

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

**MINUTES APRIL 7, 2022  
APPROVED ON MAY 5, 2022**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Planning Board was held via Zoom <https://us06web.zoom.us/j/86494062397> Meeting ID: 864 9406 2397 on April 7, 2022, at 7:00 p.m.

**CALL TO ORDER**

Michael Kaiser, Chairperson, called the meeting to order at 7:00 pm.

**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 will engage the Zoom "mute" function until the time for public comment is 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 will 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 will be sworn in and asked to provide their name and address before proceeding. The Board Chair or his designee will manage the order of the comments.

**MEMBERS IN ATTENDANCE**

- ☐ Ferrante, Michael
- ☒ Gallagher, James
- ☒ Gittings, Bill
- ☒ Jones, Dominique (arrived late)
- ☒ Kaiser, Michael
- ☒ Mavoides, Peter

- ☒ Spann, Evelyn
- ☒ Stewart, Jason
- ☐ Wittman, Wayne

#### **PROFESSIONALS IN ATTENDANCE**

- ☒ Andrew Feranda, Traffic Consultant
- ☒ David Hoder, Board Engineer
- ☒ Elizabeth Leheny, Township Planner
- ☒ Robert Davidow, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

#### **MINUTES**

The March 3, 2022 minutes were tabled for approval to the May 5, 2022 meeting.

#### **RESOLUTIONS**

**PB353-22      Cooper Electric  
Block 4, Lot 1.03, LI Zone  
311 – 315 Half Acre Road, Amended Preliminary and Final Site Plan –  
Signage**

MOTIONED TO APPROVE: Ms. Spann

SECONDED: Mr. Gallagher

ROLL CALL:

AYES: Mr. Gallagher, Ms. Spann, Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**PB348-21      WuXi Biologics, USA,  
Block 1, Lot 7.01, RO/LI Zone,  
1 Cedar Brook Drive, Preliminary and Final Site Plan**

MOTIONED TO APPROVE WITH REVISIONS MENTIONED: Mr. Gallagher

SECONDED: Ms. Spann

ROLL CALL:

AYES: Mr. Gallagher, Ms. Spann, Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

#### **APPLICATIONS**

**PB346-21      J-Star Research (Cedar Brook Corp) (Tabled from March 3, 2022 PB**

**Meeting)**  
**Block 1.01, Lot 1, RO/LI Zone**  
**2 Clark Drive**  
**Preliminary and Final Site Plan Amendment**

REPRESENTATIVES: Stephen Slaven, Esq., Turp Coates Driggers & White, PC  
Don Kientzler, J-Star Representative  
Greg Ursprung, Bergmann, Engineer  
Joshua Vanderveen, Bergmann, Engineer  
Bruce Simon, Eastern Properties, Owner of 2 Clarke Drive

**EXHIBITS:**

A-1: J-Star Research, Inc. Planning Board Application.  
A-2: J-Star Supplemental Submission Re: Tank and Generator  
A-3: J-Star Plans-Bergmann-C000 Cover Sheet  
A-4: J-Star Plans-Bergmann-C010 Key Map  
A-5: J-Star Plans-Bergmann-C080 Demo Plan  
A-6: J-Star Plans-Bergmann-C100 Overall Site Plan  
A-7: J-Star Plans-Bergmann-C101 Site Plan  
A-8: J-Star Plans-Bergmann-C120 Utility and Grading Plan  
A-9: J-Star Plans-Bergmann-C130 Landscape Plan and Details  
A-10: J-Star Plans-Bergmann-C140 Erosion & Sediment Control Plan  
A-11: J-Star Plans-Bergmann-C160 Truck Turning Plan  
A-12: J-Star Plans-Bergmann-C500 Site and Utility Details  
A-13: J-Star Plans-Bergmann-C501 Utility & Erosion and Sediment Control Details  
A-14: J-Star Plans-Bergmann-A001 Shipping Dock  
A-15: Bergmann Drainage Calculations  
A-16: Liquid Nitrogen Tank Details  
A-17: Planning Board Resolution May 2002  
A-18: Planning Board Resolution July 2019

Mr. Davidow announced all witnesses are still sworn in from the previous Planning Board meeting. Mr. Gittings, Mr. Mavoides and Mr. Stewart listened to the recording to be eligible to vote tonight on this application.

Mr. Slaven stated after listening to the Board at the previous hearing they have resubmitted plans and have addressed all concerns raised at that meeting. They are here to discuss the resubmission and make sure everything was addressed. The variance is no longer needed regarding the impervious coverage and that will be discussed as well.

Mr. Ursprung shared Exhibit A-23 stating the exhibit shows the west side of the building. This is where they have made a sidewalk connection from the building to the parking area, and they

have shown the handicap spaces that are there as requested. They eliminated two handicap spaces and placed them on the east side of the building near that entrance. Mr. Ursprung showed on the exhibit where the generator will be located as depicted on the exhibit. They have added landscaping around the building. They have added bollards and added a sidewalk for access to the generator. The Board had previously approved this generator for J-Star's 7 Clarke Drive location. They are taking that generator and putting it in this location. The enclosure is provided with two inches of insulation. The fuel tank is a double wall tank and has the capacity of 298 gallons. There is a high-level alarm so when you are filling the tank and it gets to the highest level the alarm will go off.

Mr. Ursprung shared Exhibit 21 of what the generator will look like.

