jockey Truck Only" sign is proposed on the gate, to notify the truck driver that they cannot use this entrance.
7. The location of the proposed driveway, from centerline to centerline, is 220' from the approved driveway on Lot 17 and 469' from our approved boulevard driveway.
8. A 12'x16' canopy has been added on the south side of the cul-de-sac. This will be an outside smoking area for employees.

We are respectfully requesting a review of the changes noted above. No other approved items within the Site Plan application were affected by this revision. We trust that this meets with your approval and we can be scheduled for the November 2, 2017 DRC meeting.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'Edwin Caballero'.

Edwin Caballero, P.E.
Associate / Discipline Leader

EC/hk

Enclosures

cc: Dave Hoder, P.E.
Richard Preiss, P.P.
Andy Feranda, P.E., PTOE
Frank Ryan
Chris DeGrezia, Esq.
Karl Pehnke, P.E.

DISCUSSIONS:

Icon Cranbury East Owner Pool 4 NJ, LLC
PB303-17 - Block 3, Lot 1.01, Zone LI – 257 Prospect Plains Road
PB304-17 Block 2, Lot 4.01, Zone LI – 1240 Cranbury South River Road
Façade Signs Wall Signs and associated variances

Applicant's Representatives Attending:

Francis Brennan, Esquire
Anthony Fernandes, JLL
Jonathon Blink, Crest Engineering
Peter Strong, Crest Engineering

Date Application Submitted:

October 23, 2017

Board Professional Review Letter Dated (Attached):

October 30, 2017

A brief description of proposed development:

The applicant is proposing new signage on the buildings at two locations. Applicant must submit the fees for both application, not reduced.

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

**HODER ASSOCIATES
CONSULTING ENGINEERS**

**548 RIDGE ROAD
FAIR HAVEN, NJ 07704**

October 30, 2017

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

Re: ³⁰⁴⁻¹⁷ **PB 303-17 Icon Cranbury East Owner Pool 4 NJ, LLC**
Completeness Review Memo #01
1240 Cranbury South River Road
Block 2, Lot 4.01
HACE # CBP-056

Dear Ms. Kratz:

Our office is in receipt of the application for a Site Plan and Variance Plan for completeness review by the Development Review Committee for the subject property. The submission information is as follows:

Application Name: Icon Cranbury East Owner Pool 4 NJ, LLC - 1240 Cranbury South River Road	
Application No: PB 303-17	
Applicant Icon Cranbury East Owner Pool 4 NJ, LLC	Owner: Same

Additional documentation submitted:

- Application package (w/checklist), along with cover letter from Francis J. Brennan III, Esq. dated October 23, 2017.
- Plan entitled Minor Site Plan Block 2, Lot 4.01 for Icon Cranbury East Survey prepared by Lorali Toten PE PLS dated 10/9/17, one sheet.
- ALTA/ACSM Land Title Survey Jack w Shoemaker PLC dated 10/26/12
- Sign Plans by Quantum Signs and Graphics, dated 11/29/16 (6 sheets) and 4/4/16 (3 sheets).
- Planners Report by Lorali Toten PE PLS dated 10/19/17, including signage approval chart of signs approved since October 19, 2017.
- Fee checks in the amount of \$ 5,400.00 for application and \$ 8,500.00 for escrow, for both applications.

Project Description

The subject property is situated in the LI – Light Industrial Zone District and contains 51.26 Acres as per the ALTA/ACSM Land Title Survey. The property has 624.74 feet of frontage along Cranbury South River Road. There is the one 2,233,915 square foot building on the site. The applicant is proposing new signage on the building in two locations:

- 56.6 square foot internally illuminated sign on the South side of the building.

- Two 25 S.F logo and address signs on the North West and the North East side of the building.

Variances & Exceptions

The applicant is requesting sign variances as follows:

Ordinance Section	Required	Provided
<u>All Signs (1 Variance)</u>		
Section 150-37 H 2 b		
Number of Signs	2 signs max.	three
<u>South Sign (1 Variance)</u>		
Section 150-37 H 2 b		
Size of signs	6 S.F.	56.6 S.F.
Height of sign	1.5 Ft	3.5 Ft.
Width of signs	4 Ft.	16.7 Ft.
<u>North West and North East Sign (2 Variances)</u>		
Section 150-37 H 2 b		
Size of signs	6 S.F.	25 S.F.
Height of sign	1.5 Ft.	2.5 Ft.
Width of signs	4 Ft.	10 Ft.
<u>All Signs Area (3 Variance)</u>		
Section 150-37 H 2 d		
South Sign	6 S.F.	56.6 S.F.
North West Sign	6 S.F.	25 S.F.
North East Signs	6 S.F.	25 S.F.
<u>All Signs (3 Variances)</u>		
Section 150-37 H 6		
Max. 3 colors		
West Sign	3 Colors	9 Colors
East/South Sign	3 Colors	9 Colors
<u>South Signs (1 Variance)</u>		
Section 150-37 H 5		
Internally lit		
West Sign	Not Allowed	Requested
North West and North East		Not Lit

