

**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: April 7, 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:**

ZBA280-16                      Cranbury Property Management, LLC  
Dunkin Donuts Coffee Shop  
Block 6.01, Lot 9, Zone HC  
Route 130 & South River Road  
Use Variance, Preliminary and Final Major Site Plan with Bulk Variances

**Applicant's Representatives Attending:**

Michael R Butler, Esquire  
Tom Thill  
John Palus, PE – Dynamic Engineering

**Date Application Submitted:**

March 2016

**Board Professional Review Letter Dated (Attached):**

David Hoder, PE, Hoder Associates, April 1, 2016

**Brief description of proposed development:**

Application was not deemed complete at this meeting. There were still outstanding issues which members felt needed to be address such as contamination reports for the site, NJDOT approval/reviews, traffic study necessary, queuing location for drive-thru (volume stacking during peak periods), lighting affecting residential properties, crosswalk location, sidewalks, parking spaces and movement throughout the site, signage, architectural design, landscaping and building colors.

**Application Deemed Complete:**  YES  NO  N/A

April 1, 2016

Ms. Josette Kratz, Land Use Administrator  
Township of Cranbury  
Planning and Zoning Department  
23-A North Main Street  
Cranbury, NJ 08512

**Re: ZBA 280-16 Cranbury Property Management  
Completeness Review Memo #01**  
Route 130 and South River Road  
Block 6.01, Lot 9  
HACE # CBZ-028

Dear Ms. Kratz:

Our office is in receipt of the application for a Site Plan for completeness review by the Development Review Committee for the subject property. The submission information is as follows:

Application Name: Cranbury Property Management, LLC (Dunkin Donuts)	
Application No.: ZBA 280-16	
Applicant Cranbury Property Management, LLC                      Owner: HB Cranbury LLC	
Design Engineer: John Palus, PE	Firm: Dynamic Engineering
Original Date: 3/8/2016	Revision Date: none
Design Architect: Kamlesh Shah, Architect,	Firm: Kamlesh Shah Designs, Inc
Original Date: 2/5/2016	Revision Date: none

Additional documentation submitted:

- Application package (w/ checklist).
- ALTA/ACSM Land Title Survey prepared by Gregory S. Gallas, PLS dated 11/3/15.
- Stormwater Management, Groundwater Recharge, and Water Quality Analysis for Cranbury Property Management, LLC by Dynamic Engineering, dated January 2016.
- Environmental Impact Statement for Cranbury Property Management, LLC by Dynamic Engineering, dated March 2016.
- Traffic Impact Analysis, by McDonough & Rea Associates, dated December 29, 2015.
- Fee checks in the amount of \$ 2,900 for application and \$10,400 for escrow.

**Project Description**

The subject property is situated in the HC – Highway Commercial Zone District and contains 0.77 Acres or 33,618 Square Feet as per the Site Plan. The property has 230.75 feet of frontage

along NJ State Highway Route 130, 284.44 feet of frontage along South River Road and 210.6 feet along an unnamed jug handle between the two. The site is presently vacant but contains both gravel and paved areas. The applicant is proposing a 1957 Square Foot Dunkin Donuts building at the North side of the site, with a drive through and 23 parking spaces.

**Variances & Exceptions**

The applicant must request a use or D variance from the Zoning Board of Adjustment since the use is not permitted in the Zone. We defer to the Board Planner on this item. The applicant is asking for the bulk variances below. If additional nonconformities are found during the technical review of the application, additional fees may be necessary.

Bulk Requirements HC Zone

Item	Required	Provided
Minimum Lot Area	2.0 Acres	0.77 Acres
Minimum Lot Frontage	150 Feet	230.75 Feet (Rt. 130) 284.44 Feet (S. River Road) 210.6 Feet (jug handle)
Minimum Front Yard <sup>1</sup>	75 Feet	<b>39.5</b> Feet (Rt. 130) <b>63.9</b> Feet (S. River Road) <b>32.4</b> Feet (jug handle)
Minimum Side Yard	20 Feet	none Feet
Minimum Rear Yard	35 Feet	none Feet
Max. Building Height	1 sty. or 24 Feet	15 Feet (19.5 FT. top)
Max. Impervious Surface <sup>2</sup>	60 %	57.0 %
Max Floor Area Ratio	0.50	0.06
Parking	23 Spaces	26 Spaces

<sup>1</sup> Variance are in **BOLD**

<sup>2</sup> The impervious surface is very close to the maximum and the calculation should be submitted for review.

There are also **eleven (11) sign variances** requested.

Four Exceptions have been identified in the plans by the applicant:

- Section 150-43 A 3 - Parking must be 25 feet from the property lines; 10 feet provided
- Section 150-43 A 4 - Parking & loading cannot be between the building and the street; proposed
- Section 150-43 B 2 a - Parking – must be separated from the building by 10 feet; 2.5 feet provided
- Section 150-50 - Refuse and recycling shall not be located in building line proposed

**Fees**

The fees required under the Cranbury ordinances are as follows:

Item	Application fees:	Escrow fees:
Preliminary Site Plan	\$ 750.00	\$ 3,000.00
Plus per 1,000 S.F.	\$ 50.00	\$ 100.00
Final Site Plan	\$ 500.00	\$ 1,100.00
Use Variance	\$ 500.00	\$ 3,000.00
First Variance	\$ 250.00	\$ 2,000.00
Remaining 13 Variances	\$ 1,950.00	\$ 2,600.00
First Exception	\$ 150.00	\$ 1,000.00
Remaining 3 Exceptions	\$ 300.00	\$ 300.00
Publication of Notice fee	\$ 100.00	
<b>Totals:</b>	<b>\$ 4,550.00</b>	<b>\$ 13,100.00</b>

**Completeness**

We have reviewed the application for completeness in accordance with the Township Application Checklist. The Development Review Committee should evaluate the following checklist items:

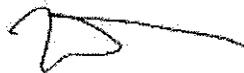
ITEM	ITEM DESCRIPTION	COMMENT
14.	Payment of application fees and escrow fees.	See Table above
25.	Proof that taxes are current	Should be provided
41.	Soil test below building	Should be provided or waiver requested.
43.	Sight Triangles	Should be added to plans.
60.	Earthwork Calculations	Should be provided

The applicant has checked items 16, 18, 20 and 57 as non-applicable. We concur with the items requested to be not applicable, except that items 27, 28 and 42 should also be checked as non-applicable. No waivers are being requested from the checklist.

We recommend that the Site Plan be considered **Not Complete** from an Engineering standpoint. The Development Review Committee should evaluate the check list and indicate if they agree. If you have any questions regarding the matter please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.  
Planning and Zoning Board Engineer

DJH

cc: Trishka Waterbury Cecil, Esq. Board Attorney, via Email  
Richard Preiss, P.P., Board Planner, via Email  
Andrew Feranda, Board Traffic Engineer, via Email  
Frank Patrino, Esq., Applicants Attorney, via Email  
Kamlesh Shah, Applicants Architect, via Email  
John Palus, PE, applicant's engineer  
Kaushik Patel, Applicant via Email  
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