

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

**MINUTES JULY 11, 2019
APPROVED ON SEPTEMBER 12, 2019**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury Township Hall Municipal Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on July 11, 2019, at 7:00 p.m.

CALL TO ORDER

Pete 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

- ☐ Callahan, Karen
- ☒ Gallagher, James
- ☒ Hamlin, Judson
- ☒ Johnson, Glenn
- ☒ Kaiser, Michael
- ☒ Mavoides, Peter
- ☐ Mulligan, Dan
- ☐ Stewart, Jason
- ☐ Witt, Nancy (Excused)

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Consultant

- ☒ David Hoder, Board Engineer
- ☒ Trishka Cecil, Esquire, Board Attorney (Lucy Davy in place of MS. Cecil)
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Township Planner
- ☐

RESOLUTIONS

**PB314-18 2 Clarke Drive – Cedar Brook
Block 1.01, Lot 1, Zone RO/LI
2 Clarke Drive
Minor Site Plan**

	MOTION	ROLL CALL
Callahan, Karen		ABSENT
Gallagher, James		AYE
Hamlin, Judson		INELIGIBLE
Johnson, Glenn	MOTIONED	AYE
Kaiser, Michael	SECONDED	AYE
Mavoides, Peter		INELIGIBLE
Mulligan, Dan		ABSENT
Stewart, Jason		ABSENT
Witt, Nancy		ABSENT
	RESULTS	Passed

**PB319-19 Cedarbrook II Parking & Misc. Site Improvements
Block 1.01, Lot 1, Zone RO/LI
2 Clarke Drive
Amending Preliminary & Final Site Plan under a Planned Development**

MOTION	ROLL CALL
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Callahan, Karen		ABSENT
Gallagher, James		AYE
Hamlin, Judson	MOTIONED	AYE
Johnson, Glenn	SECONDED	AYE
Kaiser, Michael		AYE
Mavoides, Peter		INELIGIBLE
Mulligan, Dan		ABSENT
Stewart, Jason		ABSENT
Witt, Nancy		ABSENT
	RESULTS	Passed

APPLICATIONS

PB320-19 Rocket Pharmaceuticals
 Block 1.03, Lots 1, Zone RO/LI
 9 Cedar Brook Drive
 Amendment to Preliminary and Final Site Plan

REPRESENTATIVES: George White, Esq.
 Chris Ballas, Rocket
 David Citro, Professional Engineer – Mainstay Engineering Group

A-1 Aerial Photograph
A-2 Two Photographs looking across Cedar Brook Drive, into property
A-3 Site Plan
A-4 Site Plan

Rocket is adding seven equipment pads as well as removing some parking to adjust the way the loading docks function. They are seeking one variance.

Mr. Ballas was sworn and accepted by the Board. Rocket intends to research development and manufacturing activities related to gene therapy programs. Hours of operation will be 8 am to 5 p.m., with additional options. As an operational decision, they will work in two phases. Phase One is intended to provide necessary support for the ongoing operation, and Phase Two they will work with their suppliers to specify deliveries and configuration on trucks. If that becomes

difficult, they would like to seek Phase Two to modify the dock area to accommodate larger trucks.

Mr. Citro was sworn and accepted by the Board. At the north side of the property near Cedar Brook Drive, there will be a concrete pad for electrical generator, referring to Sheet 3.0, part of the original submission.

The new concrete pad would be for a 1,000 KW electrical diesel-powered generator, that would be enclosed in a sound reducing enclosure. Plans were submitted. Sheet 3.13 has dimensions; however, the quantification shown on this drawing is incorrect and will be corrected. The generator is located within the 100-ft front yard setback next to an existing asphalt driveway, north side of the building at 74-ft approximately from property line. The site is surrounded on all four sides by roadways; therefore, every setback is a front yard. The location of the generator must be situated to be accessible for fuel delivery. They are locating it next to an existing asphalt driveway. They also must keep a certain setback from the building for safety purposes. The only location to place this generator that would be outside of the setback would be in the rear building near the existing pond, which is not practical.

Mr. Citro said the applicant was working on a plan for mitigation of environmental issues or spillage.

Mr. Gallagher asked what the amount of diesel storage would be.

Mr. Hoder asked if the generator needed to be “running” periodically for maintenance and inspections? Mr. Citro replied the generator would run once a week for approximately 20 minutes and that they have control of the programming time to perform that exercise.

Applicant is hoping to screen the generator with landscaping and will comply with any recommendation the Board has for additional landscaping to screen this piece of equipment from the roadway. They also submitted to the Township several photographs looking into the property to show the existing conditions. They felt a permanent enclosure would be impractical.

