

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

(609) 395-0900, Ext. 221
FAX (609) 395-3560

DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: March 3, 2016

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.

DRC MEMBERS:

- Paul Mullen (EC Representative)
- Thomas Harvey (PB Member)
- Arthur Hasselbach (PB Member)
- Sean Deverin (ZBA Member)

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- Andrew Feranda, Board Traffic Consultant – Shropshire Assoc.
- Trishka Waterbury Cecil, Esquire – Mason, Griffin & Pierson, P.C.
- Josette C. Kratz, PB/ZBA Secretary/Land Use Administrator
- David Hoder, P.E., Board Engineer – Maser Consulting
- Richard Preiss, PP, AICP, Conflict Planner

ADDITIONAL PUBLIC:

Allan Kehrt, Planning Board Chairman
Glenn Johnson, Township Committee

DISCUSSIONS:

PB 125-06 STATION ROAD, L.L.C.
Block 10, Lot 1
Route 130 and Station Road
Informal Discussion

Applicant's Representatives Attending:

Tim Watts, Construction Property Manager
Mark Hugeback, AIA - M+H Architects
Karl Pehnke, PE, Traffic Consultant- Langan Engineering
Joe Lindner, PE – Langan Engineering
Frank J. Petrino, Esquire -| Eckert Seamans

Date Application Submitted:

Not Applicable

Board Professional Review Letter Dated (Attached):

Not Applicable

Brief description of proposed development:

Applicant wanted to meet informally to discuss parking arrangement changes to original site plan for a potential tenant (see attached).

There would be no changes to impervious coverage. There was discussion of a right-of-way on Station Road for future improvements to the left turn lane off Station Road to Route 130. Members had no other concerns with proposal.

Changes to be made to the plans and applicant expected to come in later with fully engineered plans seeking amended approval.

Application Deemed Complete: YES NO N/A

BUILDING 1 (proposed exceeds required car parking by 8 spaces)

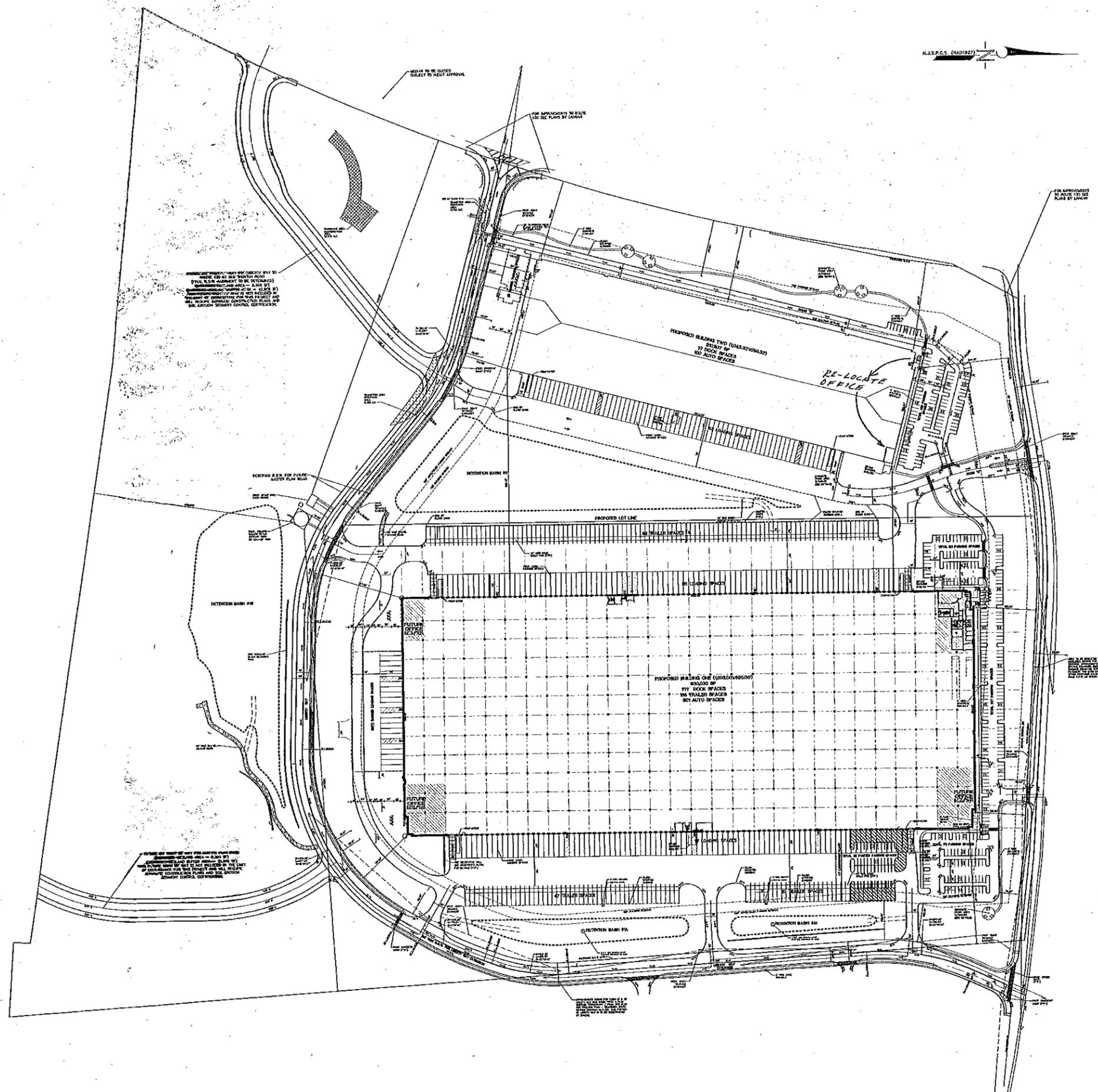
	PREVIOUS	PROPOSED	REDUCTION
CAR PARKING	363	300	17%
TRAILER PARKING	189	166	12%
LOADING DOCKS	206	169	18%

BUILDING 2 (proposed exceeds required car parking by 28 spaces)

	PREVIOUS	PROPOSED	REDUCTION
CAR PARKING	126	125	1%
TRAILER PARKING	0	0	0%
LOADING DOCKS	65	50	23%

TOTAL

	PREVIOUS	PROPOSED	REDUCTION
CAR PARKING	489	425	13%
TRAILER PARKING	189	166	12%
LOADING DOCKS	271	219	19%



RELOCATE OFFICE

PROPOSED BUILDING TWO (INDUSTRIAL)
27 TRUCK SPACES
80 AUTO SPACES

RE-LOCATE OFFICE

PROPOSED BUILDING ONE (INDUSTRIAL)
27 TRUCK SPACES
80 AUTO SPACES

PARTNER ENGINEERING
FINAL (3)
WAYFAIR CONCEPT PLAN
1"=100'
2-23-16
2-24-16