Fees

The fees required under the Cranbury ordinances are as follows:

Item	Application fees:	Escrow fees:
Preliminary Site Plan	\$ 750.00	\$ 3,000.00
Final Site Plan	\$ 500.00	\$ 1,000.00
First Variance	\$ 250.00	\$ 2,000.00
Remaining 10 Variances	\$ 1,500.00	\$ 2,000.00
Publication of Notice fee	\$ 100.00	
Totals:	\$ 3,100.00	\$ 8,000.00

Completeness

We have reviewed the application for completeness in accordance with the Township Application Checklist.

No Checklist Waivers are being requested. The applicant has checked items 11, 16, 18, 20, 21, 22, 23, 24, 27, 28, 31 and 34, 35 37-46, 49-60 as non-applicable. We concur with the items requested to be not applicable, except that item 31 was actually submitted and items 46 (spot elev.), 47 (lighting) and 48 (landscaping) should be marked as not applicable.

We recommend that the Site Plan be considered **Conditionally Complete** from an engineering standpoint until such time that the applicant submits the additional \$ 7,000 in escrow fees.

The Development Review Committee should evaluate the check list and indicate if they agree. If you have any questions regarding the matter 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

DJH

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email
Richard Preiss, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
Francis Brennan III, Esq., Applicants Attorney, via Email
Loralie Totten PE, Applicants Engineer, via Email
Anthony Fernandes, Applicant, via Email

CBP-054 PB-303-17 Icon 1240 1.docx

DRC APPLICANT'S ATTENDANCE SHEET

DATE: October 31, 2017

APPLICATION: PB303-17 Icon Cranbury (Facade Signs)

FULL PROFESSIONAL'S NAME & COMPANY	ADDRESS	E-MAIL & TELEPHONE
ANTHONY FERNANDES JLL	1 MEADOWLANDS PLAZA #804 EAST RUTHERFORD NJ 07073	ANTHONY.FERNANDES@JLL.COM 201-528-4456
Frank Brennan Southern Blmle Cost Engineering	Cranbury 100 RICE Drive MILLSBORO, NJ 08535	609 395 5533 jblm1k@costengineering.net 609-448-5550
Debra Strydom Cost Eng	n	857 Marge Custengineering.net 609-448-5556

Letter to Ms. Kratz

**HODER ASSOCIATES
CONSULTING ENGINEERS**

**548 RIDGE ROAD
FAIR HAVEN, NJ 07704**

October 30, 2017

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

Re: **PB 303-17 Icon Cranbury East Owner Pool 4 NJ, LLC**
Completeness Review Memo #01
257 Prospect Plains Road
Block 3, Lot 1.01
HACE # CBP-055

Dear Ms. Kratz:

Our office is in receipt of the application for a Site Plan and Variance Plan for completeness review by the Development Review Committee for the subject property. The submission information is as follows:

Application Name: Icon Cranbury East Owner Pool 4 NJ, LLC - 257 Prospect Plains Road
Application No: PB 303-17
Applicant Icon Cranbury East Owner Pool 4 NJ, LLC Owner: Same

Additional documentation submitted:

- Application package (w/checklist), along with cover letter from Francis J. Brennan III, Esq. dated October 23, 2017.
- Plan entitled Minor Site Plan Block 3, Lot 1.01 for Icon Cranbury East Survey prepared by Lorali Toten PE PLS dated 10/9/17, one sheet.
- ALTA/ACSM Land Title Survey Jack W Shoemaker PLC dated 10/26/12
- Sign Plans by Quantum Signs and Graphics, dated 11/29/16 (6 sheets) and 2/5/16 (3 sheets).
- Planners Report by Lorali Toten PE PLS dated 10/19/17, including signage approval chart of signs approved since October 23, 2017.
- Fee checks in the amount of \$ 5,400.00 for application and \$8,500.00 for escrow, for both applications.

