

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

**MINUTES FOR NOVEMBER 1, 2018  
APPROVED ON NOVEMBER 28, 2018**

**TIME AND PLACE OF MEETING**

The regular 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 November 1, 2018, at 7:30 a.m.

**CALL TO ORDER**

Peter Mavoides, Vice-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
AB	Hasselbach, Arthur (Excused)
P	Johnson, Glenn
P	Kaiser, Michael
P	Mavoides, Peter
P	Mulligan, III, Daniel P
AB	Schilling, Brian (Excused)
AB	Stewart, Jason (Excused)

## **PROFESSIONALS IN ATTENDANCE**

P 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  
P Substitute Court Reporter Stephanie Rahn, RPR

## **APPLICATIONS**

PB312-18 Cranbury Commons  
Block 20.16, Lot 7.01, Mixed Use Development  
Old Trenton Road, South Main Street, Old Cranbury-Hightstown Road  
Amendment of the original approval and final site plan

**REPRESENTATIVES:** Frank Petrino, Esquire at Eckert Seamans Cherin & Mellott, LLC  
Arie Behar, President at First Property Management  
Sean Delany, P.E. & Principal at Bowman Consulting  
Richard Perez, Architect at Perez & Radosti Architects  
Jay Troutman, Jr., Principal at McDonough & Rea Associates

## **EXHIBITS:**

EXHIBIT A-1 Ariel Map, Color Phase 2 and 3, dated 11/1/18  
EXHIBIT A-2 Color Rendering of Site and Landscaping, Dated 11/1/18  
EXHIBIT A-3 a. Letter Dated September 29, 2017, to Mr. Paul Schneier from Richard S. Werner, LSRP. Environmental Consulting, Inc. Exhibit 1 of 2 – Block 20.16, Lots 7.01; 20.01-20.36  
EXHIBIT A-3 b. Letter Dated September 29, 2017, to Mr. Paul Schneier from Richard S. Werner, LSRP. Environmental Consulting, Inc. Exhibit 2 of 2 – Block 20.16, Lots 20.37-20.55  
EXHIBIT A-4 Color rendering of architectural showing metal awnings  
EXHIBIT A-5 Color 3D rendering of the parking lot

The subject property is located in the High Point Redevelopment Area and contains 3.4476 acres as per the Site Plan. The property has frontage on South Main Street, Old Trenton Road, and Old Cranbury Road. The property currently contains several commercial/industrial buildings and four houses. The site is vacant, and the applicant is proposing two buildings on the property. The proposed uses are as follows: Residential – 1 bedroom apartment (8 units), Residential – two (2) bedroom apartment (6 units), Residential – 3 bedroom apartment (2 units) and Retail 30,656 S.F. The property is located in the High Point Redevelopment Area which was adopted by the Township Committee of Cranbury. This Redevelopment Plan created both a Mixed Use and Residential Sub-district allowing the development to advance.

Mr. Petrino stated the applicant is requesting amended preliminary site plan approval of the non-residential phase to create two construction phases. A new Phase 2 to include and which would include a multi-use building located near the corner of Old Trenton Road and Old Cranbury Road; which includes 20,696 SF ground floor retail uses and sixteen (16) rental apartments on the second floor (of which seven (7) affordable units and one (1) superintendent unit). Several outdoor seating areas, 129 parking spaces which included three (3) handicapped spaces (of the 109 spaces 23 are subject to a cross easement between Phase 2 and Phase 3). There would two loading areas related to the multi-use buildings — entrance on Old Cranbury Road and entrance on South Main Street, same locations as previously approved. One change to permit left turns in and right turns in and right turns out, heading from Route 130 to the center of Cranbury. There would be site improvements: landscaping, lighting, signage, and interconnection between Phase 1 and Phase 2. They are asking for preliminary site plan approval for Phase 3, to contain a 10,000 SF building of the use of the building to be determined, as permitted by the redevelopment plan. The building would be located near the corner Old Trenton Road and South Main Street. There are 12 parking spaces within that construction Phase, include two (2) handicapped spaces and activity area for this building and not seeking approval of the architectural details of that buildings, will be presented at final approval.

Mr. Priess noted in the redevelopment plan there a specific list of retail uses permitted in the retail buildings and if a deviation is required the developer would have to seek an amendment to the redevelopment plan. One use permitted is a pharmacy could be in the building, however not as a standalone building.

