

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

TIME AND PLACE OF MEETING

The Meeting of the Cranbury Township Planning Board was held on July 13, 2023 at 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 and presided over the meeting.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on January 11, 2023 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

- ☒ El-Badawi, Eman
- ☒ Ferrante, Michael
- ☒ Gittings, Bill
- ☐ Jones, Dominique
- ☒ Kaiser, Michael, Chairperson
- ☒ Jason Mildenberg
- ☒ Spann, Evelyn
- ☐ Stewart, Jason
- ☒ Wittman, Wayne, Vice-Chairperson

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Engineer
- ☒ Thomas Decker, Conflict Board Engineer
- ☒ David Hoder, Board Engineer
- ☒ Kate Keller, Conflict Township Planner
- ☒ Sharon Dragan, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

MINUTES

June 1, 2023

Upon a motion from Mr. Wittman and Ms. Spann offering a second, the June 1, 2023 minutes were unanimously approved by those eligible to vote.

APPLICATION

**PB375-23 Rocket Pharmaceuticals, Inc. – Tabled from the June 1, 2023 PB Meeting
9 Cedar Brook Drive
Block 1.03, Lot 1 – RO/LI (Research Office/Light Industrial) Zone
Amendment to Preliminary and Final Site Plan w/Bulk Variance**

REPRESENTATIVES: Meryl Gonchar, Sills Cummis & Gross, P.C., Attorney
Jeff Pawar, Senior Director of Site Operations for Rocket
 Pharmaceuticals
David Citro, Main Stay Engineering Group, Engineer
Nick Graviano, P.P., Graviano & Gillis Architects & Planners
Martin Wendel, P.E., Genesis Engineers
Neil Leonard, Electrical Engineer, Genesis Engineers
Shana Elkind, Environmental Health and Safety Manager, Rocket
 Pharmaceuticals

EXHIBITS:

A-1 – Sheet 6, C3.01 – Civil Site Improvements Plan

A-2 - Sheet 2 of 17, C0.02

A-3 – Northside Chiller – Brick Sample

A-4 – Chiller – Aluminum Fence – Screening Material Sample

Chair Kaiser announced he has listened to the PB recording of June 1, 2023 and reviewed all documents prepared to now be eligible to vote for this application.

Ms. Gonchar advised that the application has been re-noticed and they have amended their application to the satisfaction of the Board.

Ms. Dragan announced the re-notice of this application is adequate.

Ms. Gonchar stated the applicant is seeking amended preliminary and final site plan approval with a bulk variance for the equipment intruding into the front yard.

Mr. Citro, previously sworn, advised the amendments made to the application are the transfer switch pad rotating 90°, bringing the transfer switch pad closer to the chiller and enclosing it in the expanded screen vents, the truck movement into the site and into the loading dock, they

shaved off a corner of the parking island and striped the area so it is visually noticeable and that will delineate the circulation movements, identified the need for the transfer switch being for emergency situations only and will not have a generator in the middle of the parking area and will be closer to the curb line, identification of where vegetation had perished and replace them in kind. They used vegetation from the species list provided by the Shade Tree Commission.

Mr. Kaiser asked if they were using arborvitae for the landscaping due to deer liking arborvitae.

Mr. Citro replied it was suggested by a professional and the green giant arborvitaes are deer resistant.

Mr. Citro advised a recalculation of the parking has been provided. There are 220 parking spaces existing with 226 spaces required, with the addition of the ten (10) electric vehicle (EV) spaces bringing the total to 227 which makes the spaces in compliance. The ADA spaces within the 227 spaces are compliant. The parking space number comes from a credit given for EV spaces.

Ms. Dragan swore in Kate Keller, Conflict Board Planner.

Mr. Feranda confirmed the parking calculations are correct and would like an explanation of the new island configuration.

Mr. Citro explained the WB-67 (the largest truck defined by the State Federal Highway Association with a 53 ft. trailer) will enter from Cedar Brook Drive using the eastern most entrance making a counterclockwise movement throughout the site, pull up in a northern direction alongside the modified parking island and back themselves into the loading dock. The truck will exit the western exit onto Cedar Brook Drive.

Mr. Decker stated there were a couple items missing in his review letter including the inlets.

Mr. Citro stated any inlet missed was an error and will be addressed as per Mr. Decker's review letter.

Mr. Decker stated in the adjustment of the landscape isle there is a tree and a hedge.

Mr. Citro replied the tree was added to the calculations and they will replace the hedge.

Mr. Citro will comply with Mr. Decker's review letter and the temporary generator will be removed within five (5) business days after re-establishment of public electric service.

