

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

**MINUTES OF NOVEMBER 4, 2021  
APPROVED DECEMBER 2, 2021**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Planning Board was held via Zoom on November 4, 2021, at 7:00 p.m.

**CALL TO ORDER**

Peter Mavoides 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**

AB Callahan, Karen (Excused)  
X Gallagher, James

AB Hamlin, Judson (Excused)  
X Kaiser, Michael  
X Mavoides, Peter  
X Scott, Matthew  
AB Spann, Evelyn (Excused)  
AB Stewart, Jason (Excused)  
X Wittman, Wayne

#### **PROFESSIONALS IN ATTENDANCE**

AB Andrew Feranda, Traffic Consultant  
X David Hoder, Board Engineer  
X Trishka Cecil, Board Attorney  
X Elizabeth Leheny, Township Planner  
X Robin Tillou, Planning Board Secretary

#### **MINUTES**

Upon a motion made and seconded a unanimous vote in favor to approve the October 7, 2021 minutes by those eligible to vote was made.

#### **APPLICATIONS**

##### **PB 347-21 Petco Minor Site Plan Application, Block 3, Lot 1.01, Zone LI, 30 Brickyard Road, Generator**

REPRESENTATIVES: James Carter, Hoffman DiMuzio, Attorney for Applicant  
Michael Gallagher, Colliers Engineering, Engineer  
Mark LaMarra, Jr., President of Malco Electric, LLC, Contractor  
of Generator

Ms. Cecil announced all witnesses including the Board Professionals are present for this application and had been previously sworn in at the October 7, 2021 PB meeting and continue to be under oath.

Mr. M. Gallagher referred to the additional information provided to the Board as requested. The revised site plan, Sheet 3 – 7, revised October 18, 2021, was done to address the Board Engineer and Board Planner comments. The detailed breakdown of the impervious coverage is addressed and shows it is below the 50% maximum permitted in the LI Zone. To address the comment of the size of the concrete pad for the transfer switch and why the pad is as large as it is compared to the size of the transfer switch; the larger size makes it easier for an operator to access and perform maintenance. We can make the concrete pad smaller if needed. The underground conduits have been added and the Board Engineer acknowledged it has been addressed. No fences, gates or bollards will be added. We have provided more detail in the form of how it will

fuel and the containment. The manufacturer specifications of the dimensional layout for the generator have been submitted to the Board. The silencer and various access doors are shown and seen in the plan view. The generator will include a 5-gallon spill containment option. The applicant will submit additional documentation of the environment impact for the elements of the generator to the NJDEP for the air permit. The vendor will be obtaining the air permit. The Middlesex County Planning Board approval correspondence has been provided to the Board. Electrical plans from the electrical engineer for standby power for the site. Technical specifications were submitted for the transfer switch was provided. A photograph of the same model generator on another site. It is run for about 20 minutes per week to ensure it is functioning properly. The plantings shown on the plan is what we intend to plant to screen the generator and transfer switch. Petco is the only tenant in the building.

Mr. LaMarra advised his company, Malco Electric, LLC, is installing the equipment and acquiring the equipment to install. The pad is 9' x 15' due to the transfer switch being associated with the generator to make sure the electric metering for the building remains ahead of the transfer switch. After consulting with JCP&L it was determined a 9' x 15' pad is not necessary and the pad will end up being 8' x 8' once we get it in writing from JCP&L that a 9' x 15' pad is not necessary. The 8' x 8' is within the footprint of the 9' x 15' pad that was proposed and will not expand. The five-gallon spill containment option that has a lockable hatch listed on the provided cut sheet is included and the generator vendor confirmed that option as well.

Mr. Hoder stated he is glad the 8' x 8' pad was chosen to reduce the impervious coverage. Does the plan show the correct size and plantings or does it need to be revised.

Mr. Gallagher stated he can revise the landscaping plan if necessary. They are not on the plans currently. They are evergreen trees and sized based on the species and the size we want at planting. It is used for the landscape contractor to order them from the nursery. We can add caliper to be 100% compliant.

Mr. J. Gallagher asked what the capacity of the tank was.

Mr. M. Gallagher stated it is 2,200 gallons.

Mr. J. Gallagher asked if a SPCC spill plan was made due to federal law requiring such.

Mr. M. Gallagher stated no. The vendor is handling that.

Mr. J. Gallagher asked if the silencer controls noise coming from the exhaust.

Mr. LaMarra stated it does control the exhaust sounds and the enclosure.

Mr. Whitman stated he agrees with the spill prevention plan being a part of the approval process. When do you expect the approval letter from JCP&L?

Mr. LaMarra stated there is no letter of approval, it is a matter of coordinating the work when the time comes. The metering is going to stay in the transformer with the final scope of work with them. The pad size is shrinking.

Mr. J. Gallagher would like confirmation that the setback requirements for that tank are in accordance with the setback requirements.

Mr. M. Gallagher stated he will confirm it is within code.

Chair Mavoides opened the meeting to the public, with no public comment the public forum was closed.

Chair Mavoides advised of the conditions of approval discussed as: SPCC spill plan, revising the plans to include caliper and confirmation of setback requirements of tank are met.

