

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

**MINUTES MARCH 7, 2019
APPROVED ON APRIL 4, 2019**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury Township Hall Municipal Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on March 7, 2019, at 7:00 p.m.

CALL TO ORDER

Peter Mavoides, Chairman of the Cranbury Township Planning Board called the meeting to order.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law, adequate notice by the Open Public Meeting Act was provided of this meeting's date, time, place and agenda were mailed to the news media, posted on the Township bulletin board, mailed to those personal requesting notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

- ☐ Callahan, Karen
- ☒ Gallagher, James
- ☒ Hamlin, Judson
- ☒ Johnson, Glenn
- ☒ Kaiser, Michael
- ☒ Mavoides, Peter
- ☐ Mulligan, Dan
- ☐ Stewart, Jason
- ☐ Witt, Nancy

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Ferranda, Traffic Consultant

- ☒ David Hoder, Board Engineer
- ☒ Trishka Cecil, Esquire, Board Attorney
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Township Planner
- ☒ Deanna Wizbick, Court Reporter

APPLICATIONS

PB317-18 Matrix 259 LCE
Block 3, Lot 1.020 & 1.026, Zone LI
259 Prospect Plains Road
Preliminary & Final Major Site Plan

REPRESENTATIVES: Raymond Aquino, P.E. – Director of Land Development
Glenn Pantel, Esq. – Drinker, Biddle & Rather, LLP
Michael McKenna, P.E. – Bowman Consulting
John T. Chadwick IV, P.P.
Karl Pehnke, P.E. – Langan Engineering

PROFESSIONAL REPORTS:

January 31, 2019, David Hoder, Hoder Associates
January 3, 2019, Freehold Soil Conservation District
February 5, 2019, Richard Preiss, P.P. Phillips Preiss Grygiel Leheny Hughes LLC
February 5, 2019, Andrew Feranda, Shropshire Associates
February 12, 2019, Cranbury Volunteer Fire Company

EXHIBITS:

EXHIBIT A-1
EXHIBIT A-2 Colored Site Plan

All Professionals for the aboard and applicant were previously sworn at the February 7, 2019 hearing.

The subject property is in the LI (Light Industrial Zone District) on the East side of the New Jersey Turnpike. The site has frontage on Forsgate Drive and contains 36.008 Acres in Cranbury and 34.387 Acres in Monroe. The applicant is proposing to increase the number of spaces for

Buildings I & J from 39 spaces to 277 spaces by adding 136 constructed spaces and 102 banked spaces. The applicant also intends to add signage and a dumpster enclosure to the site. The signs include two facade signs 100 SF each and a 50 FT. Ground sign.

Mr. Pantel said there were now only two additional design waivers to what was previously suggested; there is no new irrigation system proposed and the crosswalks will be painted instead of being made of a different material. Parking setbacks, lighting, signage will remain the same.

There are no new witnesses this evening.

Mr. McKenna stated the handicapped spaces in Monroe would count towards the Cranbury requirement; therefore, no compliance issues necessary. Landscape buffer comment is now satisfactory. The banked parking space will be built either when the Township requests it or when the tenant requires more spaces.

Mr. Preiss stated either the applicant asks to have the banked parking spaces provided if the Tenant requires them or if the township identifies parking is a problem and can be a condition of approval.

Mr. McKenna stated they revised the plans to show a full asphalt section, 2" of the top and 4" of the base and 6" asphalt. Requesting partial waiver to determine the sub-grade DGA is crushed concrete or stone if it is required, subject to Mr. Hoder. They have requested a partial waiver. Final trash enclosure changed to wood. Mr. Hoder said they prefer masonry; there are bollards inside, so that is better. Mr. Hoder said he likes to require the base now since he is not the Township Engineer.

Applicant felt it was overkill to have 6" base. There were no new hydrants proposed and none required; report suggested further review from Fire Company, and they took exception to that because there were no new floor area or hydrants proposed therefore they did not want it to be subject to the Fire Company's subsequent review. The applicant said the review from the Fire Company only asked that a fire truck radius checks through the site and the numbers on the buildings which the applicant had no comments.

Mr. Hoder stated there was a table that is required as part of the ordinance under 150-61F which should be included in the stormwater report and the operator maintenance manual.

Mr. McKenna stated they would send a copy tomorrow, no problem with that being a condition of the approval.

Mr. Feranda noted the existed regulatory signs be shown on the plan; they need to be labeled.

Mr. Chadwick addressed the criteria for the variances and the design waivers.

The signage would be channel cut internal illuminated, on the wall sign only. The monument sign would not be internally lit.

Ms. Cecil said it is for the Board to decide to waive an ordinance or not, it cannot be delegated.

	MOTION	ROLL CALL
Callahan, Karen	ABSENT	
Gallagher, James		Aye
Hamlin, Judson		Aye
Johnson, Glenn	Seconded	Aye
Kaiser, Michael	Motioned	Aye
Mavoides, Peter		Aye
Mulligan, Dan	ABSENT	
Stewart, Jason	ABSENT	
Witt, Nancy	ABSENT	
	RESULTS	Passed

PB306-18 Penske Trucking Plan
Block 7, Lot 22, 23.01 & 23.02
Route 130
Preliminary & Final Major Site Plan

REPRESENTATIVES: Kevin Brakel, P.E. – Princeton Junction Engineering
Rick Brodsky, Esquire – Ansell Grimm & Aaron
Scott Kennel, P.E. – McDonough & Rea

EXHIBITS:

EXHIBIT A-1 Existing Condition Plan Color rendering
EXHIBIT A-2 Proposed Site Plan
EXHIBIT A-3 Color Rendering Entry View

PROFESSIONAL REPORTS:

February 26, 2019, David Hoder, Hoder Associates
March 4, 2019 Andrew Feranda, Shropshire Associates
March 5, 2019 Richard Preiss, P.P. Phillips Preiss Grygiel Leheny Hughes LLC

All professionals for the board and the applicant were sworn.

The site is located at 2682-2686 NJ Route 130, identified at Lots 22, 23.01 and 23.03, Block 7 on the Township Tax Maps. The site is 9.623 acres and is developed with a commercial building in the northern portion of the site (occupied by RA Nichols Plumbing & Heating, Lazy M Seed & Supply, etc.), two single-family residences in the central-western portion of the site, as well as a wireless communications facility in the central-eastern portion of the site, various outbuildings and stone and paved areas. The southern portion of the site is undeveloped and is comprised of grassy and forested areas; there are wetlands and a flood hazard area associated with Cranbury Brook in the southernmost portion of the site. The applicant is proposing one 23,187 SF Penske building and associated car parking, truck parking and two storm water management basins. All access will be from Route 130.

Board felt it was important that the applicant submit an Environmental Impact Statement.

Ms. Mastropolo, Stony Brook Watershed, commented about the use in the HC Zone, she felt the use was not permitted and was not like the allowed vehicle rental use allowed.

Carried to the April 4, 2019 Planning Board Meeting, deadline for additional material submission would be March 22, 2019.

DISCUSSION

Section 150-7 and 150-11 Public Utility Structures

Board had no issues with the proposed ordinance and Ms. Cecil would draft a formal copy and send to the Township Clerk for Monday's Township Council meeting.

ADJOURNMENT OF MEETING

There being no further business, on motion duly made, seconded, and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and, that the preceding minutes of the Planning Board, held on March 7, 2019, consisting of ___ pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name to said Planning Board this April 4, 2019.

Josette C. Kratz, Secretary

/jck