Mr. Herman Schreoder, 7 Bunker Hill, and managing partner of the property directly across from this commercial property. Sworn. He felt the front façade on Old Trenton Road a little more architecturally 'in and out' with an element similar to the entrance to the lobby in the rear to add interest. The length is 370-FT and should be broken up; it is nicely done but felt it could be broken up a little more.

Mr. Troutman gave his credentials and was accepted by the board. Mr. Troutman stated he prepared the two documents reviewed by the board professional about traffic and attended the DRC meeting. The change is the units were de minimus, and ITE has a new set of rates. Some land uses have gone up, other down, this use-mix the latest rates brought the trip rates down. The recalculated trip generation for this site today the rate goes down slightly, despite the 1,000 SF of additional retail and four additional rental units. They updated the traffic counts at Old Trenton Road and Old Cranbury Road as well as Old Trenton Road and South Main Street. Previous traffic counts were done in September 2015, new counts were done in September 2018, with everything the same the counts were lower in 2018. There are no changes in the traffic impact. The other change they found it would be positive to have a left turn permitted into the site from northbound South Main Street. The reason was to avoid missing the entrance and having to make a right onto Old Trenton and then another right onto Old Cranbury Road, bringing traffic closer to Four Seasons, this would give the ability to make a single left turn and keep those movements focused on South Main Street instead Old Cranbury Road. This would be under the jurisdiction of Middlesex County.

Mr. Petrino thought they would be meeting with the County next Thursday or Friday. They agreed with Mr. Feranda's review memo.

Mr. Feranda asked about the left turn driveway asked the input on the intersection and how that affects those, was your report still valid? Mr. Troutman answered yes.

Mr. Feranda asked about the left turn level. Mr. Troutman stated it would be a Level A also.

Mr. Feranda asked about County changes to the intersection required by the County since 2016. Mr. Troutman stated nothing had been identified; all improvement have been installed.

Mr. Feranda said there was the potential to cut through, but that it was a parking lot and there would be few movements that would consider it. Mr. Mulligan asked about a raised crosswalk and would that deter vehicle cut-through. Mr. Preiss mentioned the intention was to demark and let pedestrian and motorist know that was a pedestrian cross and not intended to be a raised crosswalk for traffic calming. Mr. Mulligan asked if that was something they should consider. Mr. Feranda said delivers trucks usually do not like to go over these bumps because it breaks their glass bottles and jar contains and suggested not installing them. Generally, the motorist does not like to weave through the maze of parked cars and pedestrians; it might happen after hours. Mr. Mulligan had concern for safety, and the town was becoming a major cut-through town, and we should think of the long term implication to deter movement. Mr. Troutman stated those that would be counted at ten movements. There are two marked crosswalks. There could be pedestrian crossing signage, like downtown Cranbury.

Mr. Preiss didn't foresee a lot of businesses in this complex that would stay open late; two or three would be a lot. Mr. Troutman said they could make it conditional on re-evaluating once there was a certain number of occupancy and decide if it should go to the next level to deter traffic. Mr. Mulligan stressed he felt it was an important topic and did not want this to 'slip.'

Mr. Kaiser stated Mr. Schroeder's comments benefited in enhancing the property and not make the property look like a dormitory; the statements made a lot of sense.

Mr. Preiss clarified with Mr. Shoeroder that he was indicating the style on the other side of the building was more what he (Mr. Schroeder) was looking for. Mr. Schoerder said yes, something that would come out a little bit and elevate and break up the blank wall, even the roof line.

Mr. Gallagher noted they had heard testimony from one of the neighbors that the sold erosion was being implemented to the extent that he would like to see it and could someone reassure us that would be followed up on and continually supervised.

Mr. Petrino stated he would talk to the developer about that.

Mr. Petrino asked how they should proceed. Mr. Preiss asked the applicant to resubmit architectural plans, and revised site plan, including the landscaping plan, incorporating the changes discussed/requested and submitted in adequate time before the next hearing.

PB312-18 Cranbury Commons (commercial property of High Point PB267-15)  
has been carried to December 6, 2018, with no further 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 November 1, 2018, consisting of 6 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board this November 28, 2018.

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Josette C. Kratz, Secretary

/jck