

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

**MINUTES SEPTEMBER 1, 2022  
APPROVED ON OCTOBER 6, 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 September 1, 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
- ☒ Kaiser, Michael

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

### **PROFESSIONALS IN ATTENDANCE**

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

### **MINUTES**

#### **July 7, 2022**

Upon a motion and a second, the July 7, 2022 minutes were unanimously approved by those eligible to vote.

#### **July 28, 2022**

Upon a motion and a second, the July 28, 2022 minutes were unanimously approved by those eligible to vote.

#### **August 4, 2022**

Upon a motion and a second, the August 4, 2022 minutes were unanimously approved by those eligible to vote.

### **RESOLUTIONS**

**PB325-19      Cranbury Station Road, LLC c/o Summit Associates, Inc.  
Block 13, Lot(s) 13, 15 & 16, Zone I-LI  
Hightstown-Cranbury Station Road  
Preliminary and Final Site Plan / Subdivision**

MOTIONED TO APPROVE: Mr. Wittman

SECONDED: Mr. Ferrante

ROLL CALL:

AYES: Mr. Ferrante, Ms. Spann, Mr. Wittman and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

### **APPLICATIONS**

PB350-21      WuXi Apptec/Xenobiotic Labs (Tabled from July 28, 2022 PB Meeting)  
                    Block 1.02, Lot 4 – RO/LI Zone  
                    6 Cedar Brook Drive  
                    Preliminary and Final Site Plan Amendment

REPRESENTATIVES:      Steven Slaven, Esq., Turp, Coates, Driggers & White, PC  
                                    Matt Wisocky, WuXi Apptec/Xenobiotic Laboratories, Director  
                                    of Facilities Maintenance  
                                    Robert Korkuch, ACT Engineers  
                                    Sean Wang, WuXi  
                                    John Imgrund, AirGas  
                                    Ahmed Osman, AirGas

### **EXHIBITS:**

A-4 – Aerial Location Exhibit

A-5 – Existing Photo Views

Mr. Davidow announced all Board Professionals remain under oath.

Mr. Davidow swore in Mr. Imgrund for the record. All other witnesses were previously sworn in at the July 28, 2022 PB hearing and remain under oath.

Mr. Slaven stated this application is for a LN2 tank to swap out the smaller tank that is currently there for the proposed larger tank. The Board had questions for the screening, lighting and more information of the tank that will be addressed.

Mr. Wisocky stated he has worked with the Board Engineer, Mr. Hoder, to address the lighting in the area. The proposal is to swap out one tank for another tank. There is a small tank there and the intention is to put the larger tank in the same location. There will be no new piping needed for the proposed tank. It will use the existing piping for the proposed tank.

Mr. Korkuch displayed Exhibit A-4 – Aerial Location Exhibit.

Mr. Korkuch pointed out the building location, existing tank location and where the tank will be exchanged on Exhibit A-4.

Mr. Korkuch displayed Exhibit A-5 – Photo 11.

Mr. Korkuch stated the exhibit is a view of where the lake is and the path along the lake. In front is the area where the tank is. The yellow bollards and the fence that encloses that area are

shown. The landscape plan shows the two additional trees next to the two already existing. They are limited to some extent with the 20' wide sanitary sewer easement that runs through the area. By providing the two trees, they will plant at a height of 8' and block the lower area and then Norway species would also be put in. They grow tall and block the area directly adjacent and block the view of the tank installation from the pond area.

Mr. Davidow swore in Mr. Osman.

Mr. Osman stated he is employed by AirGas and is the engineer for AirGas. He has a degree in engineering. He has been working for AirGas for 4 years and 8 months. He used to be an airline engineer and a technician with AirGas and has experience in installation of tanks. He is familiar with the process and code requirements for the design of the tank. Mr. Osman is not a licensed engineer in New Jersey.

Mr. Davidow stated due to not being licensed in NJ, Mr. Osman can testify to general testimony in his field only.