Photographs were entered as Exhibit A-2 since there was no proof sent as a supplement to the Board. There were total of 16 photographs on eight pages, and there was a cover sheet which sequentially locate each of the photographs on a site plan.

Mr. Citro noted the two trees to be removed and replaced with four Norway Spruces closer to Cedar Brook, and several deciduous trees planted on the east side of the generator. The applicant is willing to supplement with evergreen trees to provide additional coverage.

Mr. Preiss asked when the plan would be submitted. Mr. Citro answered they received the professionals' review memos yesterday and intended to submit the plan with the next few weeks.

There was much discussion regarding the sound extenuation and sound reduction for the generator.

Mr. Hoder and Mr. Preiss wanted the landscaping plan with species and location of proposed plantings.

Mr. Gallagher questioned the use. Mr. Preiss answered gene therapy research was a permitted use, and this kind of manufacturing proposed was consider light manufacturing.

Mr. Preiss stated they requested cut sheets for the equipment since they cannot match what is being installed on the concrete pads.

Mr. Gallagher had many concerns with the equipment and felt it necessary to have testimony from the professional engineer responsible for the design of the equipment. Mr. Ballas stated they have an EHS officer on staff who is working with a consulting agency right now to obtain all required permits and will ensure compliance with all required regulations. Mr. Ballas stated they could provide statement from the designing engineers that it meets all required codes. He added the civil engineer is Mainstay, which is contracted through Genesis Engineering. Genesis Engineer are the engineers of record for the entire project, and the architect has overall responsibility for the design of the facility.

There was concern about the noise level in affecting the restaurant across from the site. There was also concern with the height of the berm.

Mr. Citro explained that the oxygen gas tank must be on a concrete pad because the oxygen reacts poorly with asphalt, hence it is a protector not a weight issue.

Mr. Citro stated they intended to replant trees throughout the site.

Mr. Citro stated there would be a wood fence around the dumpster, and it would be pulled back a few feet to allow for site lines, per the traffic engineer's recommendation.

Mr. Citro stated the site is on the south side of the site, north of Dey Road. The ground slopes to the existing tree area. The proposal is for the concrete pads to house up to 235-ton chillers and another pad for the pumps that are associated with the chillers. The intent is to the screen that fencing. A landscaping plan was submitted which provides additional trees on the south side of that pad to fill in gaps.

There were questions from the Board about the fence around the chillers stating the fence looked like it was a 6-foot high fence around an 8-foot tall chiller. Mr. Ballas explained that the manufacturing activity within the facility was a biologics production process. Larger HVAC was required by the FDA to maintain cleanliness, air handling capabilities and temperature and humidity control.

Mr. Mavoides stated the application indicated the applicant felt the environmental impact report was not applicable and inquired about that determination.

Mr. Preiss stated the EIS is usually required for undeveloped sites and did not feel a full EIS was needed; however, testimony related to the improvements should be provided to assure no potential for anything hazardous.

Mr. Gallagher felt it is necessary to have testimony from whoever is designing the facilities, from an environmental standpoint as well as mechanical, electrical, plumbing associated with the site.

Mr. Citro stated there are presently 245 parking spaces. For this operation 145 spaces will be required. And after Phase 2, there would still be 198 spaces, depending on the recommendation of possibly removing eight (8) additional spaces by the Board's traffic engineer.

Mr. Preiss asked if it was correct there would be 100 employees. Mr. Citro stated yes, and further states it would be useful to eliminate these eight (8) additional spaces to the west of the Phase 2-line because of a potential hazard.

Mr. Hoder asked if there were any comments on the request for an increase the paving sections to the meet the Township's standards. Mr. Citro stated he had no comments.

Mr. Citro stated the chiller yard will have some additional lighting installed and will comply with the primary lighting plan for the entire site. Mr. Hoder asked for a lighting plan for the entire site showing where the lighting would be and the intensity of the lighting.

Mr. Kaiser had concerns with the generator testing during the peak hours of the restaurant which could affect the quality of that tenant's use of their own space.

Mr. Ballas understood the Board's concerns and assured them the timing was programmable.

Mr. Hoder asked what the decibel rating would be. Mr. Citro stated 75 decibels at 21 feet. Mr. Preiss stated the maximum rating for daytime operations was 85 DBA.

Mr. Mavoides opened the floor to the public, for questions. There were none.

Mr. Gallagher asked who was the professional engineer for the project? Mr. Preiss stated we would like him to come testify at the next hearing, and the Board agreed.

Mr. Hoder/Mr. Preiss asked for a call prior to submission to assure that the submission is what the Board wants. Board agreed.

The applicant was going to try for the August meeting; however, submission time would not be adequate so this hearing will continue to the September 12th meeting. The deadline for all submission will be prior to August 30th. Application is carried to September 12, 2019 with no further notice.

