

**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 March 7, 2024 at 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

Chair Spann 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 18, 2024 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**

- Anderson, Deanna
- El-Badawi, Eman - Mayor
- Ferrante, Michael – TC Rep
- Gittings, Bill
- Jones, Dominique – BOE Rep
- Mildenberg, Jason – EC Rep
- Spann, Evelyn - Chairperson
- Stewart, Jason
- Wittman, Wayne - Vice-Chairperson

**PROFESSIONALS IN ATTENDANCE**

- Andrew Feranda, Traffic Engineer, Shropshire Associates
- David Hoder, Board Engineer, Hoder Associates
- Elizabeth Leheny, Board Planner, Phillips Preiss
- Sharon Dragan, Esquire, Board Attorney, Mason Griffin,
- Robin Tillou, Planning Board Administrative Officer

**MINUTES**

**February 1, 2024**

Upon a motion from Ms. Anderson and Mr. Ferrante offering a second, the February 1, 2024

minutes were unanimously approved with amendments by those eligible to vote.

**RESOLUTION**

PB312-18 Cranbury Commons  
1-5 Old Trenton Road  
Block 20.16, Lot 7.01 CM (Commercial Mix) Zone  
Amendment to Preliminary and Final Site Plan Phase II

MOTIONED TO MEMORIALIZE RESOLUTION: Ms. Jones

SECONDED: Ms. Anderson

ROLL CALL:

AYES: Ms. Anderson, Ms. El-Badawi, Mr. Ferrante, Ms. Jones and Ms. Spann

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**CONSISTENCY REVIEW**

CRANBURY TOWNSHIP ORDINANCE NO.02-24-04

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY AMENDING AND SUPPLEMENTING THE SITE PLAN AND SUBDIVISION STANDARDS CONTAINED IN ARTICLE V OF CHAPTER 150 ENTITLED "LAND DEVELOPMENT ORDINANCE OF CRANBURY TOWNSHIP" OF THE CODE OF THE TOWNSHIP OF CRANBURY RELATING TO SEC. 150-61 STORMWATER MANAGEMENT

Ms. Dragan explained there was an inconsistency found in the ordinance for the term "redevelopment" in calculating coefficients and groundwater recharge. A portion of the ordinance will be amended to take out the reference looking at existing conditions as they were for a period of at least five (5) years. It will remove the exception for hydraulic conditions for at least five (5) years without interruption and to require all preconstruction sites be presumed to be in good hydrologic conditions.

Mr. Ferrante advised the first reading for this ordinance was at the February 26, 2024 meeting and the majority approved of the ordinance. The final reading will be at the March 11, 2024 TC meeting.

MOTIONED TO FIND ORDINANCE NO. 02-24-04 TO HAVE NO INCONSISTENCIES WITH THE MASTER PLAN: Mr. Ferrante

SECONDED: Mr. Stewart

ROLL CALL:

AYES: Ms. Anderson, Ms. El-Badawi, Mr. Ferrante, Ms. Jones, Mr. Stewart and Ms. Spann

NAYS: None

ABSTAIN: None

**APPLICATION**

PB378-23 Army Associates, LLC  
322 Half Acre Road & Cranbury Middle Campus  
Block 8, Lot(s) 1.02 & 1.03 LI (Light Industrial) Zone  
Preliminary and Final Site Plan – Warehouse Redevelopment

REPRESENTATIVES: Steven Mlenak, Esq., Greenbaum, Rowe, Smith & Davis LLP,  
Applicant’s Attorney  
David Young, Owner/Manager of A&M Industrial  
James Henry, P.E., Dynamic Engineering Consulting, Applicant’s  
Engineer  
Craig Peregoy, Dynamic Engineering Consultant, Applicant’s  
Traffic Engineer  
Chris Colley, P.P., Topology Planning, Applicant’s Planner  
Ben Horton, Ben Horten Architecture & Design, Applicant’s  
Architect

