

**DEVELOPMENT REVIEW COMMITTEE
TOWNSHIP OF CRANBURY
23-A NORTH MAIN STREET
CRANBURY, NEW JERSEY 08512**

(609) 395-0900, Ext. 221
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DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: December 2, 2021

Meeting Commenced 5:00 p.m.

The Development Review Committee conducted the following informal meetings as required pursuant to Township Land Development Section 150-76. Via the ZOOM Platform

DRC MEMBERS:

- ☐ James Gallagher (Alternate PB Member)
- ☒ Michael Kaiser (PB Member)
- ☒ Richard Kallan (Alternate ZBA Member)
- ☒ Evelyn Spann (TC & PB Member)
- ☐ Merilee Meacock (ZBA Member)
- ☐ Jason Mildenberg (EC Representative)
- ☐ Peter Mavroides (PB Member)
- ☐ David Nissen (ZBA Member)

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- ☒ David Horner, Board Traffic Consultant – Horner and Canter Associates
- ☒ Trishka Waterbury Cecil, Esquire – Mason, Griffin & Pierson, P.C.
- ☒ David Hoder, P.E., Board Engineer – Maser Consulting
- ☒ Elizabeth Leheny, PP, Board Planner
- ☒ Robin Tillou, Planning/Zoning Administrative Officer

DISCUSSIONS:

PB325-19 Cranbury Station Road, LLC. c/o Summit Associates, Inc.,
Preliminary and Final Major Site Plan / Subdivision – I-LI Zone
Block 13, Lot(s) 13, 15 & 16 – Zone I/LI – Hightstown-Cranbury Station Road

Applicant's Representatives Attending: Michael Vitiello, Giordano, Halleran & Ciesla
Clint Miller, Engineer, Hammer Land Engineering
Joe Hanrahan, Engineer, Hammer Lang Engineering
Andrew Janiw, Planner, Beacon Planning
Ed Kuc, Environmental, Eastern State Environmental
John Rea, Traffic Consultant, McDonough & Ray
John V. Visceglia, Applicant

Date Application Submitted:

October 27, 2021

A brief description of proposed development:

The applicant is looking to propose two (2) warehouses in the I-LI Zone. This application is located between Halsey Reed Road and Cranbury Station Road, just south of Station Road. The property contains approximately 43 acres. This land is vacant. The larger building is 250,000 sq. ft. and the smaller warehouse will be 75,000 sq. ft. The access to the building is via two driveways from Cranbury Station Road across the Conrail right-of-way. All utility connections come out to Cranbury Station Road. There will be three detention basins. All NJDEP permits have been approved regarding wetlands that are required. The NJDEP FHA applicability determination came back that no FHS and riparian buffer is located on this property. This application has no variances. The lot lines will be moved in this application for the minor subdivision. This application was originally submitted in 2019 and at that time they did appear before the DRC and the EC. They incorporated those comments into their revised material including the architectural. At that time, lot 15 was made into a larger lot by a previously submitted and approved lot line adjustment. That subdivision application was approved (Minor Subdivision). The land use attorney hired had passed right after the subdivision application was approved and that application was never perfected. The site plan was not going to change, they have indicated on the revised plan that one of the lot lines was going to be shifted under a present request as opposed to the prior request. After that had happened, then COVID caused more delay on this application.

David Hoder had the following comments:

- The existing farm pond on the property on the north of the property is subject to the riparian ordinance.
- The proposed width of the roadways should be shown.
- Final connections for the utilities should be shown. There may be a need for survey work to be done to show where that is.
- Pump station details should be done.

The applicant disagrees with needing the riparian ordinance due to NJDEP approval.

Trishka Waterbury addressed the riparian item being discussed:

- The DRC does not have to answer the questions nor can this Committee. For purposes of completeness, the applicant has made their pitch for why they feel they fit in this exception. The Planning Board will have to decide. The applicant may want to ask for the variance to cover all bases, but for the Planning Board meeting there should be an explanation as to why the riparian zone is not needed. She feels they should include that in their notice.

The applicant will include that in their notice.

Elizabeth Leheny addressed the landscaping on the northern boundary towards the residents. The year-round Douglas Fir and White Pine trees were suggested at the meeting in 2019. There were no evergreens on the proposed plans. There should be evergreen plantings on the northern side of building #1 and supplement the screening on the north side of building #2.

David Horner had the following comments:

- He would like a copy of the 2019 traffic study. There is no need to have to do another study due to no changes in the footprint since 2019.
- The parking proposed does not seem to indicate or project an intense warehouse.
- A truck circulation plan should be done.
- The northern access that comes into a stop should be looked at, to be an all way stop there or have a free flow coming in so there is no stacking on Cranbury Station Road. Improvements should be done at the access whether it be left turn lane etc.
- Site distance should be demonstrated.

Mr. Kaiser suggested a generator be proposed so the applicant does not have to come back to the Planning Board as plenty of applicants have been.

Ms. Spann has concerns of the stormwater and advised of the changes in the ordinance since the applicant has last filed an application. There are not places to park and they do not want to see trucks lined up on the road trying to get in and out. The road is not wide enough to have trucks lined up.

Mr. Kallan would like the applicant to comply with the electric vehicles' ordinance. The road salt ordinance would also have to comply with this application.

Application Deemed Complete: ☒ YES ☐ NO ☐ N/A