

**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 August 3, 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
- ☒ David Hoder, Board Engineer
- ☒ Elizabeth Leheny, Board Planner
- ☒ Sharon Dragan, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

## **MINUTES**

### **July 13 2023**

Upon a motion from Mr. Wittman and Ms. Spann offering a second, the July 13, 2023 minutes were unanimously approved by those eligible to vote.

## **RESOLUTIONS**

**PB375-23      Rocket Pharmaceuticals, Inc.  
                  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**

MOTIONED TO MEMORIALIZE RESOLUTION OF APPROVAL: Mr. Wittman

SECONDED: Mr. Gittings

ROLL CALL:

AYES: 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**

Chair Kaiser announced the PB381-23 US Industrial REIT II resolution is being tabled to the next meeting.

The applicant has agreed to the extension of the memorialization of the resolution.

## **APPLICATION**

**PB380-23      Taikun Pharmaceutical Technology, Inc.  
                  Block 2, Lot 3.04, LI (Light Industrial) Zone  
                  4 Corporate Drive, Unit B  
                  Minor Site Plan – Generator**

REPRESENTATIVES:      Frank Brennan, Brennan Law Firm, Attorney  
                                     Jeffrey Brown, Princeton Junction Engineering, Engineer  
                                     Brian Zhang, Taikun Pharmaceutical Technology, Inc., Manager of  
                                     U.S. Operations

## **EXHIBITS:**

A-1 – Minor Site Plan – 6/22/23 Revision Date 7/11/23 - Sheet 1

A-2 – Sheet 2 of 3 – 6/22/23 Revision Date 7/11/23

Mr. Brennan introduced the application by stating the generator will be installed at the rear of the building in the loading dock area. There are no variances and/or waivers being requested in this application. Taikun Pharmaceutical Technology, Inc. started their lease in January 2023 and are a clinical trial pharmaceutical service. This location is the U.S. depot for the products from the pharmaceuticals to the patients. They are not able to start working until a generator can be installed due to the refrigeration requirements of the products.

Ms. Dragan swore in the Board Professionals and the applicant's professionals, Brian Zhang and Jeffrey Brown.

Mr. Brian Zhang explained Taikun Pharmaceutical, Inc. focuses on clinical trials for the pharmaceutical industry to expedite cost effective treatments for the patients. Taikun has depots in Melbourne, Australia, Berlin and in China. The parent company is based in Hong Kong.

Mr. Zhang advised there are two (2) loading docks in their unit. There is a larger and smaller one. The generator is being proposed to be in the smaller loading dock leaving the larger dock available if needed. The products coming in are temperature controlled and can be taken through the front door. When larger temperature-controlled trucks come in, that is when the larger loading dock can be used. If any batch goes bad, it can hold up that product for months to years and that is why it is critical to have the proposed generator.

Mr. Jeffery Brown advised of his credentials stating he is a licensed engineer in New Jersey and has been licensed for 40 years. He is also a land surveyor and planner. Mr. Brown has a science degree bachelors in civil engineering.

Chair Kaiser accepted Mr. Brown's credentials.

Mr. Brown introduced Exhibit A-1 – Minor Site Plan – 6/22/23 Revision Date 7/11/23 - Sheet 1.

Mr. Brown advised the site is located at the corner of South River Road and Corporate Drive which has two (2) buildings on it, 2 Corporate Drive and 4 Corporate Drive. The NJ Turnpike is behind the site.

Mr. Brown introduced Exhibit A-2 – Sheet 2 of 3 – 6/22/23 Revision Date 7/11/23.

Mr. Brown advised the generator is powered by natural gas so there will be no spilling at any time. The generator is proposed to be located to the west of the building in the loading dock. The servicing and maintenance of the generator requires annual service. There is limited amount of landscaping that can be done, but they will be proposing five (5) Japanese hollies. The dimension of the generator is 46" X 39.9" X 92.9" long with 5 kw.

Mr. Zhang advised the testing will be done on a weekly cycle during the day on the weekend.

Mr. Brown addressed the lighting for the application advising there is an existing wall pack over the loading doors and over the man door at the corner of the building with a flood light.

In addressing the professionals review letters Mr. Brown advised:

- The parking has spaces that are associated with 2 Corporate Drive and 4 Corporate Drive. The total number of parking spaces is for both buildings on the lot. The handicap spaces existing are 6 spaces which is the requirement for the ADA.
- The dumpsters on the lot are for the two (2) tenants and they contract with their own solid waste and recycling company and there are two (2) dumpsters for each tenant. They are positioned to not interfere with truck traffic.
- The bollards will be placed around the generator. Striping will be done around the generator.
- The Japanese hollies will get up to 8' tall and 4' in diameter and will form a screen between the generator and transformer.