**EXHIBITS:**

- A-1 – Aerial View of Existing Conditions – 3/7/24
- A-2 – Boundary and Topographic Survey, Dynamic Survey, LLC – 2/3/21
- A-3 – Rendering - Colorized Version of Site Plan w/Landscape Plan – 3/7/24
- A-4 – Existing Site Photo, Dynamic Engineering – 7/23
- A-5 – Six (6) Sheets of Architectural Renderings – 8/9/23
- A-6 – SK-1 and Two (2) Sheets of Sign Size Comparison Study – 9/25/23
- A-7 – A0.00, A2.01, A.2.02, A4.01, A4.02, A7.01 – 4/21/23

Ms. Dragan announced notice is sufficient for PB378-23 application and the Planning Board has jurisdiction.

Ms. Dragan swore in the Board professionals and the Applicant’s professionals.

Mr. Young introduced the application by stating A&M has been a family business since 1954 and this will be their 70<sup>th</sup> year in business. He has been in the business for 40 years. A&M sells industrial equipment such as hose assembly and safety equipment to Granger or Fastenal to name a few public companies they sell to. There are 100 associates in the company in a total of 4-5 locations. Their business occupies half of 322 Half Acre Road. The headquarters for A&M is in Rahway, NJ and they would like to bring the staff of 20 from the Rahway location to this proposed location and make this location the headquarters. The inventories would be kept in the warehouse where they would use the balance of the building for. The building is approximately 80,000 – 85,000 sq. ft. 30,000 sq. ft. of that would be leased to a tenant that is unknown at this time. The schedule for the building is Monday through Friday, 8:00 am to 5:00 pm. There are

20 – 25 employees in the office and 20 employees in the distribution center. Arny Associates is the owner of the property and the commercial real estate entity adjacent to A&M. A&M is the tenant of Arny Associates. A is for Arny and the M stands for Mike. There is a recycling compactor inside the building and the recycling is reported to Cranbury Township as per Cranbury's request.

James Henry, applicant's civil engineer, advised the Board of his credentials stating that he is a licensed civil engineer in NJ with a bachelor's in science and civil engineering from Rutgers University with a minor in public planning. He also has a master's in science and civil engineering from Rutgers University. He is licensed as a professional planner as well. He is the civil principal at Dynamic Engineering and his license is in good standing. He has testified in over 100 municipalities.

Chair Spann accepted Mr. Henry's credentials.

Mr. Henry exhibited A-1 – A-5.

Mr. Henry, alluding to exhibit A-1, advised that the NJ Turnpike is adjacent to the site and Monroe is off to the east. The access is provided off Gavett Drive and there is interior access out to Half Acre Road through an internal driveway for the overall industrial development. Referencing exhibit A-2, Mr. Henry stated lot 1.02 is approximately 8 acres and lot 1.03 is approximately 14 acres. The overall property is 21 acres and there is an existing billboard on the south westerly corner of the site along the turnpike. There is a 35,000 sq. ft. existing warehouse which is proposed to be removed. A letter of interpretation (LOI) was obtained from DEP for the wetlands on the south side of the properties. DEP indicated that the delineation is accurate. The access points are at the easterly property line and on the northwesterly corner which then circulates through the overall industrial park. The trucks use the northwest corner. Lot 1.03 is 159,951 sq. ft. and that comprises 5,000 sq. ft. of office. There is access at the northwest corner, or you can access through the traffic signal for passenger vehicles for lot 1.03. The existing wet basin is on the northwest corner of the site. The billboard is almost not visible and difficult to see. There is thick vegetation along the turnpike which also makes the building hard to see.

