

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

**MINUTES FOR OCTOBER 25, 2018
APPROVED ON NOVEMBER 28, 2018**

TIME AND PLACE OF MEETING

The special meeting of the Cranbury Township Planning Board was held at the Cranbury Township, ELEMENTARY SCHOOL LARGE GROUP ROOM, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on October 25, 2018, at 7:30 a.m.

CALL TO ORDER

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

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

P	Callahan, Karen
P	Gallagher, James
P	Hasselbach, Arthur
P	Johnson, Glenn
P	Kaiser, Michael
P	Mavoides, Peter
P	Mulligan, III, Daniel P
AB	Schilling, Brian
AB	Stewart, Jason

PROFESSIONALS IN ATTENDANCE

AB Andrew Feranda, Traffic Consultant
P David Hoder, Board Engineer
P Trishka Cecil, Esquire, Board Attorney
P Josette C. Kratz, Secretary
P Richard Preiss, Township Planner

APPLICATIONS

PB267-15 High Point Development (Hagerty/Chaney Tract)
Block 20.16, Lot(s) 7-10- & 20
Block 19, Lot(s) 2-4
County Road 535/Old Trenton Road, County Road 539/South Main Street,
Old Cranbury Road
AMENDED Preliminary and Final Major Site Plan

REPRESENTATIVES: Frank Petrino, Esquire
Sean Delany, P.E. Bowman Engineering
Paul Schneier, Fleet Cranbury
Peter Zampolin, Architect
Michael Cantor, Project Director

EXHIBIT A-1	Ay24, VC & PPG letters
EXHIBIT A-2	Deviation Chart
EXHIBIT A-3	Resolution
EXHIBIT A-4	Sheet 5 of 18, dated 8/24/2016
EXHIBIT A-5	Phase 1 residential sub-district approved the layout
EXHIBIT A-6	Overlay Plan for Bldg 9, date 10/25/2018
EXHIBIT A-7	Overlay Plan for Bldg 10, date 10/25/2018
EXHIBIT A-8	Overlay Plan for Bldg 11, date 10/25/2018

All representative and board's professionals were sworn and accepted.

The evening's discussion centered around the information the applicant provided. Board professionals and members remarked how the information did not visually demonstrate (to scale) placement of foundations and mechanical equipment as related to setbacks; which is needed to determine if any variances would be required. The board professionals also requested additional architectural drawings showing exactly what was built, what would be corrected, and what the applicant intended to build for the remaining structures.

There was much dissatisfaction with the developer not following the approved architectural drawings and making changes without seeking an amendment to the original approval.

Recessed at 9:07 p.m

Reconvened at 9:20 pm and announce application would be carried to November 24, 2018, and the applicant would re-notice.

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 October 25, 2018, consisting of four (4) 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 March 7, 2019.

Josette C. Kratz, Secretary

/jck