Mr. Osman stated there is a design standard followed for the design of the tanks which is ASME American standard of mechanical engineers. Piping must be followed for the ESME code. There are multiple codes that must be followed and the NJ Uniform Fire Code 50, 51, 55 and in some cases 99. All the codes prevent any hazards from happening. The flow rate and the piping will stay the same. The state of NJ obtains the information from section 8 division 1 of the code.

Mr. Imgrund works for AirGas and is the project manager from metropolitan NY. Mr. Imgrund stated he works with upgrades and installs for putting new equipment in. The state of New Jersey does not certify the tank prior to turning the tank on. The state inspector will come in and be inspected by the boiler and pressure confines. They can fill the tank, have the state provide a report and they can supply Cranbury with the report. The certificate will take months, but the report will confirm it meets the boiler and pressure vessel compliance. The tank must be filled for that inspection.

Ms. Spann asked if the reason for the tank is for the convenience of not getting the trucks to come once a week.

Mr. Imgrund stated yes. The tank must be the right size for the process. They are run samples at the facility. Cylinders are high pressure and not hydrogenic. Anywhere there is a high-pressure cylinder it can be unsafe. This is the progression on their business to supply it adequately, so their process is not in danger of running low or out.

Mr. Wisocky stated there is a financial aspect as well. Less delivery means less delivery charges. It allows more product to be delivered. When they run out, all the instrumentations run out. It allows for less truck traffic in that parking lot.

Ms. Spann stated the backs of these research facilities are starting to look more industrial, so she is being sensitive to the new tank being 17' high and there is no way to screen that. Is it possible to have two 8' tanks? Safety and the visual clutter are the concern due to the walking path and keeping that in character.

Mr. Wittman asked if it will be the same size piping.

Mr. Wisocky stated it will be the same exact pipe size. This new tank is 17' tall and it needs a cement pad. It is a typical plug and play. The existing unit is a skin tank with no pad underneath but has bollards surrounding it for safety.

Mr. Wittman asked if you must have an engineering certification that the tanks have been made by the specifications.

Mr. Osman stated yes and there is a process with the tank on the day of the arrival to make sure of the process and certification. These tanks were made per code and the certificate is for the design. Each tank has its own certificate.

Mr. Imgrund stated the NJ Bureau of Standards come out to go over the equipment to verify it is all correct. They then issue a certificate for 36 months.

Chair Kaiser indicated Mr. Gallagher at the July 28, 2022 PB hearing wanted a licensed engineer to testify that the tank will work.

Mr. Slaven asked if as a condition of approval, it will be signed and sealed by a NJ licensed engineer and done properly.

Mr. Wittman stated those conditions would have to be put in.

Mr. Gittings stated the landscaping should be worked out with Ms. Leheny to be screened for the public pathway.

Mr. Wisocky agreed to the landscaping.

Ms. Leheny stated the applicant is willing to address that and she will collaborate with the applicant and Mr. Hoder regarding screening to the pathway.

MOTIONED TO APPROVE WITH CONDITIONS: Mr. Mavoides

SECONDED: Mr. Ferrante

ROLL CALL:

AYES: Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Mavoides, Ms. Spann, Mr.

Wittman and Mr. Kaiser  
NAYS: None.  
ABSTAIN: None.

MOTION PASSED

**PB359-22      Prologis North American Properties Fund I LLC**  
**Block 5, Lot 11 – 361 Half Acre Road**  
**Block 7, Lot(s) 8.01, 8.02, 9.01 & 9.02 – 5 – 8 Santa Fe Way**  
**LI Zone**  
**Amendment to Preliminary & Final Site Plan**

REPRESENTATIVES:      Christopher DeGrazia, Faegre Drinker Biddle & Reath  
                                 Paul Rosen, Prologis  
                                 Mike Sousa, Hammerland Engineering  
                                 Kirk Danielson, Hammerland Engineering  
                                 Gary White, Prologis

**EXHIBITS:**

A-1 – 7 pages - Park Life and Perimeter Walkway  
A-2 – Rendering of Recreation Area  
A-3 – Picture from Half Acre Road Showing W2 Sign  
A-4 - Detailed Sheets for Proposed Signage to be Installed  
A-5 - Aerial View of Building 1 Area 1  
A-6 – Picture of Signage

Mr. Davidow announced he has reviewed the notice for the application. The notice is adequate, and this Board can take jurisdiction over the application.

