

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

**MINUTES DECEMBER 7, 2017
APPROVED ON JANUARY 18, 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 December 7, 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

RESOLUTIONS

PB302-17/PB065-03 Alfieri-Corporate Campus – Temp Soil Stockpile, Block 1, Lots 2, 3 & 8, Route 130 & Cranbury South River Road, Preliminary & Final Site Plan for location of Temporary Soil Stockpile

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

ROLL CALL:

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

MOTION CARRIED

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

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

ROLL CALL:

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

MOTION CARRIED

DISCUSSION ITEMS

ORDINANCE #11-17-17 Ordinances Adopting the Amended High Point Redevelopment Plan

The Cranbury Township Planning Board Reviewed Ordinance #11-17-17 and the proposed amended High Point redevelopment plan and finds both documents to be CONSISTENT with the Cranbury Township Master Plan. A few Board members, however, were concerned that the re-design of the mixed-use sub-district as shown in the amended plan has taken on a ‘strip mall’ appearance. The Board, therefore, recommends the adoption of Ordinance #11-17-17 approving the amended redevelopment plan but requests that any ensuing application for site plan approval take care to respect the architectural integrity of the originally-designed building and layout of the site for the mixed-use sub-district.

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

ROLL CALL:

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

MOTION CARRIED

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 – postponed to January 4, 2018**

**PB303-17 Icon Cranbury East Owner Pool 4 NJ, LLC, Block 3, Lot 1.01, Zone LI – 257 Prospect
Plains Road – both Façade Signs Wall Signs and associated variances– postponed to January 18,
2018**

**PB304-17 Icon Keystone New Jersey Owner Pool 4 NJ, LLC, Block 2, Lot 4.01, Zone LI –1240
Cranbury South River Road – both Façade Signs Wall Signs and associated variances– postponed
to January 18, 2018**

**PB283-16 Ingerman Development Co., LLC
 Block 33, Lot 13.04, Zone R-ML
 2687 US Route 130
 Final Major Site Plan & Bulk Variances**

REPRESENTATIVES: Kate Coffey, Esquire – Day Pitney
Sean Delany, P.E. Bowman Engineering
Jeff Long, Applicant - MBID

Mr. Hasselbach recused himself from this application. Mr. Kehrt took the seat of Chairperson.

Ms. Cecil swore in the applicant, applicant's professional and the Board's professionals.

EXHIBIT A-1 Ariel Photo
EXHIBIT A-2 Site Plan Rendering of Final Site Plan

This application was for final site plan approval. Applicant would reach out to the fire company for hydrant locations, Knox box and department connection and be sure it is coordinated properly. Plans for pumping station have been submitted and would coordinate with the Township Engineer and presently under his review. Location of condensation units would be at back of the building. Applicant would add a landscaping table, they are planting 131 trees which exceeds the requirements. They would try to preserve trees, however there are limited areas within the rear for the site and the southern property line. There are a very small number of trees being removed. Clustering of landscaping under-redevelopment was not a requirement. Site specific soils would be submitted. Sea level water table higher than anticipated, some of the pipes will be sitting in the water table and calculation would be provided as requested. Summary table would be provided as requested. Will revise to show manhole movement from sidewalk.

Mr. Delany stated they did attempt to have bus station relocated as previously requested.

Mr. Anthony Alfano (sworn) Georges Garage, appreciated the Board assistance with this application and complimented both the Board and the applicant for addressing his needs.

Mr. Hasselbach (sworn) spoke of the accidents on Route 130.

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

ROLL CALL:

AYES: Mr. Cook, Mr. Gallagher, Mr. Johnson, Mr. Kehrt, Mr. Mavroides
NAYS: None
ABSTAIN: Mr. Hasselbach (Recused)
ABSENT: Ms. Callahan, Mr. Schilling, Mr. Steart

MOTION CARRIED

MINUTES

October 5, 2017 and November 2, 2017 upon motion made and seconded minutes 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 December 7, 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 January 18, 2018.

Josette C. Kratz, Secretary

/jck