

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

**MINUTES OF SEPTEMBER 2, 2021  
APPROVED ON OCTOBER 7, 2021**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Planning Board was held via Zoom on September 2, 2021, at 7:00 p.m.

**CALL TO ORDER**

Michael Kaiser presided over the meeting as chairperson.

**STATEMENT OF ADEQUATE NOTICE**

Adequate notice as well as electronic notice of this meeting were provided in accordance with the requirements of the Open Public Meetings Act and the regulations governing remote public meetings. The notice included the time, date and location of the meeting and clear and concise instructions for accessing the meeting. A copy of the agenda for this meeting was made available to the public for download on the Township's website, and all documents and other materials pertaining to any applications listed on the agenda were posted electronically and made available for download at least forty-eight hours prior to the meeting.

All participants in this meeting are required to keep their microphones muted until recognized or directed otherwise. The Board would engage the Zoom "mute" function until the time for public comment was reached.

Members of the public who wish to make a comment are required to use the "Raise Hand" feature in Zoom, or, if participating by telephone, by pressing \*9. Once recognized by the chair, the participant would be able to unmute his or her microphone and offer a comment. Interested parties wishing to ask a question or make a comment during a public hearing on an application would be sworn in and asked to provide their name and address before proceeding. The Board Chair or his designee would manage the order of the comments.

Comments or questions sent via chat would not be accepted and would not be made part of the record or minutes.

## **MEMBERS IN ATTENDANCE**

X Callahan, Karen  
X Gallagher, James  
X Hamlin, Judson  
X Kaiser, Michael  
AB Mavoides, Peter (excused)  
AB Scott, Matthew  
X Spann, Evelyn  
X Stewart, Jason  
X Wittman, Wayne

## **PROFESSIONALS IN ATTENDANCE**

X Andrew Feranda, Traffic Consultant  
X David Hoder, Board Engineer  
X Robert Davidow, Acting Board Attorney  
X Trishka Cecil, Board Attorney  
X Elizabeth Leheny, Township Planner  
X Josette Kratz, Secretary  
X Robin Tillou, Acting Secretary

## **MINUTES**

Upon a motion made and seconded a unanimous vote in favor to approve the July 1, 2021 minutes by those eligible to vote was made.

Upon a motion made and seconded a unanimous vote in favor to approve the August 5, 2021 minutes by those eligible to vote was made.

## **RESOLUTIONS**

**PB340-21 Cranbury Township Board of Education, Block 23, Lot 70.02, Zone A-100, 23 North Main Street, Auxiliary Gym Addition, Capital Review**

MOTIONED: Ms. Spann

SECONDED: Mr. Kaiser

## **ROLL CALL:**

AYES: Mr. Gallagher, Mr. Hamlin, Mr. Kaiser, Ms. Spann, Mr. Stewart,  
Mr. Wittman

NAYS: None  
ABSTAIN: None  
MOTION PASSED

## **APPLICATIONS**

### **PB 321-19 American Outdoor Advertising LLC, Block 14, Lots 1 & 2, LI Zone, 30 Brickyard Road, Amendment to original Minor Site Plan for a Billboard**

REPRESENTATIVES: Frank Petrino, Eckert Seamans Cherin & Mellott, LLC, Attorney for Applicant  
Tim Stauning, Managing Member of Outdoor Advertising, LLC.  
Alex Zepponi, Engineer

Ms. Cecil announced that the applicant's notice was in order and the Board could take jurisdiction.

Mr. Petrino gave a brief introduction of the application. The applicant is seeking preliminary and final site plan approval to separate the digital sign 100' further south of the static sign and a design exception to increase the height of the digital billboard from 40' to 47'.

Mr. Petrino stated DOT approval was given for two permits for the two signs and recently approval was given for the second permit for the relocated static sign.

All of the applicant's and board's professionals were sworn.

Exhibits:

**A-1 – Sign Location Plan**

**A-2 – Sign Frame Plan**

**A-3 – Revised Site Plan – Revision Date 8/18/2021**

Mr. Zepponi advised of his credentials. Chair Kaiser accepted his credentials.

Mr. Zepponi advised the changes as it relates to the digital sign only is the relocation 100' to the south and 52' west of the previous approved location. The height of the digital sign will increase from 40' to 44'. The static sign, which is to remain as approved, is further north than the digital sign. The digital sign is the sign to the south on the plan, 473' from the lot line. The digital sign and the static sign are 1,102' in height. The only difference is the height for the digital sign.

Mr. Stalling stated there is a small typographical change in the elevation from where the sign was originally going to be placed to the new position of the sign. There was a slight elevation decrease from where we were to where we are going to be and looking to make up for the distance from where we were as it is measured from the elevation of the highway. The proposed

site is 4 – 5' below grade from the highway. The DOT required permits for the signs have been approved and there are no issues of violations. The original report from the Planner focused on the landscaping plan for Sign A and there always had been, but the plan submitted did not have a landscaping plan. The landscaping plan was cleared up and added to the second page of the site plan as per the planner's report. The clarification on the local sign code that allows four local billboards within a linear mile has been added on the site plan. On the title page near the title block it states the locations including the proposed location that appear within a given linear mile.

