

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

**MINUTES FEBRUARY 1, 2018
APPROVED ON APRIL 19, 2018**

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 February 1, 2018 at 7:30 a.m.

CALL TO ORDER

Art Hasselbach, Chairman of the Cranbury Township Planning Board, called the meeting to order and acted as the Chairman thereof.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with 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
- ☒ Cook, David
- ☒ Gallagher, James
- ☒ Hasselbach, Arthur
- ☒ Johnson, Glenn
- ☒ Kaiser, Michael
- ☐ Mavoides, Peter
- ☒ Schilling, Brian
- ☒ Stewart, Jason

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Consultant
- ☒ David Hoder, Board Engineer
- ☒ Trishka Cecil, Esquire, Board Attorney
- ☒ Josette C. Kratz, Secretary
- ☒ Elizabeth Leheny, Township Planner (Ms. Leheny sat in for Mr. Preiss)

APPLICATIONS

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

REPRESENTATIVE: **Christopher DeGrezia, Esquire**
 Edwin Caballero, P.E. – Maser Consulting – Site Engineer
 Bill Bumber, Prologis
 Scott Murdoch, KSS Architects - Architect
 Dan Disario, Langan Engineering – Traffic Consultant

Mr. DeGrezia, in a brief overview, explained the site was originally designed to create three buildings until Home Depot offered to lease two buildings and rather than have a tenant in the rear, which Home Depot felt would interfere with their operation Home Depot requested that area be converted into trailer storage. The second building is presently under construction and Home Depot has occupied the first building. He added tonight's application was to amend the site plan with a few 'tenant fit outs', in addition to the conversion of the trailer storage area home Depot has requested an amended to added an outside smoking area, fencing, along with architectural element changes and a new driveway to line up with the site directly across Station Road, which Home Depot also occupies (which Home Depot uses yard dogs to shuttle trailers back and forth between the properties).

Ms. Cecil swore in both the Board's consultants and the Applicant's consultants.

Applicant's professional gave testimony consistent with the application submission.

EXHIBIT A-1	Site Layout & Landscaping Plan
EXHIBIT A-2	Cross Section
EXHIBIT A-3	Historical Rendering w/o Berm
EXHIBIT A-4	Historical Rendering w/Berm

EXHIBIT A-5 Present Facility with midfiction
EXHIBIT A-6 Colorized Elevations
EXHIBIT A-7 Elevations of Guard Shed

The board asked the applicant to discuss with County the possibility of having a warning signal to oncoming traffic trucks are entering and exiting these sites. The Board asked to remove the barbed wire.

Applicant agreed to comply with the Board engineer's report.

No public comments concerning the application.

	MOTION	ROLL CALL
Ms. Callahan		Yes
Mr. Cook	Seconded	Yes
Mr. Gallagher		Yes
Mr. Johnson	Made Motion	Yes
Mr. Kaiser		Yes
Mr. Mavoides		Absent
Mr. Schilling		Yes
Mr. Stewart		Yes
Mr. Hasselbach		Yes
	RESULTS	Passed

PUBLIC COMMENTS

James Creegan and Joseph Colucci, both representing Iron Workers Local No. 11, International Association of Bridge Structural, Ornamental Rigging and Reinforcing Iron Workers

Both Mr. Creegan and Mr. Colucci addressed the Board with issues face by their union concerning construction in New Jersey performed by non-union steelworkers, shedding light on the accidents and casualties associated with the low bid non-union workers issues faced. They offered suggestive legislation. Mr. Cook gave these gentlemen his card and asked they send him a copy of their suggested legislation.

MINUTES

With a motion made and seconded the minutes were approved for January 18, 2018 minutes.

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 January 8, 2018, consisting of 5 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 19, 2018.

Josette C. Kratz, Secretary

/jck