Mr. Henry introduced the proposed site plan. While displaying A-3, Mr. Henry explained that the overall scope is to demolish the building on lot 1.02 and propose A&M's headquarters on lot 1.02. The construction includes a 94,287 sq. ft. footprint with 81,000 sq. ft. being warehouse and 3,000 sq. ft. would be office space with 9,000 sq. ft. being second floor office space. The warehouse on lot 1.03 will remain. The billboard will remain on site and meet the criteria in the ordinance. The use will remain. There is fill that will be put on the southern side of the building due to the grading dropping. The fill will be coming off Cranbury Road, then go to Route 130. They will not be using municipal roads. There is a waiver proposed to put parking in the front yard. There is an existing parking area on the west side of the building. They are proposing 73 spaces where 67 spaces are required for lot 1.02. There are 65 spaces being proposed for lot 1.03

and 51 spaces are required. The west part of the building has an existing parking area that connects to the road around the industrial center. There will be a driveway at the northwest corner primarily for passenger cars. The loading zone for lot 1.03 will remain unchanged. A waiver is requested for proposing 12 ft. of width for the loading dock where 15 ft. is required. There will be two (2) trash compactors for the future tenant and two (2) trash compactors for A&M. The recycling is managed inside the building. All proposals in this application will not be in the wetlands.

Mr. Henry advised that they are proposing three (3) bioretention basins in three (3) separate locations. They will be landscaped. The areas are the southeastern corner of the building, north of the new building and the southwest corner. After the stormwater is held back and cleaned it is discharged into the wetland area. The existing sewer will serve the building. The hotbox will be proposed outside the front yard and will be compliant with the utility setbacks. A transformer is proposed at the northeastern corner of the new building. A generator will be added to the new building at the northeastern corner and will be compliant. The gas line runs south of the existing warehouse building and will connect to the existing building. The community impact will be close to none and will be a benefit.

Mr. Henry addressed the lighting stating they are adding additional lighting, 15 single mounted lights of approximately 25 ft. going through the new parking area in the back and truck circulation area. They are proposing four (4) building aisle lights, two (2) on bottom of building with 1 foot candle. The Board engineer suggested additional lighting at intersection points near the northerly side and the applicant is willing to do that and will collaborate with the professionals.

Mr. Henry advised of the landscaping that will include 25 shade trees, 20 ornamental trees, 11 evergreen trees, 52 evergreen shrubs, 352 deciduous shrubs, 141 ground cover, 68 perennials and 319 ornamental grasses. There will be a total of 988 different plants and trees. A waiver is requested for preserving the landscaping already in the parking area where 10% is required to be landscaped.

Mr. Stewart asked if the number given for the landscaping considered the removal of landscaping.

Mr. Henry replied he does not have a number for what is being removed, so it is only what is being added.

Ms. Jones asked how many mature trees will be removed.

Mr. Henry replied he does not have that number.

Mr. Stewart asked if the mature trees could be relocated or if they are being destroyed.

Mr. Henry displayed exhibit A-2 and stated the area where the building is being expanded is mostly grass right now, they are not cutting down a lot of the woods to expand this.

Mr. Henry stated there are existing easements between the two (2) properties. There are a drainage easement and a cross access easement. They are proposing easements between the two (2) properties because they will be sharing a truck port under future conditions. Utility easements will also be recorded for the engineer to review.

Mr. Mlenak stated the proposed easements will be subject to the Board professional's review.

Mr. Henry stated they have county approval and a pending SED, electric, water and sewer approval. A resubmittal will be made to DRCC for their approval as well.

Mr. Stewart asked what the height difference is between the existing building and the proposed building.

Mr. Henry replied the height difference is 12 ft. higher for the proposed building.

Ms. El-Badawi asked where the removal of the parking spaces would be.

Mr. Henry replied the warehouse on the west side closest to the turnpike.

Mr. Ferrante asked what the net impervious increase will be.

Mr. Henry replied lot 1.02 is going from 27% to 43% and no change for lot 1.03. 55% is allowed by ordinance.

Mr. Hoder stated that there will be about 800 trucks coming into the site to bring fill in. A truck staging plan should be provided so the Township Engineer is aware.

Mr. Henry stated he will provide a truck circulation. They will be coming from Route 130 along the west of Half Acre Road and enter the driveway. Municipal roads will not be used.