MOTIONED: Mr. Kaiser motioned to approve based on the conditions discussed.

SECONDED: Mr. Scott

ROLL CALL:

AYES: Mr. Gallagher, Mr. Kaiser, Mr. Scott, Mr. Whitman, Mr. Mavoides

NAYS: None

ABSTAIN: None

MOTION PASSED

## **PUBLIC HEARING**

### **AMENDMENTS TO THE LAND USE PLAN ELEMENT OF THE CRANBURY TOWNSHIP MASTER PLAN PERTAINING TO THE HISTORIC PRESERVATION ELEMENT**

Ms. Elizabeth Leheny, Board Planner, advised the proposed amendment to the Master Plan is specifically the designation of the Cranbury Station Hamlet Historic District and modifications to the existing Cranbury Village Historic District. The Cranbury Station Hamlet Historic District comprises of four 19<sup>th</sup> century homes on the west side of Halsey Reed Road and the south of its junction with Station Road. These homes are adjacent to the former Camden and Amboy Rail line and what was the Cranbury Station Depot Buildings. The origin of this designation recommendation dates back to community meetings held as part of the 2019 Master Plan Reexamination public outreach effort. At a community meeting of April 2019 the residents of the Hamlet expressed concern of the impacted warehouse development surrounding the Hamlet. The Hamlet is located in the VHR which recognizes it has historic value. The residents were pushing for designation to provide an additional level of protection

beyond what the current underlying zoning is. The township should work with the Historic Preservation Commission (HPC) to determine whether the Hamlet should be designated as a historic district like the Cranbury Village Historic District. HPC worked closely with the residents of the Hamlet district to prepare a designation package for Hamlet which provides detailed overview on the history and detailed specifications regarding the individual homes. The HPC had a public hearing on potential designation in July 2021 and voted to recommend designation of the Hamlet. The second half of the designation has to do with the boundaries of the existing Cranbury Village Historic District. The 2019 Master Plan reexam recommended the additional properties be designated for historic preservation and amend the current district buffer. It is towards the goal of preserving the historic entirety of the downtown Cranbury Historic District. HPC voted on and agreed on a few recommended changes at a subsequent meeting. The first involves the entirety of six tax lots. There are currently only partial in the historic district. A portion is in the historic buffer and the recommendation is to include the entire tax lot. The reasoning is it makes it easier for HPC to deal with an entire tax lot basis as opposed to trying to figure out where the line is drawn. It is unclear why only a portion of the lot is in the historic district because the survey inventory done to designate the district included the entirety of the lots. We found no reason why they were not included in its entirety. One of the recommendations in this amendment is to include four of the lots in its entirety as contributing historic resources and two of the tax lots as non-contributing. Non-contributing resources means there are parcels that have an impact on the historic district even if what they themselves do not have the same historic significance as the other parcels in the district. Another recommendation is to remove two lots of Township owned open space and recreation parcels from the Historic District. One lot is the driveway to Village Park and the other is a portion of the Cranbury Brook preserve. The idea is the portions in the historic district are minor portions of much larger areas that are devoted to open space and recreation. The removal is not to have any adverse impacts on the remainder of the historic district. Removing portions of Bennett Place that are not a part of the Cranbury Housing Associates parcel. This portion has no historic resources fronting Bennett Place. There is no rational reason to include this in the historic district. These proposed recommendations are consistent with the master plan with the objectives for the historic preservation and advance the purposes of the MLUL.

Mr. J. Gallagher asked why the Cranbury Brook preserve is being excluded from the historic district.

Ms. Leheny stated there is such a small portion of a much larger lot which is outside the historic district and buffer. It was devoted to open space and recreation and taking them out would not impact the historic district in any way. It would not be developed for homes or buildings. A large portion of it is very far removed from any other part of the historic district. Although it is being removed from the historic district, it is still part of the buffer area and will need review by the HPC.

Mr. Wittman asked how the Hamlet affect the zoning that are contemplating doing something in the Commercial Zone.

Ms. Leheny stated zoning will remain the HR and the zoning of the parcels around it will remain as they are today.

Chair Mavoides opened the meeting to the public.

Steven Golisano, Prospect Street, 2021 HPC Chair, stated he would like to thank the Planning Board and reviewing the documents. This is based on recommendations from Liz Leheny's office. We are looking to take future steps and research is being done to achieve that. We are doing slow updates to make sure everyone can see things and be as open as possible.

Ms. Cecil advised the Planning Board of the resolution to adopt the discussed amendment to the Master Plan – Historic Preservation element.

MOTIONED: Mr. Scott

SECONDED: Mr. Kaiser

ROLL CALL:

AYES: Mr. Gallagher, Mr. Kaiser, Mr. Scott, Mr. Whitman, Mr. Mavoides

NAYS: None

ABSTAIN: None

MOTION PASSED

## **PUBLIC COMMENT**

Chair Mavoides 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 November 4, 2021, consisting of six (7) 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 December 2, 2021.

*Robin Tillou* \_\_\_\_\_  
Robin Tillou, Secretary

/rst