

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

**MINUTES OCTOBER 8, 2020
APPROVED ON DECEMBER 3, 2020**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held via the ZOOM virtual meeting platform on October 8, 2020, at 7:00 p.m.

CALL TO ORDER

Peter Mavoides, 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

AB	Callahan, Karen (excused)
P	Gallagher, James
P	Hamlin, Judson
P	Kaiser, Michael
P	Scott, Matt
P	Spann, Evelyn
AB	Stewart, Jason (excused)
AB	Wittman, Wayne (excused)
P	Mavoides, Pete

PROFESSIONALS IN ATTENDANCE

Present David Horner, Conflict Traffic Consultant
Absent Andrew Feranda, Traffic Consultant
Present David Hoder, Board Engineer
Present Trishka Cecil, Esquire, Board Attorney
Present Josette C. Kratz, Secretary
Present Richard Preiss, Township Planner

MINUTES

After a motion made and seconded the minutes of August 6, 2020 and September 10, 2020 were unanimously approved by those eligible.

RESOLUTION

PB324-19 Toll Brothers, Inc. Regency
Block 25, Lot 1, Zone PAR
Corner of Dey Road and Petty Road
Major Preliminary & Final Subdivision and Site Plan

Mr. Hamlin made the motioned for the memorialization of the resolution and Mr. Gallagher seconded the motion.

ROLL CALL

AYES: Mr. Gallagher, Mr. Hamlin, Mr. Kaiser, Mr. Mavoides, Mr. Scott, Ms. Spann
NAYS: None
ABSTAIN: None
ABSENT Ms. Callahan, Mr. Stewart, Mr. Wittman

MOTION PASSED

APPLICATION

PB330-20 Prologis – 6 Santa Fe Way
Block 7, Lot 8.01, Zone LI
6 Santa Fe Way

Preliminary & Final Site Plan with variance relief for parking

REPRESENTATIVES: Christopher DeGrezia, Esquire

Mr. DeGrezia stated this was an application for the redevelopment of the parking area to add 13 loading doors and, as a result, would be removing some parking, which triggers a variance. They have been combined all the exhibits into one exhibit to show the relationship as it relates to all the elements. They have sent in and uploaded additional materials and as a result have received updated reports from the Board's consultants, and applicant will address in the testimony.

Ms. Spann asked about the additional variance for truck width. It was found that truck width was a design waiver and not a variance. Ms. Cecil noted an exception held to a different standard than the variance.

All professionals remained under oath.

Mr. Rodriguez, previously sworn, screen shared Exhibit A-6 Site Plan Rendering. Mr. Rodriguez stated this was a consolidation of all the various changes made to the plan in the previous, multiple exhibits that were presented. There would be the same amount of doors and parking spaces as previously and currently propose. There were three separate areas, where landscaping was revised remain lower, shorter plantings rather than shade trees to avoid sight line issues related to entering and exiting. He stated they provided additional walkways from each of the doors, headed toward recommended crosswalks, added to plans, and shown on exhibit. He pointed out the lighting and relocation of islands and the new pole locations.

Using Exhibit A-7, titled overall property and project overlay, shows same entrance allowing one consistent movement and visitor parking spaces shown which allowed for minimal interaction between trucks and vehicular traffic interaction. Mr. Rodriguez stated they have satisfied Mr. Hoder's previous comments and also submitted an operation maintenance manual with regard to the maintenance of the exiting detention basin and Mr. Hoder concurred it conformed to the requirements of the ordinance and the applicant has added the three crosswalks and have agreed to do the thermo-striping. Mr. Rodriguez stated Mr. Preiss questioned the various widths of sidewalk by middle islands; he explained that the various widths were created to accommodate the landscaping better and allow for ample room for people to get by each other. Additional, Mr. Preiss requested that they provide details for the proposed yield to pedestrian sign. Using Exhibit A-8 he showed the board the signage, crosswalk and striping plan.

Mr. Mavoides opened the floor to the professionals for questioning.

Mr. Preiss called out that Mr. Rodriguez addressed all of the issues and was satisfied with all those. The traffic, post-occupancy study was once building is 75% occupied rather than six

months. If the building would be, 100% occupied and they do it after six months, which would be fine, but wanted to check that at that point in time it would be at least 75% occupied. Mr. Rodriguez said it would be at 100%. Mr. Preiss stated that would fine.

Mr. Mavoides asked if there was a tenant identified. Mr. DeGrazia stated that at the time of the first meeting there was not, however, we do have one lined up who would be traditional warehouse distribution type for furniture.

Mr. Scott asked the term of the lease. Mr. Rosen, previously sworn, stated the lease would be for five years and scheduled to start upon the completion of construction.

Mr. Gallagher asked about crosswalks and asked if better to existed to the east to curb line or grass area, which would eliminate parking spaces. Mr. Rodriguez stated the walkway was for a recreational purpose to allow people to walk the campus.

Mr. Mavoides felt Mr. Gallagher's suggestion to be a safer pathway and the benefit of connecting it outweighs the loss of three spaces.

Mr. DeGrazia argued the reasoning for keeping the parking there. Mr. Gallagher questioned the direction of walking on site and uses a parking on the north could they use the existing grass walkway. Mr. Rosen felt there were adequate spaces that they do not have to park elsewhere, and would discourage.

Mr. Kaiser stated making a connection between a paved area and a dirt path is creating an awkward connection.

Mr. DeGrazia stated the intent is for person who walks during their lunch breaks and is all within the industrial development, there is no public. They also want to discourage persons from using the warehouse entrance. The crosswalks here are not intended to link the system and only for orientation to the entrance, not a linkage.

Mr. Mavoides stated he certainly takes the point that people are unlikely to use it.

Mr. Kaiser asked about the documents on the shared drive. Ms. Cecil noted they were there last week. Mr. DeGrazia state all the exhibits were provided last week, except for this google image just pulled up to explain the response to the mayor's question. Ms. Cecil asked Mr. DeGrazia if he wanted that to be an exhibit. Mr. Mavoides stated he did not feel that necessary.

Mr. Gallagher asked Mr. Preiss's comment. Mr. Preiss stated here the key is to direct people to the building entrances and the crosswalks generally do that and by virtual of human behavior is people that park in that row will walk diagonally to the crosswalk, doubting they would go to the pathway.

Mr. Hoder suggested maybe constructing one, only losing one parking space. Mr. DeGrazia felt if the board felt strongly they could comply. Mr. Kaiser suggested the pathway in the center.

Mr. Mavoides opened the floor to the public for comments. There were no comments.

Mr. Gallagher motioned for approval. Mr. Scott seconded the motion.

ROLL CALL

AYES: Mr. Gallagher, Mr. Hamlin, Mr. Kaiser, Mr. Scott, Ms. Spann, Mr. Mavoides
NAYS: None
ABSTAIN: None
ABSENT Ms. Callahan, Mr. Wittman

MOTION PASSED

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, did at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and that the other minutes of the Planning Board, held on October 8, 2020, consisting of three (3) 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 December 3, 2020.

Josette C. Kratz, Secretary

/jck