Ms. Leheny confirmed the landscaping plan has been received and is satisfied that the proper amount of landscaping is proposed. Does the four signs in the linear mile include the two being proposed.

Mr. Stalling stated yes.

Ms. Leheny is satisfied with the supplemental submission.

Mr. Whitman reiterated the sign ordinance regarding above the grade. He would like to know how many feet above the grade for the location of the sign will be when 40' is required.

Mr. Zepponi answered it is 47'.

Mr. Whitman asked if the grading from the turnpike is 4' above that.

Mr. Zepponi confirmed it was.

Mr. Gallagher asked if the colonial pipeline foundation is within the right of way.

Mr. Zepponi stated no.

Mr. Gallagher would like clarification for the reason for the change.

Mr. Zepponi stated it was found the overall visibility would be better for the sign.

Mr. Gallagher asked if it is any closer to residential and or cause any changes to residential properties.

Mr. Zepponi stated no.

Chair Kaiser opened the meeting to the public. With no public comments the public forum was closed.

MOTIONED: Ms. Callahan

SECONDED: Mr. Stewart

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Hamlin, Ms. Spann, Mr. Stewart, Mr. Whitman, Mr. Kaiser

NAYS: None

ABSTAIN: None

MOTION PASSED

**PB343-21 National Energy Partners (Gordon Exit 8), Block 1, Lot 4, Zone RO/LI, 1249  
South River Road  
Minor Site Plan  
Solar Arrays Carport Style**

REPRESENTATIVES: Stephen Boraske, Esq., Florio Perrucci Steinhardt Cappelli Tepton & Taylor, LLC, Attorney for Applicant  
Lou Sabec, Owner and COO, National Energy Partners  
Andrew Coursen, Churchhill Consulting Engineers  
Alison Kimbel, Churchhill Consulting Engineers

Mr. Boraske gave a brief introduction of the application. The applicant is seeking minor site plan approval for the installation of eight ground mounted car port solar energy arrays in the existing parking lot area of the Cranbury Executive Center. The parcel is 9 ½ acres.

Ms. Cecil announced that the applicant's notice was in order and the Board could take jurisdiction.

Ms. Cecil announced the witnesses were sworn in for said matter at a previous meeting and remain under oath.

Mr. Sabec advised of National Energy Partner's credentials. Chair Kaiser accepted his credentials.

Mr. Sabec advised NEP takes into consideration the site and has to have a height of at least 14' to allow for access of emergency apparatus. A structural analysis is done of the structure to determine the foundation requirements. The structural engineer will evaluate the soils to develop the foundation type required and a structural analysis takes into consideration snow and wind load. The solar modules will not have glare due to being designed to receive the UV rays and not reflect them. There is actually an antiglare on the module so you will not see any glare.

Ms. Cecil swore in Andrew Corson, Engineer.

Exhibits:

**A-1 Site Plan Sheet 1 of 2**

**A-2 Site Plan Sheet 2 of 2**

**A-3 Lighting Plan PV-102**

**A-4 Project Rendering**

**A-5 Project Night Renders**

Mr. Coursen stated for exhibits A-1 they show the eight solar arrays on carports that have clearances of 14' on the low side and 15 ½' on the high side. The sq. ft. ranges from 4,600' to 7,640' with a total coverage of 48,640'. The dimensions shown on the three carports on the southern side is incorrect, the actual dimensions are 40X146 and that will be changed. Each carport will be held up by columns in areas where there is no landscape island. The columns will be at the junction of the existing parking stripes. It will be located in the least intrusive areas for parked cars. It will be located in the landscape islands in the center of the islands with the exception of the southeasterly array where there is an existing sidewalk that runs down the center of that island. The columns will not be centered but will be off centered. At the bottom of the exhibit is two structural detail sections. All of the columns were placed so they would not have conflict with existing stormwater system. Solar panel systems were not to be considered impervious so there is no need to address drainage concerns. The current system has been approved by the Board and will function as it is and create any adverse effect to that plan. The landscaping has trees which is one for every ten spaces. Those trees are required to be in the islands but the nature of the carports will not be beneficial to the existing trees there. We are proposing for those trees to be removed. Some low lying shrubbery on the end cap of the islands will be kept depending on how well they survive the construction phase.

Mr. Boraske added that the original approval for the Cranbury Executive Center was for PB038-99 approval for 99,000 sq. ft. office building and when that came in the landscaping plan was included in this. There is no change in the parking space amount with this proposal and no difficulty for emergency vehicles.