Project Description

The subject property is situated in the LI – Light Industrial Zone District and contains 74.49 Acres as per the ALTA/ACSM Land Title Survey. The property has 1598.75 feet of frontage along Prospect Plains Road. There is one 1,000,582 Square Foot building on the site. The applicant is proposing new signage on the building in two locations:

- 56.6 square foot internally illuminated sign on the West side of the building.
- 5.0 square foot logo sign and a 10.66 address sign on the East side of the building.

Variances & Exceptions

The applicant is requesting sign variances as follows:

Ordinance Section	Required	Provided
<u>West Sign (1 Variance)</u>		
Section 150-37 H 2 b		
Size of signs	6 S.F.	56.2 S.F.
Height of sign	1.5 Ft.	3.5 Ft.
Width of signs	4 Ft.	16.17 Ft.
<u>East/South Sign (1 Variance)</u>		
Section 150-37 H 2 b		
Size of signs	6 S.F.	15.66 S.F.
Height of sign	1.5 Ft.	2 Ft.
Width of signs	4 Ft.	7.83 Ft.
<u>Both Signs (1 Variances)</u>		
Section 150-37 H 2 d		
Size of all signs	24 S.F.	71.86 S.F.
<u>Both Signs (2 Variances)</u>		
Section 150-37 H 6		
Max. 3 colors		
West Sign	3 Colors	9 Colors
East/South Sign	3 Colors	9 Colors
<u>West Sign (1 Variances)</u>		
Section 150-37 H 5		
Internally Lit		
West Sign	Not Allowed	Requested
East South Sign		Not Lit

Fees

The fees required under the Cranbury ordinances are as follows:

Item	Application fees:	Escrow fees:
Preliminary Site Plan	\$ 750.00	\$ 3,000.00
Final Site Plan	\$ 500.00	\$ 1,000.00
First Variance	\$ 250.00	\$ 2,000.00
Remaining 5 Variances	\$ 750.00	\$ 1,000.00
Publication of Notice fee	\$ 100.00	
Totals:	\$ 2,350.00	\$ 7,000.00

Completeness

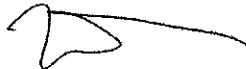
We have reviewed the application for completeness in accordance with the Township Application Checklist.

No Checklist Waivers are being requested. The applicant has checked items 11, 16, 18, 20, 21, 22, 23, 24, 25, 27, 28, 31 and 34-60 as non-applicable. We concur with the items requested to be not applicable, except that items 25 and 31 were actually submitted.

We recommend that the Site Plan be considered **Complete** from an engineering standpoint. The Development Review Committee should evaluate the check list and indicate if they agree. If you have any questions regarding the matter 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

DJH

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email
Richard Preiss, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
Francis Brennan III, Esq., Applicants Attorney, via Email
Loralie Totten PE, Applicants Engineer, via Email
Anthony Fernandes, Applicant, via Email

CBP-055 PB-303-17 Icon 257 1.docx

DISCUSSIONS:

ZBA296-16 Mukesh Somani
 Block 7, Lot 15, Zone I-LI-S
 65 Station Road
 Use Variance ("D" Variance)

Applicant's Representatives Attending:

Frank Brennan, Esquire
Pic Perez, PRA Architects
Mukesh Somani, Applicant
Jonathon Blink, Crest Engineering
Peter Strong, Crest Engineering

Date Application Submitted:

October 20, 2017

Board Professional Review Letter Dated (Attached):

October 30, 2017

A brief description of proposed development:

The applicant is proposing a use of the property as both residence and an office, which would require a "D" variance, since the residential use is not permitted in the zone.

Applicant still must submit full fees and request waivers or submit outstanding completeness items.

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

Not Complete

**HODER ASSOCIATES
CONSULTING ENGINEERS**

**548 RIDGE ROAD
FAIR HAVEN, NJ 07704**

October 30, 2017

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

Re: **ZBA 296-16 Mukesh Somani Site Plan and Use Variance
Completeness Review Memo #01**
65 Station Road
Block 7, Lot 15
HACE # CBZ-029

Dear Ms. Kratz:

Our office is in receipt of the application for a Site Plan for completeness review by the Development Review Committee for the subject property. The submission information is as follows:

Application Name: Mukesh Somani Site Plan and Use Variance	
Application No.: ZBA 296-16	
Applicant: Mukesh Somani	Owner: Same

Additional documentation submitted:

- Application package (w/ checklist) including cover letter from Francis J Brennan III, ESQ.
- Preliminary and Final Site Plan Lot 15, Block 7, Tax Map Sheet 2, Cranbury Township, Middlesex County, NJ by Crest Engineering, Signed by Lorali Totten, PE dated 10/12/17, consisting of four sheets.
- Architects Plans, entitled proposed changes to the Somani Residence, 65 Station Road, Cranbury New Jersey, by Perez +Radosti Associates, PC Signed by Ricardo Perez AIA, dated 10/18/17
- Statement of Negilible Drainage Impact for Lot 15, Block 7, 65 Station Road, Cranbury New Jersey, dated October 12, 2017.
- Environmental Impact Assessment for Lot 15, Block 7, 65 Station Road, Cranbury New Jersey, dated October 12, 2017.
- Fee checks in the amount of \$ 1,900 for application and \$10,400 for escrow.