Mr. Ferranda suggested bringing the trucks up Gavett Drive.

Mr. Hoder stated they should put the generator on the plan and have that buffered. If they need a hotbox for the water that comes into the site, they will have to buffer that.

Mr. Mlenak stated the generator and hotbox will be put in the plans.

Ms. Leheny stated the hotbox does require painting the hotbox. Pantone color is preferred. Deicing materials are required to be stored indoors.

Mr. Young stated he believes the landscaper comes in with salt and salt where they need to.

Mr. Hoder stated it will be a condition of approval to keep the deicing materials indoors.

Ms. Leheny asked how long the billboard has been there and who manages the billboard.

Mr. Young stated that the billboard has been there for a while, and he owns and maintains the billboard.

Mr. Hoder advised that the applicant will have two (2) compactors on the outside of the building and all recycling will be in the building.

Mr. Henry stated the compactor will be in the loading spaces.

Mr. Feranda asked if the pads for the generator are going to be close to the existing bus shelter.

Mr. Young stated it is a smoking shelter, and they were going to keep it.

Mr. Feranda advised making sure it meets requirements for access to that shelter and there are proper pads that they can walk around, possibly a sidewalk.

Mr. Young agreed.

Ms. Dragan asked if there are monitoring wells.

Mr. Young stated they are under active monitoring. Church and Dwight are responsible for the ongoing monitoring of the water. Twice a year they are checked. They get a report every six (6) months.

Ben Horton, applicant's architect, stated his qualifications of having his bachelor's degree in fine arts at Carnegie Mellon University and received his master's in architecture at Yale University. He has been in business for 24 years. He has testified before this board and numerous other boards.

Ms. Spann accepted Mr. Horton's credentials.

Mr. Horton alluded to exhibit A-7, the first sheet, A-2.01 - floor plan. The purple portion on the right side is the portion of the building that A&M will occupy, and the peach color portion is for the future tenant. A&M will occupy the right side of the building and the future tenant will

occupy the left side of the building. There will be two (2) entrances that will be shown in the exhibit. The front parking lot that faces the highway will be the front door. The building is not seen well from the main road, but it is a prominent building when driving on the Turnpike. That is why that will act as a front door. A second story mezzanine inside the building will have office spaces. Below the mezzanine will possibly be a cafeteria or training rooms for staff. The second-floor area will be 92 under 34 sq. ft. The final size may be reduced, but the size will not exceed 92 under 34 sq. ft. The future tenant is anticipated to be mostly warehouse, but they may have office space too. 3,174 sq. ft. will be the future tenant's office space which is colored in the lower left corner of the exhibit. Sheet A-2.02 of exhibit A-7 shows the full view of the mezzanine. The structure will be similar to the existing buildings in Cranbury warehouses. It will be concrete. The monument sign exists on the left (south) side of the building. The lettering will be replacing the Church and Dwight with the current logo. These are cut out letter signs. It will be internally illuminated. The detention basin is in front of the front entrance and will have grass, landscaping and a fence around it. The fence will look like a rod iron fence. The sign will be 6'3".

Mr. Horton described the different perspectives of the views for the signage on exhibit A-6, sign size comparison study – 9/25/23.

Mr. Hoder asked where the HVAC units would be.

Mr. Horton replied there will be a package unit on the roof similar to the current building. The recommendation is not to screen due to the positioning of the units making it not visible on this building from street views.

Mr. Hoder asked if there would be a parapet.

Mr. Horton replied that there will be a small parapet at the high point of the roof 10" high. The HVAC unit will be set back more than 10 ft.

Ms. Jones asked how bright the internally lit signage would be.

Mr. Horton was not aware of the footcandle, but it will not be too bright.

Ms. Leheny asked if the ground sign would be lighted.

Mr. Horton replied it has an externally lit sign.

