

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
PLANNING BOARD  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY  
DECEMBER 1, 2022**

**TIME AND PLACE OF MEETING**

The Meeting of the Cranbury Township Planning Board was held on December 1, 2022, 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

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

**STATEMENT OF ADEQUATE NOTICE**

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided of this meeting's date, time, place and the agenda was mailed to the Cranbury Press and Trenton Times, posted on the Township Bulletin Board, mailed to those requesting personal notice and filed with the municipal clerk.

**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 Engineer
- ☒ David Hoder, Board Engineer
- ☒ Elizabeth Leheny, Township Planner
- ☒ Sharon Dragan, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

## **MINUTES**

**October 6, 2022**

Upon a motion by Ms. Spann and a second from Mr. Ferrante, the October 6, 2022 minutes were unanimously approved by those eligible to vote.

## **APPLICATION**

**PB337-21      Cranbury Self Storage, LLC (Continued from July 28, 2022 PB Meeting)  
Block 16, Lot 9, Zone GC  
116 S. Main Street  
Preliminary and Final Site Plan with Bulk Variances**

REPRESENTATIVES:      Frank Brennan, Esq., Brennan Law  
Ernest Feist P.E., P.P., CME, Center State Engineering, Applicant  
Mark Dean, Architect

## **EXHIBITS**

A-10 – Building 1 Floor Plans and Elevations

A-11 – (5 Sheets) Building 2 Exterior Changes

A-12 – Sample Kingspan Optimo Smooth Interfacing Face Panel (across the front and side of building) and color swatch

A-13 – Data Sheet of Suri Beige

A-14 – Brick Sample – Cranberry Color – Full Brick

Ms. Dragan announced this Board still has jurisdiction over this application and the new notice is adequate and all witnesses stay under oath.

Mr. Brennan advised of the updates of the application by stating the applicant had last appeared in July and the applicant and architect worked with the Board Planner, Liz Leheny as requested by the Board at the last hearing. The new notice was done due to two (2) variances now being requested. Both variances are regarding the setback for the utility box that had to go in front of the property. If the box is properly landscaped, it no longer requires a variance. The applicant will landscape the utility box as required by ordinance.

Ms. Leheny stated section 150-11 (4) and (5) exempt a utility box from a variance with shrubbery and/or if it is painted a specific Pantone 17-0230 TPG green paint. If the box exceeds 24 inches in height (which this utility box does) it must be evergreen shrubs with a minimum height of 3 feet at planting. If the applicant does apply with those exemptions, they do not have to apply for a variance.

Mr. Brennan stated the applicant is agreeable to those requirements.

Mr. Hoder stated the utility box is landscaped on one side and it needs to be supplemented on the other side.

Mr. Feist, applicant, stated he would comply with the requests.

Mr. Hoder asked whether there is sidewalk as proposed in his review letter.

Mr. Feist stated the engineer did add the sidewalk as requested.

Mr. Dean exhibited A-10, A-11, A12, A-13 and A-14 (please see above descriptions under exhibits).

Mr. Dean stated the building will have an aluminum frame and black trim on the windows. It will overhang on the doors. It has windows on the side of the entrances. Building #2 has brick accents on each end.

Mr. Kaiser praised the applicant for finishing the application complying with the ordinance.

The Planning Board was in agreeance with Mr. Kaiser.

Ms. Leheny went through her review letter dated October 22, 2022 with the applicant and the applicant complied with the requests. Ms. Leheny stated when Brick Yard Road gets reconfigured it will be the northern side at night that will have a nice effect. There were too many elements competing with each other in the updated plans presented at the July 28, 2022 meeting. The plans presented today is more in line with the historic buildings in Cranbury.

Mr. Wittman would like to use this finish to recommend to applicants who may come in with a similar application.

Mr. Ferrante asked if the rendering shown in the windows are actual working units.

Mr. Feist stated they are not working doors through the windows; it is for display only.

Mr. Hoder recommended the lights be on dimmers, so it is not so bright.

Mr. Dean stated the lights can be on dimmers.

Ms. Dragan asked for clarification on the signs being used.

Mr. Brennan stated the applicant has withdrawn the request for a variance for the monument signage and will now comply.

Mr. Feist stated there will be a channel letter sign on the canopy over the entryway that will be 48 sq. ft., under the 50 ft. requirement, so that will comply. The monument sign will now be in conformance due to the “auction” portion of the rendering now being removed. The cranberry color brick will be put in the monument sign.

Mr. Stewart asked where the address sign is.

Mr. Feist stated it is in the upper right corner of the A-10 exhibit as required by the fire official.

Ms. Dragan addressed the Shade Tree Commission review letter.

Mr. Feist stated he will comply with the Shade Tree Commission review letter.

Mr. Gallagher asked of the testimony of the site assessment of the property and if there is a copy of that.

Mr. Feist cannot find a copy of what the previous owner had done. The LSRP received has no further action on the entire site. He will make sure the professionals get that document and it is distributed to the Board.

Mr. Brennan stated the environmental impact has been submitted.

Mr. Gallagher stated the environmental impact statement does not have that information.

Mr. Brennan stated the issues on the property would be regulated by the State, it is all under the purview of the Department of Environmental Protection (DEP).

Ms. Dragan stated the document can be obtained from the State.

Mr. Hoder stated you can go to the data finder and get a copy of the assessment.

Mr. Hoder stated any contamination will then have to be remediated and the construction official should be made aware.

Mr. Brennan stated the applicant will submit from the archives of the State.

Ms. Leheny stated the DEP website archives has a case #696729 for the property.

Mr. Feranda asked if the applicant has gotten county approval.

Mr. Feist stated he has not made an application to the county. He wanted to get municipal approval first.

Mr. Feranda stated the parking calculation uses 200 sq. ft. and that needs to be cleared up. The circulation arrows were taken care of at the previous meeting. The DOT is in the works on the Cranbury Circle and the applicant did show this the best they could on the plans.

Ms. Spann asked if the storage unit will provide storage to store RVs, outside vehicles and/or trailer.

Mr. Feist stated they are not providing storage for RVs, outside vehicles or trailers.

Chair Kaiser opened the meeting to the public.

Bob Dylan, 32 Hightstown Cranbury Station Road, stated they have picked a beneficial use for that property. The traffic should not be an issue for that use.

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

MOTIONED TO APPROVE WITH CONDITIONS: Ms. Jones

SECONDED: Ms. Spann

ROLL CALL:

AYES: Mr. Ferrante, Mr. Gallagher, Ms. Jones, Mr. Mavoides, Ms. Spann,  
Mr. Stewart, 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.

### **CLOSED SESSION**

Mr. Wittman made a motion to move to closed session. Mr. Stewart seconded the motion. The Board unanimously agreed to move to executive session.

### **ADJOURNMENT OF MEETING**

There being no further business, Mr. Wittman made a motion to adjourn the meeting and Ms. Spann offered a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 pm.

### **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 December 1, 2022, 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 March 3, 2023.

*Robin Tillou*

Robin Tillou, Administrative Officer

/rst