Mr. Davidow swore in Mr. Rosen and Mr. Sousa.

Mr. Davidow swore in the Board Professionals.

Mr. DeGrazia stated he accepts that Mr. Hoder will not be present and would like for the applicant to present.

Mr. DeGrazia introduced the application by stating this application involves an industrial park that has eight (8) buildings and is known as Prologis Park Cranbury also known as Cranbury Business Park. It is located off Santa Fe Way/Half Acre Road and there are a number of streets going through the industrial park as well. For tonight's application, they have referred to it as "park like initiative." Prologis is looking to improve the aesthetics of the facility. There is no enlargement, no additional buildings and they are not changing the use. There are three (3) components to this application. The first component is the existing walkway. It will be updated

and enhanced and will be porous which will be the rubber stone mix material. It is part of Prologis sustainability program. It will have ADA requirements. The second component is they will be adding recreational elements including a seating area and picnic tables which will be shaded. The third component is the applicant wants to refurbish the signage. They will be rebranding the signage for uniformity. The old signs will be relocated to be more visible.

Mr. Paul Rosen stated he is the leasing officer for Prologis. Prologis is the owner/operator of industrial properties. There are ten (10) buildings in Cranbury that Prologis is a part of which totals 3,500,000 sq. ft. in Cranbury. The subject property is 2,000,000 sq. ft. in industrial park that was developed between 1998 – 2006. The purpose of this development is the enhancement of the park. The park like concept is something that is rolling out around the country. This is the first they are doing. They are looking to address the existing walkways that have been deteriorated. The goal is to widen the path and refurbish with a more presentable, durable and usable material. The signage will be updated by removing unnecessary and poorly located signs, installing new signs and revising existing signs. The intention is to improve the consistency and readability of the sign and to enhance and update the visibility and identification for the customers.

Mr. Michael Sousa stated works at Hammerland Engineering as a project manager. He has been a licensed civil engineer for years and has been practicing land development for 9 years. He graduated from NJIT with a degree in civil engineer in May 2013. He has testified before multiple boards in NJ and has been qualified. His license is current and in good standing.

Chair Kaiser accepted Mr. Sousa's credentials.

Mr. Sousa displayed Exhibit A-1 - 7 pages - Park Life and Perimeter Walkway.

Mr. Sousa stated the lot is approximately 152 acres. The focus areas are the compacted walkways that run throughout the facility. They will be rerouting the pathways to not disturb the trees. They will be doing ADA improvements as well. The use will not change. The existing stormwater management has. There are two existing above ground basins in the northern property and there is a wet pond on the southern property that supplies stormwater management for these facilities. The above ground basins are located on Block 5, lot 11 and the western walk pond is on block 7, lot 8.01. The southern wet pond is on block 7, lot 9.01 and block 7, lot 9.02. There are six different types of signage throughout the site. They would like to provide a recreational and break/dining area for the employees and the public.

Mr. Sousa displayed Exhibit A-1 – Slide 4 – Area 1

Mr. Sousa stated pad area 1 on block 5, lot 11 is the northern recreational area. This area has a couple of main features. There will be a shade structure which will be a front yard setback area

for it that will comply with accessory structure requirements. It will be 20' tall. In that seated area will be benches, tables and a game table.

Mr. Sousa displayed Exhibit A-2 – Rendering of Recreation Area

Mr. Sousa stated the structure columns will be at different heights of the highest 60' and the lowest 9'. It will have an interior planter area. The center of that area will have a concrete sitting wall which will have the Prologis logo in the area itself. That area will be impervious surface which will be asphalt and brick pavers. They will have the concrete sidewalk in that area. It will have landscaping. The landscaping will be multi seasonal blooming. There are minor deviations from that planting guidance. The seated and visual area will have permeable surface of 2" of rubber that is poured in place and around 6" of gravel. The walkways are going to be expanded to 6' wide so they can comply.

