



Middlesex County Planning Board
Development Review Committee (DRC)
Electronic Plan Review --

Memorandum To: Robin Tillou, Land Use Admin/Planning Board Secretary
From: Julio Mora, Senior Planner
MCOP File#: CR-SP-1266
Municipality: Cranbury Township
Project Name: Proposed Warehouse Redevelopment
Date: 06/14/2023

On 06/13/2023, the Development Review Committee (DRC) of the Middlesex County Planning Board reviewed and considered the following application:

Type of Application: Site Plan

Plan Title: "Preliminary and Final Major Site Plan for Arny Associates, LLC, Proposed Warehouse Redevelopment, Block 8, Lots 1.02 & 1.03; Tax Map Sheet #2 – Latest Rev. Dated 06-01-2003, 322 & 326 Cranbury-Half Acre Road, Township of Cranbury, Middlesex County, New Jersey", prepared by Dynamic Engineering Consultants, P.C., and dated May 8, 2023.

The action of the Development Review Committee (DRC) for this application was: **Conditional Approval.**

The following conditions listed under Reviewer Comments must be satisfied for County approval and prior to the issuance of a county road opening permit.

Department		Reviewer Comments
1	Traffic Engineering	The County Traffic Engineer has reviewed the traffic impact study entitled, "Traffic Impact Study for Arny Associates, LLC, Proposed Warehouse, Property located at: 322 & 326 Cranbury Half Acre Road, Block 8 – Lots 1.02 & 1.03, Township of Cranbury, Middlesex County, NJ", prepared by Dynamic Traffic, LLC, and dated May 1, 2023. The traffic impact study is acceptable. No additional traffic information is required at this time.
2	Mosquito Commission	The Mosquito Commission has reviewed the above-referenced site plan and stormwater management report entitled, "Stormwater Management, Groundwater Recharge and Water Quality Analysis for Arny Associates, LLC, Proposed Warehouse Redevelopment, 322 & 326 Cranbury - Half Acre Road, Block 8, Lots 1.02 & 1.03, Township of Cranbury, Middlesex County, New Jersey", prepared by Dynamic Engineering, and dated May 2023. The stormwater management plan indicates it will pose a potential mosquito control problem. Therefore, the commission recommends that the scour holes be removed as they tend to hold water and become a mosquito control problem. Additionally, the applicant should provide the County with a stormwater maintenance plan. This must include the name, address and telephone number of the person or persons responsible for long-term maintenance.as required in the NJDEP's "Stormwater Best Management Practices" manual.
3	Planners	The Committee recommends, but does not require, the incorporation of perimeter fencing around the proposed basin for public safety purposes.

Should you have any questions regarding this memorandum, please contact me at your convenience at Julio.Mora@co.middlesex.nj.us.

Proposed Warehouse Redevelopment

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Sincerely,

A handwritten signature in black ink, appearing to read 'Julio Mora', is written over a horizontal line.

Julio Mora
Senior Planner

c: Khalid Anjum, Department Head, Department of Transportation, Middlesex County
Linda Weber, AICP, PP, Interim Planning Director, Middlesex County Office of Planning
David Young, Arny Associates, LLC, Applicant
John Hague, Greenbaum Rowe Smith & Davis LLP, Applicant's Attorney
James Henry, Dynamic Engineering Consultants PC, Applicant's Engineer
Adam Goldberg, Dynamic Engineering Consultants PC, Applicant's Engineer