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

REPRESENTATIVES: Frank Petrino, Esquire
 Alex J. Zepponi, P.E.
 Christopher Neary – American Outdoor Ad
 John Savey, Partner – American Outdoor Ad

Mr. Petrino mentioned the billboard has been approved by NJDOT. There will be testimony that there is no violation with the Township's sign density calculation ordinance and zoning review with Jeff Graydon, Zoning Officer. This application does not involve exception for design waivers of any kind.

All professionals for Board and Applicant were sworn.

Mr. Zepponi's credentials were accepted by the Board. Mr. Zepponi gave an overview of the proposed site plan; two billboard signs (LED sign and a standard externally illuminated sign, both double faced). He explained the different technical details of the two types of illumination to the Board.

Mr. Preiss asked how many existing Billboards were within a linear mile of the proposed site.

Mr. Zepponi answered three, with the proposed two. One existing Board on the other side of the highway (located about mid-point of the two proposed Boards) and with the two proposed signs, there would be total of three Billboards.

EXHIBIT A-3 Color Enhanced Minor Site Plan Details, Sheet 2 of 2, 11/19/2019

Mr. Gallagher asked if the site plan was based on a professional land survey.

Mr. Zepponi stated no.

Mr. Gallagher asked if, as an engineer, could the site plan be prepared without having PLS?

Mr. Zepponi stated he could prepare a site plan without having a survey.

There was much discussion between Mr. Hoder, Mr. Zepponi and Mr. Gallagher regarding the need for a PLS survey.

Mr. Hoder stated he would like a survey indicating easements, right-of-way and utilities as a condition of approval.

Ms. Kratz asked, what the ordinance required.

Mr. Hoder stated the checklist requires a survey.

Ms. Kratz asked if they requested a waiver.

Mr. Hoder said he did not know.

Ms. Kratz looked at the checklist submitted by the applicant and stated "source and date of current property survey" is marked and complied.

Mr. Petrino stated it was subject to a construction permit where all the detail would be provided.

Ms. Kratz asked Mr. Preiss if Item 29 doesn't comply, does the Board have to either allow for the waiver or not allow the granting of the waiver.

Mr. Preiss replied yes, the Board could decide on the submission waiver.

Ms. Kratz stated that would support Mr. Johnson is request for a vote on the submission waiver.

Mr. Preiss agreed and Mr. Petrino questioned as a compromise, could the applicant proceed with the application and, as a condition of approval, the applicant could provide a copy of the survey to the Board or Board professionals to verify what was represented in the site plan is accurate and consistent with the Board approval.

The Board moved and seconded and took a 'straw' vote and agreed, per Mr. Hoder's comments, that the location of the property/highway line, location of the adjacent easements, locations of the underground utilities and distances, easements and location of the roadway to the site improvements be submitted before the site plans are signed.

Mr. Petrino stated that would be acceptable.

Mr. Petrino asked that they address the composition of the sign.

Mr. Zepponi, using Exhibit A-3 pointed out the features of the signs and the landscaping beneath.

Mr. Hoder asked about the access to do maintenance. Mr. Zepponi noted there was an existing service road.

Mr. Hoder asked if the signs would be connected to utilities. Mr. Zepponi did not know, but stated there would be a feed, which could be satellite.

Mr. Hoder asked for a contour map of the static sign that shows what the over spill would be.

Mr. Feranda stated, under access, the applicant should provide information regarding access during construction for construction vehicles.

Mr. Zepponi stated they would not know access until the time of construction. Mr. Feranda wanted to assure it was stabilized and asked about trail maintenance and improvement.

Mr. Gallagher was concerned if the soil could bear the weight of the truck.

Mr. Petrino felt all these concerns would be addressed when they received the partial survey.

Mr. Feranda asked about temporary area around the site for unloading stabilizer, etc.

The floor was open to the public; there were no public comments.

Subject to the conditions as discussed, a motion was made by Mr. Johnson, seconded by Mr. Kaiser, and unanimously approved by the Board.

	MOTION	ROLL CALL
Callahan, Karen		ABSENT
Gallagher, James		AYE
Hamlin, Judson		AYE
Johnson, Glenn	SECONDED	AYE
Kaiser, Michael	MOTIONED	AYE
Mavoides, Peter		AYE
Mulligan, Dan		ABSENT
Stewart, Jason		ABSENT
Witt, Nancy		ABSENT
	RESULTS	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, do at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and, that the preceding minutes of the Planning Board, held on July 11, 2019, consisting of six (6) 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 September 12, 2019.

Josette C. Kratz, Secretary

/jck