

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

**MINUTES MAY 2, 2019
APPROVED ON JUNE 6, 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 May 2, 2019, at 7:00 p.m.

CALL TO ORDER

Michael Kaiser, Vice-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 (Excused)

PROFESSIONALS IN ATTENDANCE

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

RESOLUTIONS

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

MOTION: Mr. Johnson
SECOND: Mr. Gallagher

AYES: Mr. Gallagher, Mr. Johnson, Mr. Mavoides
NAYS: None
ABSENT: Mr. Hamlin, Mr. Kaiser, Mr. Stewart, Ms. Witt
ABSTAIN: Mr. Mulligan (ineligible)

MOTION PASSED

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

Everyone remained under oath from the last hearing.

Mr. Petrino summarized the activity since the last hearing, which he believed they had resolved all the open items, except for three (3) items: size of columns, location of the air conditioner condensers, and location of the utility meters.

Ms. Cecil advised the applicant that one of the Board members that was not present this evening did send out an email to the other board members containing some factual information from his knowledge with PSE&G and both herself and Ms. Kratz immediately advised the board members to disregard the email and not to consider anything outside of the hearing.

Mr. Petrino stated he did not find a need to see the email; he was aware of the engineer discussed with PSE&G so he would rely on Mr. Hoder to tell the Board what he was told.

EXHIBIT A-25 Series of Photographs
EXHIBIT A-26 Second group of photos
EXHIBIT A-27 Condenser & Meter #1 (photo)
EXHIBIT A-28 Condenser & Meter #2 (photo)
EXHIBIT A-29
EXHIBIT A-30 Garage Elevation (photo)
EXHIBIT A-31 Columns #1 (photo)
EXHIBIT A-31 Columns #2 (photo)

No new reviews letters from the Board Professionals

Mr. Schneiner felt the screening was adequate for the condenser units. Both the applicant and the board engineer spoke with PSE&G, and basically, it came down that PSE&G does not cross property lines (these are fee simple units with property lines) and have locations based on a series of safe criteria. Columns are normally 6" to 8", 15" as approved esthetically didn't look right (massive) and found that 12", was more appropriate with the railings in keeping with the architectural integrity.

Board would need to have specific language, about the maintenance of the screening for the condenser units to assure continued screening.

There was a discussion relating to the variances, Mr. Petrino stated the notice pointed out those variances including the 'catch-all phrase.'

Michael Cantor stated they did consult with a mechanical contracting company about the options for the condensers. Unfortunately, in this situation, there were no alternatives available for this type of development.

PUBLIC

John Battles, 76 Labaw, remain under oath, the community board reviewed the landscaping and have developed a plan that provides the screening that each homeowner wanted, and they need to go through the next step with the Four Seasons architectural control committee for the fence. He would like to pass on the plan to the board professionals to review as well. They have superimposed the details on the property owners surveys.

Mr. Priess stated the continued landscaping would be the responsibility fo the individual homeowners.

Mr. Ello, sworn, wanted to know more about the involvement on the Four Seasons side. The discussion was determined not relevant to tonight's hearing.

Mr. Berkoswly, remaining under oath, felt this was a shame it took this much time to come before the board and felt this reflected very poor planning on the whole project. Mr. Berkowsky felt frustrated that Main Street will now look the way it looks now.

No more public comments, the floor to the public was closed.

Ms. Cecil stated they needed to vote on the outstanding items; location of the condenser units, the locations of the utility meters, and columns.

Mr. Hoder stated they did not submit a true site plan; it was an as-built. Ms. Cecil said some of the footprints changed; they should change based on the vote from the board for compliance to assure the conditions of the approval are meant.

Ms. Cecil stated that she would incorporate the previously voted on items and these and do them all together for one resolution. The outstanding items were not voted on previously and held in abeyance.

Columns as installed – Ms. Calahan motioned, Mr. Johnson seconded, Mr. Mulligan voted No. Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Mavodies, all voted yes.

Gas and Electric Meters as installed – Mr. Johnson motioned, Ms. Calahan seconded, Mr. Mulligan voted No. Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Mavodies, all voted yes.

Air condenser unites along with the screening as proposed – Mr. Johnson motioned, Ms. Calahan seconded, Mr. Mulligan voted No. Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Mavodies, all voted yes.

Amended final site plan – Mr. Johnson motioned, Ms. Calahan seconded, Mr. Mulligan voted No. Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Mavodies, all voted yes.

MINUTES

Upon motion made and seconded the minutes for November 28, 2018, and December 6, 2018.

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 May 2, 2019, consisting of six (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 June 6, 2019.

Josette C. Kratz, Secretary

/jck