Mr. Sousa displayed Exhibit A-1 – Slide 5 Area 2.

Mr. Sousa stated the inlay and structure itself are all the same scope as Area 1.

Mr. Sousa displayed Exhibit A-1 – Signs

Mr. Sousa stated there are six (6) different types of signs and the proposal will change that to four (4). Most of the signage will be a wide 2 (W2) sign which has bigger text that will be in the building area and Cranbury Park area.

Mr. Sousa displayed Exhibit A-3 – Photo from Half Acre Road Showing W2 Sign.

Mr. Sousa stated the main difference of what the sign looks like currently to what is proposed will be the Prologis branding. The lettering will be different, but the size already exists along Half Acre Road and Security Drive. The difference between a W1 and W2 sign is the square footage as W1 will be smaller than W2 and the lettering in W1 will be smaller. Mr. Sousa advised where the signs will be located on the exhibit.

Mr. Sousa stated the walkway will have two manufacturers that are proven material. The walkways being disturbed will be widened to 6' wide. The proposed project is 300 ft. from Brainerd Lake. There will be an increase in impervious surface for the seating/shaded areas that will be a .13-acre increase. The change in impervious coverage will be 1/10% of the impervious coverage. That will be de minimis change to how the stormwater functions today. Additional landscaping and shrubs will be proposed in the seating areas.

Mr. Sousa stated the accessory structures requires a variance from 150-32 a. The requirement for a building is 100 ft. away. For Area 1, the shade structure is 34.6 ft. away from the patio edge from Security Drive and 100 ft. is required. It would be 890 ft. from South River Road.



Mr. Sousa displayed Exhibit A-1 – Sheet 6 – Signage Locations.

Mr. Sousa stated for Area 2, the applicant is seeking relief of 11.4 ft. from Santa Fe. It is 500 ft. away from Half Acre Road. Another variance they are seeking is for having more than one freestanding directory sign at the driveway for the W2 sign. This is due to one (1) freestanding sign is permitted at a driveway and the applicant is requesting two (2). This driveway entrance is serving two buildings. With respect to the W1 and W2 sign they are seeking relief from the maximum of 16 sq. ft. sign area. The proposal will be 66 sq. ft. for the W2 sign and 28 sq. ft. for the W1 sign. The driving factor is to accommodate the letter height.

Mr. Sousa displayed Exhibit A-4 – Detailed Sheets for Proposed Signage to be Installed.

Mr. Sousa stated the main entries off Half Acre Road, Security Drive and South River Road will be utilizing W2 signs. There will be a total reduction in signage from 24 to 22 signs. The last variance is relief for a freestanding directory sign located closer than 50 ft. from the cartway. They did provide the site triangles. Mr. Sousa does not have any objections to Mr. Horner's review letter to add stop signs and crossing signs throughout the facility and to make sure all locations will be addressed prior to final approval with a walk through with Mr. Horner. Mr. Horner requested the walkway that was proposed along Santa Fe Drive to be revised as per his review. The applicant will comply with all addressed in the Board professionals' review letters.

Mr. Sousa displayed Exhibit A5 – Aerial View of Building 1 Area 1.

Mr. Horner stated the one location on the northeast corner of intersection, the ramp is heading into the crosswalk at an angle where all other walkways do not.

Mr. Horner stated comment #4 of his review letter has to do with stop bars and stop legends. Some locations were proposing those, and some were not. His recommendation was that they have consistency throughout the park when it comes to signage and striping in proximity to the crosswalks and ramps. Mr. Sousa suggested to walk through the site with him and he will do that with Mr. Sousa.

Chair Kaiser stated the condition of approval would be to do a walk through with Mr. Horner.

Mr. DeGrazia agreed to those conditions for stop legends and pavement markings.

Ms. Leheny stated section 150-61 d. regarding stormwater management provides exemptions for major developments if everything is less than 14 ft. The patios push them over that exemption as per David Hoder's review letter.