Mr. Ursprung went back to Exhibit A-23 showing the east side of the building. This is where they provided the two handicap spaces and have a provision of where charging stations will be allowed to be installed in the future. There will be a conduit underneath the pavement of the building that would allow for that, and it would be in the two spaces shown on the exhibit. The comments for the loading dock area lighting were to provide the lighting levels on the plan and they will do that by doing the photometrics of the existing lights or going out and take lighting levels in the parking lot in the evening to make sure they meet code. The sidewalk near the loading dock has been truncated and has been turned into lawn to discourage pedestrians from walking the loading dock area. They removed the crosswalk that was previously there. The dumpster enclosure has been modified from a chain link fence to a split place block enclosure. The enclosure would be a color like the building color and landscaping would be provided around it. They have gotten rid of the chain between the parking area and the truck area, they are now proposing a metal gate that goes across. The metal gate would have a Knox box on it. They have provided green pavers to make additional green space to meet the impervious coverage and not need a variance for that. To provide screening along Clarke Drive there are existing hedge and trees that runs along the parking lot. They have provided landscaping around the tank enclosure. Mr. Ursprung referred to Exhibit A-21 showing the existing landscaping.

Mr. Hoder stated the applicant had advised there are several lights surrounding this area and they should be added to the foot candles shown on the plan. There should be more planting around the generator.

Chair Kaiser stated the options should be larger plants or more small plants around the generator.

Mr. Hoder stated regarding striping Clarke Drive, 100 ft. in each direction may not be enough, it may have to be more. You can note on the plan the township engineer will decide during inspections for the approximate length of additional striping on Clarke Drive. And lastly, a spill prevention plan should be provided.

Mr. Simon stated it is a double wall containment designed to contain all fuel that may spill out.

Mr. Gallagher stated that spill plans contain what will happen in the event of a spill, where it will drain to, what problems it may cause and how to prevent spills. The tank is a small tank, not subject to federal regulations. There should be an emergency response plan in the event of a spill.

Mr. Slaven stated they can make that as part of the condition in the resolution.

Mr. Simon asked if they could stripe a dedicated road to the town.

Mr. Hoder stated if it is in the resolution, it should not be a problem.

Mr. Feranda stated he is satisfied with the updated plans. How is the metal gate between the trucking and parking area going to work?

Mr. Ursprung stated it would be a double swing gate and there will be a lock where the gates come together, it will be a Knox box. It will normally be closed unless it is for plowing.

Mr. Feranda stated the loading dock area is set up exclusive to a loading area and the Board should decide if that fits a research building use.

Ms. Leheny stated she is satisfied with the updated plans.

Mr. Stewart asked if she was satisfied with only the provision of the charging station.

Ms. Leheny stated the state ordinance does have it to where it only needs to be provisioned.

Mr. Simon stated he can do one parking space to be a charging station and leave the other alone.

Mr. Stewart stated he is fine with that.

Mr. Davidow stated the waivers requested are the parking and the distance between the entrances (100 ft., 200 ft. is required).

Mr. Gallagher asked if the applicants' professionals were responsible for the liquid nitrogen tank.

Mr. Ursprung stated they were responsible for the location it was placed. They are doing the piping to the building.

Mr. Kientzler stated the tank is leased.

Mr. Gallagher wants to make sure a licensed engineer designs the tank. He would like the LN 2 tank installation to be designed by a professional engineer in accordance with NFPA 55 – compressed gasses and cryogenic fluids code and the N.J. Uniform Construction Code.

Mr. Hoder stated that is something that must be submitted prior to the signing of the plans.

Mr. Gittings stated the site is confusing as far as where to go. How many tenants are there and what are the entries for each tenant and what is the associated parking. There are four monumental entries, and they are now cutting off one monumental entry and providing 20 parking spaces and creating a dead-end loop almost 700 ft. long. All cars coming in from the northwest are going to have to turn in and go toward the other loading docks. Whatever is done here should be able to be undone for the next tenant, so they have access parking. There should be more way signs on site. It was hard to know the tenants on site. Is the east entry going to be used?

Mr. Simon stated the north side of the building up until where the loading dock is going, 70 ft. to the right of that is MJH, a publishing company exclusively office space, 45,000 sq. ft. and the parking is approx. 205. To the south end of the building is Experic and they are in 45,000 sq. ft. and are going to be building out to 72,000 sq. ft. total to be a GMP warehouse. The remaining tenant is J-Star and is 27,000 sq. ft. (Phase A) and they are taking the atrium area and the full 2<sup>nd</sup> floor (Phase B) which both combine to a 90,000 sq. ft. addition. That space will be laboratory. MJH's space may be vacant in a year and a half, and if they do vacate, they will convert that to laboratory so at that point they will have an excess of parking for that building.

Mr. Kientzler stated by putting the loading docks where they are proposed there will be a door, but the main entrance will be on the Route 130 side.

Mr. Gittings asked if you will have enough parking spaces.

Mr. Simon stated yes.

Chair Kaiser stated the signage that Mr. Gittings spoke of should be considered.

Mr. Ursprung stated there is a signage plan and there is a way sign indicating that it is delivery truck only and they can add J-Star on that sign.

Chair Kaiser stated the street address should be placed on the sign as well.

Chair Kaiser opened the meeting to the public. With no public comment, Chair Kaiser closed the public forum for this application.

MOTIONED TO APPROVE WITH CONDITIONS: Mr. Mavoides

SECONDED: Mr. Stewart

ROLL CALL:

AYES: Mr. Gallagher, Mr. Gittings, Ms. Jones, Mr. Mavoides, Ms. Spann,  
Mr. Stewart and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

### **COMMENTS FROM THE PUBLIC**

Mr. Kaiser opened the meeting to the public. With no public comment, the public FORUM was closed.

### **ADJOURNMENT OF MEETING**

There being no further business, Mr. Gallagher made a motion to adjourn the meeting and Mr. Stewart offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:20 pm.

### **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 April 7, 2022, consisting of seven (7) 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 May 6, 2022.

Robin Tillou  
Robin Tillou, Administrative Officer

/rst