Craig Peregoy, applicant's traffic engineer, advised of his qualifications stating he has a bachelor's degree in civil engineering from Virginia Tech and is a licensed professional engineer in NJ and has testified before hundreds of boards.



Ms. Spann accepted Mr. Peregoy's qualifications.

Mr. Peregoy stated traffic counts were made for the signalized intersections of Gavett Drive and the internal access road of the property. The peak hours of the busiest times of the day were 7:00 – 9:00 am and 4:30 – 6:30 pm on a weekday. The DOT published for this area a 1% growth rate that was taken into consideration times two (2) years to the traffic counted volumes. There are three (3) additional warehouses that were built in the area that were also taken into consideration. The ITE data advises it would generate 35 trips in the morning peak hours and 38 in the evening peak hours. That data would be for a vehicle, car or truck entering or exiting. The DOT considers 100 to be a significant trip increase. This property will then be a third of that.

Mr. Feranda advised that this property has two (2) access point signals and that helps distribute the traffic to make this study easy. The signals were configured to manage the volume of that building.

Mr. Stewart stated exhibit A-3 shows ADA parking on the future tenant side but does not show ADA closer to the primary owner's side.

Mr. Peregoy replied that can be allocated to where it needs to be.

Mr. Stewart stated the primary location is the south side and it should be close to where they will be entering the building.

Mr. Stewart asked how many employees will be in the warehouse of the building.

Mr. Young replied there would be approximately 20 people in the warehouse.

Mr. Stewart suggested doing banked parking due to the low density.

Mr. Feranda stated they can bank parking spaces if they feel they need it. 73 parking spaces are being provided where 67 are required.

Mr. Young stated they do have service techs and field salespersons that come in periodically for training. There is constant training, so there may be an additional 15 – 20 people coming into the building, so they do need the proposed spaces.

Ms. Jones asked if the trash compactor would be safe.

Mr. Hoder stated the trash compactor will be a big box with a cover and the only way someone can get into it is if someone has a key.

Mr. Stewart asked if there could be a minimal sidewalk that connects to the existing concrete.

Mr. Henry replied that the area is not going to be a primary use. They are trying to minimize development there so no one walks through the wetland area.

Ms. Spann asked if there are requirements for electric vehicle (EV) charging stations.

Mr. Feranda stated the application has two (2) EV spaces required and they are providing that.

Chris Colley, applicant's planner, advised of his qualifications stating he has a master's degree in urban planning and is a member of the American Certified Planners. He is a licensed professional planner (PP) in New Jersey and his license is current. He has testified before several boards.

Ms. Spann accepted Mr. Colley's credentials.

Mr. Colley stated the variances and waivers being sought for this application are the location of parking relative to a property line or street line, parking between the front building line and street line, location of a driveway within five (5) ft. of a side property line, the width of driveways for commercial and industrial uses, signage – two (2) wall signs where one is permitted and the size of signs exceeding the maximum permitted. The variances will be c(2) which is the benefits vs. burden or the flexible c variance.

Mr. Colley advised why the variances advance the purposes of zoning and the detriments that could be associated with the variance and determine if the benefits outweigh the detriments.

Mr. Colley explained the specific variances being requested is that five (5) proposed spaces are located adjacent to the proposed shared loading area and located less than 25 ft. from the common property line.

Ms. Leheny advised that there is no parking permitted between the building and the roadway.

Mr. Stewart asked how those five (5) parking spaces enter the building.

Mr. Young stated that the vehicles that need parking will be those that are customers that send their workers down to be in protective equipment and will use the door next to the loading docks if needed.

Mr. Colley explained the next variance is for parking in the front yard. The turnpike is the front yard in this unique situation. The existing driveway variance is located within 5 ft. of the property line. The minimum width of the driveway is an existing condition and is 23.1 ft.

Ms. Leheny stated that the last two (2) mentioned are design waivers. Anything in the site plan and subdivision standards are design waivers.

The last two (2) are the sign variances for the size and the quantity of signage on the building.