Mr. Sousa stated the patio areas are what is driving that 1.3 impervious acre increase in the site.

Ms. Leheny stated Mr. Hoder will review that to ensure you are exempt.

Mr. DeGrazia stated the applicant can do that as a condition of approval.

Ms. Leheny asked if the seating area colors of the shade structure are going to be the colors proposed.

Mr. Sousa stated yes it will be a part of Prologis's logo.

Ms. Leheny asked if the shade structures are up year-round.

Mr. Sousa stated no, they are detachable. They will be up during mid spring – October/November.

Ms. Leheny asked what the entire patio area sq. ft. is.

Mr. Sousa stated the northern is approximately 8,000 sq. ft.

Ms. Leheny asked if the landscaping being proposed will shield that area on Security Drive.

Mr. Sousa stated it is not intended to. The shrubs will be 3 ft. tall.

Ms. Leheny asked how many tenants are in the buildings.

Mr. DeGrazia stated there are 14.

Ms. Leheny stated the W2 signs would be 56.2 sq. ft. Do you have the sq. ft. of the signage being replaced at those locations.

Mr. Sousa stated it will range, some are 7.2 sq. ft.

Mr. Sousa displayed Exhibit A-6 – Picture of Sign.

Ms. Leheny asked what the largest sign sq. ft. is.

Mr. Sousa stated 66 sq. ft. which is the directory sign listing multiple tenants.

Ms. Leheny asked for more clarification on the BD signs.

Mr. Rosen stated the building directional signs will be signage with arrows stating truck court this way and deliveries are this way.

Ms. Leheny stated the directional signs can only be 2 sq. Ft.

Mr. Rosen stated they are existing and will be the same sign.

Ms. Leheny asked if the proposed signage will not be lit, even along Half Acre Road.

Mr. DeGrazia stated that is true.

Chair Kaiser asked what the columns of the shade canopy are made from.

Mr. Sousa stated that will be certified by a structural engineer and will be painted white to match the buildings. It will be galvanized steel.

Chair asked how snow and ice will be cleared.

Mr. Rosen stated salting and clearing will put a reduction in the life of the walkway so they would prefer to not clear it.

Mr. Wittman asked if the walkways are reducing the impervious coverage.

Mr. Sousa stated no.

Mr. Wittman stated regarding the colors of the awnings, he would prefer subtle colors. It should not look like a circus tent; earth colors would be good. Overall, he likes the concept of the proposal.

Ms. Jones stated her concern is the triangular shading structures and the wrong color scheme would be an eye sore. Earth colors would be best.

Ms. Spann asked what the occupancy percentage is for the property.

Mr. Rosen stated 100%.

Ms. Spann asked the ratio of trucks to cars. Will trucks or office usage use this.

Mr. Rosen stated they are intended to be used by a warehouse or office worker.

Chair Kaiser opened the meeting to the public.

With no public comment, Chair Kaiser closed the public forum.

Mr. Davidow stated there are the three variances for the signage and the additional setback variances. The conditions are to work out the stormwater with Mr. Hoder, they will do the final walk through with Mr. Horner and the seating area having shades agreed upon with the Board Professionals.

Mr. Rosen agreed to make the shade colors three colors.

MOTIONED TO APPROVE WITH CONDITIONS: Mr. Wittman

SECONDED: Ms. Spann

ROLL CALL:

AYES: Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Mavoides, Ms. Spann, Mr. Wittman and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

#### **PUBLIC COMMENT**

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, Mr. Wittman made a motion to adjourn the meeting and Mr. Mavoides offered a second. By unanimous vote, the meeting was thereupon adjourned at .

#### **CERTIFICATE OF SECRETARY**

I, the undersigned, do at this moment certify;

That I am duly elected and secretary of the Cranbury Township Planning Board and that the minutes of the Planning Board, held on September 1, 2022, consisting of twelve (12) 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 October 7, 2022.

*Robin Tillou*

Robin Tillou, Administrative Officer

/rst