Project Description

The subject property is situated in the I-LIS Light Industrial Sewered Zone District and contains 0.14 Acres or 6,005 Square Feet as per the Site Plan. The property has 50.0 feet of frontage along Station Road. There are two structures on the site which was previously used as a residence and a garage. The applicant is proposing to use the property as both a residence and an office.

Variances & Exceptions

The applicant must request a Use or D variance from the Zoning Board of Adjustment since the residential use is not permitted in the Zone. We defer to the Board Planner on this item. The applicant is also asking for the bulk variances below. If additional nonconformities are found during the technical review of the application, additional fees may be necessary.

Bulk Requirements I-LIS Zone

Item	Required		Provided	
Minimum Lot Area	3.0	Acres	0.14	Acres
Minimum Lot Frontage	200	Feet	50.0	Feet
Minimum Front Yard	20	Feet	9.0	Feet
Minimum Side Yard	50	Feet	14.3	Feet
Minimum Rear Yard Depth	50	Feet	68.0	Feet
Minimum Rear Yard	50	Feet	68.0	Feet
Max. Building Height	60	Feet	<35	Feet
Max. Impervious Surface	50	%	73.6	%
Max Floor Area Ratio	0.30		0.21	
Parking	5	Spaces	5	Spaces
Accessory Rear Yard	N/A		0.5	over

Variances are in **Bold**

Fees

The fees required under the Cranbury ordinances are as follows:

Item	Application fees:	Escrow fees:
Preliminary Site Plan	\$ 750.00	\$ 3,000.00
Plus per 1,000 S.F.	\$ 25.00	\$ 50.00
Final Site Plan	\$ 500.00	\$ 1,050.00
Use Variance	\$ 500.00	\$ 3,000.00
First Variance	\$ 250.00	\$ 2,000.00
Remaining 4 Variances	\$ 600.00	\$ 800.00
Publication of Notice fee	\$ 100.00	
Totals:	\$ 2,725.00	\$ 9,900.00

The applicant submitted a review fee of \$1,900 and an escrow fee of \$4,675.00.

Completeness

We have reviewed the application for completeness in accordance with the Township Application Checklist. The Development Review Committee should evaluate the following checklist items:

The applicant has checked items 11, 16, 18, 19, 20, 21, 23, 27, 28, 29, 33, 34, 35, 41, 42, 45, 53, 55, 57, 58, and 60 as non-applicable. We concur with the items requested to be not applicable. One waiver is being requested from the checklist, item 38 requested or "obtained design waivers". **This item should be provided or the Board will not have enough information to make a decision.**

We recommend that the Site Plan be considered **Not Complete** from an engineering standpoint,

until the applicant submits the additional fees and the information needed for item 38.
The Development Review Committee should evaluate the check list and indicate if they agree.
If you have any questions regarding the matter 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

DJH

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email
Richard Preiss, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
Francis Brennan, Esq., Applicants Attorney, via Email
Ricardo Perez AIA, Applicants Architect, via Email
Lorai Totten, PE, applicant's engineer
Mukesh Somani, Applicant via Email

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DRC APPLICANT'S ATTENDANCE SHEET

DATE: October 31, 2017

APPLICATION: ZBA296-16 Mukesh Somani

FULL PROFESSIONAL'S NAME & COMPANY	ADDRESS	E-MAIL & TELEPHONE
Frank Suenaga Suenaga Law Firm	73 N. Main Granbury	609-395-5533 frank@franklaw.com
RIC PEREZ PRA ARCHITECTS	414 PRINCETON HIGHWAY RD GRANBURY, NJ 08512	ric@prans.com 609-443-4031
MUKESH SOMANI ISM CONSULTING	65 Station Rd GRANBURY, NJ 08512	MUKESH.SOMANI@gmail.com 240-832-6313
Jonathan Blum Crest Engineering	100 Rike Drive Millstone, NJ 08535	jblum@crestengineering.net 609-448-5550
Robert Stryker Arest Eng.	N	rstryker@crestengineering.net 609-448-5550