Mr. Pawar, previously sworn, introduced Exhibit A-3 - Northside Chiller – Brick Sample and A-4 – Chiller – Aluminum Fence Sample – Screening Material.

Mr. Pawar explained that the generator and additional chiller will be shielded.

Vice-Chair Wittman asked if the aluminum would match the existing screening on the site.

Mr. Citro advised if there is fading on the existing aluminum then they will spray coat it to match the newer aluminum.

Ms. Spann stated the anodized aluminum screening used by the applicant was one of the best well screened enclosures she has seen in Cedarbrook and is in favor of it.

Mr. Nick Graviano was sworn in by Ms. Dragan.

Mr. Graviano advised he holds a bachelor's degree from Rutgers University and a master's degree in city and regional planning from Rutgers University. He is a licensed professional planner in New Jersey. He has testified in over 100 municipalities in 18 counties and represents Clifton Zoning Board of Adjustment.

Chair Kaiser accepted Mr. Graviano's credentials.

Mr. Graviano explained the bulk "c" variance requested is from Section 150.24.C 3. F. 1. that mechanical equipment needs to be set back 100 ft. from the right-of-way. The applicant's property contains four (4) frontages so there is no scenario where the equipment would not be in the front setback. The applicant is proposing approximately 95 ft. where 100 ft. is required. The screening wall is approximately 87 ft. where 100 ft. is required. The structural design of the building does not allow for this equipment to be allowed on the roof. This proposal does promote the c(2) criteria which relates to advancement purposes of zoning A promotion of the general health safety and welfare through the applicants product and commitment to satisfying the Board's concerns and providing the revised landscaping and equipment.

Vice-Chair Wittman asked if Mr. Graviano agrees with the letter sent by the structural engineer advising of the reason the chiller cannot go on the roof.

Mr. Graviano replied he agrees with the professional's analysis and that is the required location.

Chair Kaiser asked what the clearance is from the building.

Mr. Citro replied the screen wall is eight (8) ft. from the building.

Chair Kaiser asked which consultant would work with the applicant for the landscaping.

Ms. Keller replied her firm would take care of the landscaping with the applicant.

Chair Kaiser opened the meeting to the public for this application.

With no public present for this application, the public forum was closed.

Mr. Gittings asked about the access to the proposed location and if trees are going to be removed.

Mr. Citro replied the access driveway to the generator will be the primary access. There are trees proposed to be removed and part of the application is to replace them. The intent is to not have to remove any additional vegetation to install the equipment. Any damage to vegetation due to construction will have to be replaced.

Mr. Gittings asked why the new chiller is needed and what happens when a new tenant comes into the building.

Mr. Pawar advised the new chiller is needed for the new lab that is in the basement. The chiller will stay once a new tenant comes in. The lease is a 30-year lease.

Ms. Spann asked if this was a shift operation and if they are adding employees.

Mr. Pawar stated they do not operate under shifts and there will be an increase in manufacturing employees and a decrease in administrative employees.

Chair Kaiser would like an explanation for the 24 trees being removed.

Mr. Citro replied stating there are four (4) trees being removed and the others are dead. It is noted on the plan they will be replaced.

Chair Kaiser stated the buffering is not adequate due to the restaurant being adjacent to the property. Evergreens added would be beneficial.

Mr. Citro replied they are adding three (3) new evergreens in that location and there is a list from the Shade Tree Commission of shrubs they will choose from.

MOTIONED TO APPROVE WITH CONDITIONS: Mr. Wittman

SECONDED: Mr. Ferrante

ROLL CALL:

AYES: Ms. El-Badawi, Mr. Ferrante, Mr. Gittings, Ms. Spann, Mr. Wittman and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**PB381-23 US Industrial REIT II
324 Cranbury Half Acre Road
Block 8, Lot 1.01 - LI (Light Industrial) Zone
Amendment to Preliminary and Final Site Plan – Substation**

REPRESENTATIVES: Donna Jennings, Wilentz, Goldman & Spitzer, P.A.
P.C., Attorney
Jackie Giordano, P.E., Dynamic Engineering, Engineer
Zach Zeiders, Rock Brook Consulting Group,
Senior Electrical Engineer

EXHIBITS:

A-1 – Sheet 2 – dated 5/23/23 revised 6/26/23 – Aerial Map

A-2 – Sheet 3 – dated 5/23/23 revised 6/26/23 - Site & Grading Plan

Ms. Dragan announced notice for this application is sufficient and this Board has jurisdiction over this application.

Jackie Giordano was sworn in by Ms. Dragan.