Ms. Kimbel referred to exhibit A-3. Ms. Kimbel stated under each canopy is a row of LED canopy lights aimed downward to get up to the foot candle lighting in the parking lot. The existing lighting fixtures will be removed where the canopies are. All existing lighting not under the canopy will stay. On the ends of the canopies facing the building are some additional wall pack fixtures.

Chair Kaiser asked how the existing light fixtures will be removed.

Ms. Kimbel stated the bases will be removed and then capped and sealed with no evidence of removal.

Mr. Whitman asked if the night glare from the site would make it less with the canopy lights.

Ms. Kimbel stated yes.

Ms. Leheny asked where the energy collected in the panels will be distributed.

Mr. Sabec stated it will be 100% for the office building and for 70% of their use.

Ms. Leheny asked if the LED lighting will stay on all night.

Ms. Kimbel stated yes.

Ms. Leheny wanted to verify a snow plow would fit under the car ports.

Mr. Sabec stated yes there are no maintenance issues that will occur under the car ports.

Mr. Hoder stated the ordinance states that solar panels should be screened from the streets. There are 3 places in the front of the property on South River Road that could use trees (3 or 4) on the two ends south of the property.

Mr. Sabec stated they can comply.

Chair Kaiser stated he would not plant tall trees due to possibly shading the array. He suggested to look at the Shade Tree Commission on selection of trees.

Mr. Hoder asked if there is spacing between panels.

Mr. Coursen stated there is a 1" gap between panels so the water will not collect all in one space.

Mr. Feranda stated the circulation is to be maintained during construction. Will this project be phased?

Mr. Sabec stated it will be phased side by side and each array will be constructed. We will install foundations in each area, give that parking lot back and it will be safetied off. Each array will be one at a time.

Mr. Feranda wanted confirmation that when it is under construction it will not block the aisles.

Mr. Sabec confirmed it would not.

Mr. Feranda asked if the column has ever been hit and what happened to the arrays when it was hit.

Mr. Sabec stated he has not seen any structure damage from any vehicle.

Chair Kaiser asked where the invertors are located.

Ms. Kimbel stated the invertors will be mounted on the columns uptight to the modules out of the way.

Chair Kaiser confirmed they would be mounted on the canopy itself.

Ms. Kimbel confirmed it would be.

Mr. Feranda wanted confirmation the sidewalk would not be disturbed in the canopy to the southeast.

Mr. Coursen confirmed the sidewalk will not be disturbed.

Mr. Feranda asked if the crosswalks could be refreshed and repainted.

Mr. Coursen stated they could do that.

Mr. Feranda asked for basic information of the maintenance and servicing of the canopies and if it is done often and will interfere with operations.

Mr. Coursen stated the maintenance is done through a software that we can check remotely. We will do a preventative maintenance site check once a year that would consist of visiting the electric room inside the building and the inverters. Reactive maintenance would require a truck visiting when needed.

Mr. Feranda stated the parking spaces are faded under the canopies and the parking may not be as organized with the columns. Recommendation is to stripe the parking spaces that are faded or missing and to check with the Owner of doing so.

Mr. Coursen stated if the spaces that are faded and unrecognizable it can be done.

Mr. Feranda wanted confirmation that no new landscaping will be installed in the site triangle that will block distance from the road.

Mr. Coursen stated it will not be installed in that area.

Mr. Gallagher asked if solar panels on the roof were an option.



Mr. Coursen stated the three story building and the HVAC on the roof would not make it a financially viable project.

Ms. Spann asked of the drainage off the solar panels. What if it is ice or an ice storm. What path would the water go to. She mentioned the ordinance has just passed for electric vehicles

Mr. Whitman asked what the total kilowatt size of the array is.

Ms. Kimbel stated it is 900 kwdc.

Mr. Whitman asked if the snow slips off if someone will be there to maintain.

Mr. Coursen stated it is the owner of the building's responsibility to clear.

Chair Kaiser stated to show the array disconnect so the fire department can turn off the power to the building from the array. What is the treatment going to be of the plant islands?

Mr. Coursen stated it would be proposed to have them mulched with some plant material at the end caps.

Chair Kaiser advised to mention that on the plan.

Mr. Coursen stated he can do so.

Chair Kaiser opened the application to the public. With no public comment the public forum was closed.

MOTIONED: Mr. Hamlin

SECONDED: Mr. Whitman

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Hamlin, Ms. Spann, Mr. Stewart,  
Mr. Whitman, Mr. Kaiser

NAYS: None

ABSTAIN: None

MOTION PASSED

Chair Kaiser opened the meeting to the public. With no public comment the public forum was closed.

## **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 minutes of the Planning Board, held on September 2, 2021, consisting of ten (10) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I had hereunto subscribed my name to said Planning Board this October 7, 2021.

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Robin Tillou, Secretary

/rst