

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

**MINUTES OCTOBER 5, 2017
APPROVED ON DECEMBER 7, 2017**

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 October 5, 2017, at 7:30 p.m.

CALL TO ORDER

Art Hasselbach, 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 to this meeting's date, time, place and agenda were mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

- ☐ Callahan, Karen
- ☐ Cook, David
- ☒ Gallagher, James
- ☒ Hasselbach, Arthur
- ☒ Johnson, Glenn
- ☐ Kehrt, Allan
- ☒ 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
- ☒ Richard Preiss, Township Planner
- ☐ Virginia Guinta, Court Reporter

CRANBURY TOWNSHIP ORDINANCE #09-17-14 - An Ordinance of the Township of Cranbury, in Middlesex County, New Jersey, Amending the provisions of Cranbury Township's Land Development Ordinance regarding the definition of the minor site plan, the compositions and responsibilities of the Development Review Committee, when site plan approval is required, and the process for obtaining minor site plan and minor subdivision approval, and establishing an advisory Zoning Committee.

MOTION MADE BY: Mr. Johnson, Motion made that the ordinance was consistent with the Master Plan.
MOTION SECONDED BY: Mr. Schilling

ROLL CALL:

AYES: Mr. Gallagher, Mr. Johnson, Mr. Mavoides, Mr. Schilling, Mr. Hasselbach
NAYS: None
ABSTAIN: None
ABSENT: Ms. Callahan, Mr. Cook, Mr. Kehrt, Mr. Stewart

MOTION CARRIED

APPLICATIONS

PB065-03 Alfieri-Half Acre Park, Block 5, Lot 9 & Block 7, Lot 10, Zone LI, Half Acre Road & Liberty Way, Amended Final Site Plan with soil distribution

REPRESENTATIVES: Frank Petrino, Esquire
Ralph Orlando, Partner Engineering
Larry Valenzo, Architect with M & H Architects

EXHIBIT A-1 Site Plan with areas colored in red which delineated the changed areas
EXHIBIT A-2 Color Rendering designed by M & H
EXHIBIT A-3 Building Roof Plan, Sheet A2.4
EXHIBIT A-4 Entrance Computer Generated Renderings of view of roof from roadway
EXHIBIT A-5 Montage II Fence Details

All applicant's and Board's professionals were sworn, and credential were accepted. The notice was in order and the Board had jurisdiction to hear the matter.

The applicant is proposing to construct 953,595 Square Feet of Warehouse/Distribution space on the property. The project consists of one building, since the second building on the North Side of Cranbury Half Acre is not to be built now. Also, one pump house is to be constructed at the West center part of the site. They are proposing 300 parking spaces, 185 dock spaces and 218 trailer storage spaces. All detention basins and berms are to be built now.

Mr. Richard felt they should take before and after photographs of the roadway; to document any damage done to the road as part of this construction.

Mr. Orland state the base of the flagpoles would be 60" high, this wavier was necessary because historically damage occurs from the trucks. Ordinance allows for 6". They are requesting 60" (preliminary approval they asked for 36"). He stated all the suggestions made in the professionals' review letters would be addressed except there are a few comments stating at technical comments on Page 2, Item #3 of Mr. Hoder's letter of July 28, 2017. They will provide a conservation easement for Basin #1. On Page 3, Items #5 and #7, there is a timing issue involved, Half Acre Road south they were granted the ability to build only the south side of the road. If a tenant decides they want Building #1 first they want the ability to build the half section of Half Acre Road on the north side. They did check with PSE & G on the ability to use low energy efficient fixtures, they will not be available until 2018. If they build before they are available they would not be able to use the energy efficient fixtures, if after they would use them. There would be trash compactors.

Mr. Preiss asked about the screening. Mr. Orland stated they added a screen wall with landscaping.

Mr. Orland stated there were no changes to the landscaping plan, between preliminary and final except for minor adjustments to the parking in the front. If there are major changes during construction they would come back for approval by the Board of an administrative approval, if necessary. Site fencing would be specific to the user, if needed they would come back to the Board.

Mr. Orlando stated it was the intention to use all the top soil on this site and stock pile at the South River Road site, which they will provide a detailed hauling plan. Applicant would come in later for topsoil removal approval for the South River Road site.

Mr. Valenzo explained that the computerized still shots around the building allowed the ability to see if rooftop equipment was visible, none were. They applicant proposed way finding signage, same style as on the opposite side of the Half Acre Road, up to twelve for a four-tenant building.

When the floor was opened to the public there were no persons in the public present.

Mr. Schilling motioned for approval as presented.

MOTION MADE BY: Mr. Schilling
MOTION SECONDED BY: Mr. Johnson

ROLL CALL:

AYES: Mr. Gallagher, Mr. Johnson, Mr. Mavoides, Mr. Schilling, Mr. Hasselbach
NAYS: None
ABSTAIN: None
ABSENT: Mr. Callahan, Mr. Cook, Mr. Kehrt, Mr. Stewart

MOTION CARRIED

MINUTES

Upon a motion made and seconded the minutes for September 7 & 14 were approved.

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 hereby certify;

That I am duly elected and acting Secretary of the Cranbury Township Planning Board and, that the foregoing minutes of the Planning Board, held on October 5, 2017, 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 of said Planning Board this December 7, 2017.

Josette C. Kratz, Secretary

/jck