Mr. Zhang stated there is a Knox box outside of the front door in case access is needed.

Mr. Hoder suggested plants should be added on both sides of the sidewalk. The trash containers are all over the place and should be put on a pad. Any inlets not up to standards for new stormwater regulations need to be changed on the site as per State rules.

Mr. Brennan stated the location agreed to for the trash enclosure can be stripped.

Ms. Spann agreed to the striping of the trash enclosure (specifically for this development as it appears to be the common practice to have dumpsters outside enclosures.) The dumpsters should be put in a more convenient location for each tenant.

Mr. Feranda advised there may be 6 – 8 different tenants in the complex, and the Board may want to consider the precedence of putting one generator in front of a loading dock. EV parking spaces are suggested although nothing is changing so there are no requirements to have EV parking.

Mr. Zhang advised there are EV spaces there. There are 1-2 EV spaces there.

Mr. Feranda advised putting that number of EV spaces on the plan, so it is on record.

Leheny asked the benefits of a natural gas generator.

Mr. Zhang replied that in case of a power outage lasting more than 3 days, a diesel generator must refuel. With natural gas the generator does not have to refuel. It is safer and better maintenance.

Vice-Chair Wittman agrees with Mr. Feranda on taking up a loading dock setting a precedence.

Vice-Chair Wittman asked who will be doing the electric and plumbing.

Mr. Zhang replied the company will be the same company that services the generator and all cooling and refrigerant services for the facility.

Mr. Gittings stated for safety and cost reasons the generator should not be put in a loading dock. The generator should be put where the dumpster is located and put the dumpster in front of the loading dock door. The generator will get the distance requirements and the utilities should be run underground. Or put it closer to the electrical equipment on the other side of the transformer and only one row of screening will be needed.

Mr. Zhang replied they will put the generator anyplace that is acceptable as per the Board/Board professionals.

Mr. Gittings advised the size of the pad is wrong, it is for the unit, not for the enclosure and that needs to be corrected. The enclosure is bigger than that. Based on the distance from the property line, make sure you meet the 65 dB requirement. The location of the generator should be worked out with Mr. Hoder.

Mr. Hoder suggests locating it between the transformer pad and the location of the dumpster.

Chair Kaiser advised to get the building department involved for where the best location would be.

Ms. Dragan went over the conditions; any missed will be in the resolution. The dumpster will be striped and moved. The location of the dumpster will be discussed with the Board Engineer. Inlets as per state requirements. Site lines should be added on drawings as per Board Traffic Engineer. The number of EV spaces should be put in the parking calculations.

Chair Kaiser opened the meeting to the public. With no public comment the public comment forum was closed.

MOTIONED TO APPROVE WITH CONDITIONS: Mr. Gittings  
SECONDED: Ms. Jones

**ROLL CALL:**

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

NAYS: None.

ABSTAIN: None.

**MOTION PASSED**

**RECOGNITION OF PLANNING BOARD MEMBER SERVICES**

Ms. Spann gave tribute to Mike Kaiser, Peter Mavoides and Jim Gallagher for their volunteer service to the Planning Board.

**DISCUSSION**

**Nominations/Elections/Appointments**

Chair Kaiser appointed Mr. Wittman to the DRC and Ms. Spann agreed to take over as Chair of the DRC.

Upon a motion made and seconded the appointments were as follows:

Walt Wittman as Chairperson.

**MOTIONED TO APPROVE WAYNE WITTMAN AS CHAIRPERSON FOR THE REMAINING 2023 YEAR:** Mr. Ferrante

**SECONDED:** Ms. Spann

**ROLL CALL:**

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

NAYS: None.

ABSTAIN: None.

**MOTION PASSED**

Evelyn Spann as Vice-Chairperson;

**MOTIONED TO APPROVE EVELYN SPANN AS VICE-CHAIRPERSON FOR THE REMAINING 2023 YEAR:** Ms. Jones

**SECONDED:** Mr. Gittings

**ROLL CALL:**

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

NAYS: None.

ABSTAIN: None.

**PUBLIC COMMENTS**

Chair Wittman opened the meeting to the public for any comments for items not on the agenda. With no public comment Chair Wittman closed the public forum.

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**ADJOURNMENT OF MEETING**

There being no further business, Mr. Ferrante 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 August 3, 2023, 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 September 8, 2023.

*Robin Tillou*

Robin Tillou, Administrative Officer

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