Ms. Giordano stated she is a principal with Dynamic Engineering Consultant and has a bachelor's in civil engineering from Penn State University. She also has a master's degree in civil engineering from NJIT and is a licensed professional engineer for New Jersey. She has provided testimony previously for multiple Boards.

Chair Kaiser accepted Ms. Giordano's credentials.

Ms. Dragan swore in the Board's professionals.

Ms. Giordano introduced Exhibit A-1 – Sheet 2 of site plans – dated 5/23/23 and revised 6/26/23 - Aerial Map.

Ms. Giordano introduced the application by stating the lot has an overall area of 55.05 acres. The lot is large and trapezoidal in area fronting Half Acre Road and has a private drive traversing the site. The drive does traverse through the site providing access to the warehouses in the development. The site is presently a warehouse development with a private substation along the easterly property boundary which is the focus of the property today. The proposal is to relocate the existing substation to the southeast corner of the building. The east of the property is bordered by a rail line and beyond that is a residential development in the Township of Monroe.

Ms. Giordano introduced Exhibit A-2 – Sheet 3 of site plans – dated 5/23/23 and revised 6/26/23 – Site and Grading Plan.

Ms. Giordano stated the proposal is to decommission the existing substation equipment and the construction of the new substation for the same services currently on site. The purpose is to replace the existing equipment that is at the end of its lifecycle with new code compliant equipment relocated closer to the warehouse building further away from the adjacent properties and outside of any environmental sensitive areas, including the flood hazard area. There were issues with flooding in that area and that is also the reason for the relocation. The existing equipment will be removed as requested by the Board engineer. The new substation layout will be a smaller footprint. It will be 1,000 sq. ft. and will be installed on a new slab with an 8' high chain link fence. The layout will be tucked away behind the building line and from the public view from the right-of-way and further west away from residential uses on the east. The service line will be tapped from the existing JCP&L utility pole that is located behind the existing substation equipment. It would run via overhead service from the utility poles running toward Gavett Drive and up 300 ft. as required by JCP&L. Beyond the overhead poles there is service from underground on Gavett Drive and across the road toward the substation. The proposal will have maintenance switch lights mounted to the fence around the equipment and the lights will be equipped with overrides in case the lights are left on. All existing lighting from the existing substation will be removed. The proposal will not change any uses for the daily operation of the existing warehouse and will not require any additional parking. Any trees that are in the landscape in conflict of this layout will be relocated or replaced as necessary. As per the Board engineer and planner's comments they will provide additional screenings.

Ms. Dragan swore in Zach Zeiders, Rock Brook Consulting Group.

Mr. Zeiders advised he has a bachelor's in science and electrical engineering and is a licensed professional in New Jersey. He has testified before Whippany Township previously.

Chair Kaiser accepted Mr. Zeiders credentials.

Mr. Zeiders advised the site is serviced by the transmission network of JCP&L and they are bringing in a 34,500 bolt line into a main disconnect switch. The transformer is rated for 5,000 kw (5 mw).

Chair Kaiser asked if the connection is underground or overhead.

Mr. Zeiders stated that the current area is overhead. The new line will run underground. The equipment will be above ground, but the electricity will be underground.

Vice-Chair Wittman asked if the 5-mw transformer is oil filled and if there is a spill prevention plan.

Mr. Zeiders advised it is mineral oil filled and there is no spill containment. There is very little

risk of the proposed exploding.

Mr. Gittings asked why the enclosure is so much larger than the equipment pad. Would they have to go inside the enclosure to cut the grass?

Mr. Zeiders replied the national electrical code prescribes a clearance code for working in line equipment and you would have to have 10 ft. of clearance if someone were to open the rear or front compartment of the switchgear. They have allowed for an additional 5 ft. of safety buffer. They would have to go inside the enclosure to cut the grass.

Chair Kaiser asked if gravel could be used so it does not have to be maintained.

Mr. Zeiders replied yes.

Mr. Gittings asked if all overhead lines not being used will be removed.

Mr. Zeiders replied yes.

Mr. Wittman agreed not to have maintenance be done within the enclosure.

Ms. Jennings replied they had agreed to not have maintenance in the enclosure.

Mr. Mildenberg asked what will be removed from the existing substation.

Mr. Zeiders replied once the new substation has been filled out, they will demolish all the overhead lines, the steel dunnage and concrete pad.

Ms. Giordano advised they will remove all the gravel, enclosure and pavement of the existing substation so it can naturally grow.

Mr. Gittings asked if the access road would be removed from the existing substation.