Ms. Anderson asked how far the five (5) parking spots are to the property line. And is there a way to remove the landscaping and relocate it to get it to 25 ft.

Ms. Leheny advised the five (5) parking spaces are 21 ft from the property line.

Mr. Henry stated that is the best area evaluated for water retainage. That whole area is essential to meeting the stormwater requirements. They would have to stay with the 21 ft.

Mr. Feranda stated the width of the driveway for the employee entrance driveway for the design waiver is 23.1 where 24 is required, that is de minimis.

Mr. Feranda went over his review letter dated January 9, 2024.

Mr. Henry agreed to conform with the comments in Mr. Feranda's review letter except for putting the EV equipment for both tenants, they will put the EV spaces centrally located as suggested.

Mr. Feranda asked for the where the trailers will be stored when parked and/or parked overnight.

Mr. Henry stated the trailers will be stored in the dock.

Mr. Feranda advised having the trailer traffic go through Gavett Drive and out towards the signal.

Mr. Henry stated he will update that.

Mr. Feranda corrected his typo on his review letter as advised by Ms. Dragan that item 2 should be lot 1.02.

Ms. Anderson asked if Gavett Road was a Township Road.

Mr. Henry replied it is a private road.

Mr. Hoder mentioned it should be part of the condition that any damage to the road the applicant, or the association, pay for on private or public roads.

Mr. Hoder went over his review letter dated January 5, 2024.

Mr. Henry stated they will address the fire department's review letter.

Mr. Colley continued his testimony regarding the variances requested for signage. The variance code is 150-37 l.3.d. – total area of a single wall sign which may not exceed 2% of the area of the façade or 100 sq. ft., whichever is less. The height of the sign shall not exceed 10 ft. One of the signs is 306 sq. ft. and the other sign is 172 sq. ft. proposed. The other variance is 150-37 l.3.b. a maximum of one wall sign shall be permitted for each tenant with a maximum of four (4) wall signs in total and no more than one (1) wall sign per façade. The proposal is to have two (2) wall signs on the same façade. The proposal is below 2% of the area for each of the signs and will be under 10 ft. maximum height.

Chair Spann would like the proposal for the signage size of the 306 sq. ft. sign to be 288 sq. ft. or less to be more in compliance.

Mr. Horton agreed to lower the sq. ft. to 288 sq. ft. or less.

Ms. Leheny went over her review letter dated February 29, 2024.

Ms. Anderson asked how long Church & Dwight will take care of the maintenance of the monitoring wells.

Mr. Henry stated there is natural attenuation that breaks down contaminants over time and each of the contaminants has a half-life. They monitor that over a period and once it gets below the DEP threshold, DEP issues a permit stating it is not contaminated.

Mr. Mlenak stated Church & Dwight is responsible for checking every year that there is an appropriate funding source in case they go under to ensure that the monitoring is done for the duration of that period.

Mr. Mlenak requested that the generator pad be included as listed in exhibit A-3.

MOTIONED TO APPROVE WITH CONDITIONS: Mr. Stewart

SECONDED: Ms. Jones

ROLL CALL:

AYES: Ms. Anderson, Ms. El-Badawi, Mr. Ferrante, Ms. Jones, Mr. Stewart, and Ms. Spann.

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**PUBLIC COMMENT**

Chair Spann opened the meeting to the public. With no public comment, Chair Spann closed the public forum.

**DISCUSSION**

Chair Spann suggested the Zoning Committee get together to discuss changing the formula for the signage ordinance to prevent the repeat of variances for a larger sign that have been going before the two (2) Boards with power to approve.

**ADJOURNMENT OF MEETING**

There being no further business, Mr. Stewart made a motion to adjourn the meeting with Mr. Wittman, offering a second. By unanimous vote, the meeting was thereupon adjourned at 10:30 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 March 7, 2024, consisting of thirteen (13) 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 April 5, 2024.

*Robin Tillou*

Robin Tillou, Administrative Officer

/rst