

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

**MINUTES MAY 7, 2020  
APPROVED ON JULY 9, 2020**

**TIME AND PLACE OF MEETING**

The Township Committee Regular Meeting of the Township of Cranbury was held at 7:00 pm. by remote access videoconferencing in response to COVID-19 and the updated Open Public Meeting Act guidelines.

**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**

Present Callahan, Karen  
Present Gallagher, James  
Present Hamlin, Judson  
Present Kaiser, Michael  
Present Scott, Matt  
Present Spann, Lynn  
Present Stewart, Jason  
Present Whitman, Wayne  
Present Mavoides, Pete

**PROFESSIONALS IN ATTENDANCE**

Present 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**

Minutes for February & March – Upon a motion made and seconded were unanimously approved with minor grammatical corrections.

## **RESOLUTIONS**

PB065-03/PB325-19 Alfieri – Half Acre Road LLC/North Parcel  
Block 5, Lot 9, Zone LI  
343 & 353 Half Acre Road  
Preliminary and Final Subdivision

MOTION MADE BY: Ms. Spann  
MOTION SECONDED BY: Mr. Whitman

## **ROLL CALL:**

AYES: Mr. Gallagher, Mr. Hamlin, Mr. Kaiser, Mr. Scott, Ms. Spann,  
Mr. Whitman, Mr. Mavroides  
NAYS: None  
ABSTAIN: Mr. Stewart and Ms. Callahan (both ineligible)  
ABSENT: None

Motion Passed

## **APPLICATION**

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

Carried to June 4, 2020 and applicant would renotece.

## **INFORMAL DISCUSSIONS**

Ms. Cecil went over a few pointers for video conferencing. Those participating by telephone should state their name when making a motion or seconding a motion. Same when speaking. She addressed feedback, when not speaking remain muted. She suggested starting a few minutes early to go through the mechanics of a virtual hearing. Mr. Stewart suggested headphone, ear pods. He asked if public is muted. Ms. Cecil stated that is her recommendation; the chair would recognized or use the raise hand function and unmute as each speaks. If dialed in then chair can call out the last four digits of the person telephone number in order to let them speak. The choices to mute and unmute would be handled through the host; chair, secretary, or other designated.

Ms. Spann stated how the TC had been handling the public commenting. Ms. Cecil asked about person jumping over other persons speaking. Ms. Spann said no, one used the raised hand option which was helpful and stated she preferred the hand raised options. Others mentioned they have seen that function work. Ms. Cecil suggested more than one host, because the secretary is generally busy with other functions at the same time. Ms. Callhan recommended polling for visual voting functionality.

## **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 other minutes of the Planning Board, held on May 7, 2020, consisting of four (4) 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 July 9, 2020.

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Josette C. Kratz, Secretary

/jck