Ms. Giordano replied they will be leaving the access road there to minimize the disturbance of the environmentally sensitive areas.

Mr. Gittings feels the access road should be removed to decrease impervious coverage.

Ms. Spann asked about the equipment being removed from the existing substation and if there will be noise impact with the new substation.

Mr. Zeiders advised it is roughly a 30% reduction. It will not make any less or more of an impact with noise.

Mr. Mildenberg asked of the stream near the property.

Ms. Giordano replied the stream is south of the property and the triangular shape on Exhibit A-2 is flagged as wetlands. As a condition of approval, as per code they will show the 150 ft. riparian buffer.

Ms. El-Badawi asked what conditions the existing substation would return to once it is demolished.

Ms. Giordano advised it will be grass like the surrounding area.

Chair Kaiser asked of the lighting.

Ms. Giordano advised the lighting package that was submitted with the application is a maintenance switch light mounted to the post in the event someone is out there during the night, and it can be override in the event that they need to be turned off during the day.

Vice-Chair Wittman asked how many gallons of oil will be in the transformer.

Mr. Zeiders advised a little over 1,000 gallons.

Vice-Chair stated there must be a spill prevention plan.

Mr. Hoder feels evergreens and shrubs should be planted to buffer.

Ms. Jennings replied that the applicant agrees to plant buffer.

Mr. Hoder wanted a condition of approval to remove all deicing materials.

The applicant agrees to no further deicing materials to be stored at the site.

Vice-Chair Wittman asked the decibel of the noise at the transformer.

Mr. Giordano replied it is 65 DB at the transformer, they can provide a supplemental calculation for the noise at the property line.

Vice-Chair Wittman stated it will be part of the condition to not exceed the ordinance of DB.

Ms. Keller went over the planner's review letter and would go over the buffering with the applicant for resolution compliance.

Mr. Feranda advised a site triangle should be provided for the loading docks at the edge of the building due to the fence being installed. While equipment is being removed and reinstalled will traffic be halted?

Ms. Giordano stated the owner and operator of the site will work with other users of that drive so there is no impact on that access drive.

Mr. Feranda asked how often the equipment needs to be accessed and where they would park.

Mr. Giordano replied once a year they would access through the fence, which is typically done by one (1) electrician and they would open the back of the equipment and run for a scan to ensure the equipment is in working condition. They can park in any available parking space due to not needing equipment that may block traffic.

Pilas Magabum, 68 Saratoga Lane, Monroe, NJ advised his concern is what is being stored at the access road of the existing substation. He feels the access road should be removed.

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

Vice-Chair Wittman asked the length the access road.

Mr. Hoder replied 40 ft. wide and 150 ft. long.

Ms. Jennings stated the applicant can compromise and remove a portion of the access drive.

Chair Kaiser went over the access drive's conditions as: remove all curbing, reduce width to 30 ft. and the reduction will be replaced with seed.

Ms. Jennings reiterated the conditions as: providing spill prevention plan, subject to securing Cranbury Fire Department approval, adding landscaping around new substation subject to the approval of the Board Planner and Engineer, prohibiting outdoor storage of deicing materials, adding site triangle near equipment, removing 10 ft. of access drive and curbing around the access drive and replanting soil conservation seedings.

Ms. Dragan added the conditions of working with users of driveways so there is no impact during construction, removing the existing gravel around existing substation and decibel levels should be up to code.

Ms. Keller added having gravel inside the enclosure.

Chair Kaiser advised the plantings should also get approval from the Shade Tree Commission.

MOTIONED TO APPROVE WITH CONDITIONS: Ms. Spann

SECONDED: Mr. Wittman

ROLL CALL:

AYES: Ms. El-Badawi, Mr. Ferrante, Mr. Gittings, Mr. Mildenberg, Ms. Spann,
Mr. Wittman and Mr. Kaiser

NAYS: None.

ABSTAIN: None.

MOTION PASSED

DISCUSSION

Chair Kaiser advised there has been push back on Petty Road regarding the Regency by Toll Brothers. The feedback PB members have received is being relayed to the Township Committee.

Mayor Ferrante advised the developer is meeting and/or exceeding what was proposed.

Chair Kaiser advised the next meeting will be his last meeting and he will be resigning as Chair and a PB/DRC member.

ADJOURNMENT OF MEETING

There being no further business, Mr. Wittman made a motion to adjourn the meeting. By unanimous vote, the meeting was thereupon adjourned at 9:30 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 July 13, 2023, consisting of eleven (11) 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 August 4, 2023.

Robin Tillou

Robin Tillou, Administrative Officer

/rst