

**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: August 4, 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:

PB283-16 Ingerman Development Co., LLC
Block 33, Lot 13.04, Zone
2687 US Route 130
Preliminary Site Plan & Bulk Variances

Applicant's Representatives Attending:

Katharine A. Coffey, Esquire – Day Pitney, LLP
Lara Schwager – Ingerman Development Company, LLC
Geoff Long, Ingerman Development Company, LLC
Sean A. Delany, Bowman Consulting Group, Ltd.
Jeffrey Fiore, Maser Consulting, P.A.
David Gamba, Wallace Roberts & Todd, LLC

Date Application Submitted:

July 25, 2016

Board Professional Review Letter Dated (Attached):

Dave Hoder, Hoder Associates Consulting Engineers, dated July 28, 2016

Brief description of proposed development:

Applicant proposed two buildings containing 24 family apartments and 66 senior/special needs apartments. Site would have only one entrance and exit onto Route 130 with 105 parking spaces where 168 spaces are required. Applicant seeking preliminary site plan (only at this time). Property contains 3.89 acres with frontage on US Route 130 abutting Village Park and Georges Garage. No variances requested with this application at this time.

The senior/special needs and developmental disabled facility would have an onsite management and maintenance staff. Trash shoot would be located on every floor for residents to deposit their trash. Maintenance would take care of it once it reaches the termination of shoot. There will be a community and fitness room. There will be 20 hours a week social services.

The was much discussion related to the ingress/egress into the facility including but not limited to the island break on Route 130 and the alignment.

Application Deemed Complete: YES NO N/A; scheduled for the August 24, 2016 Planning Board meeting/hearing at 7:00 PM.

July 28, 2015

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

Re: **PB 283-16 Ingerman Development, LLC**
Completeness Review Memo #01
Preliminary Site Plan & Bulk Variances
2687 Route 130
Block 33; Lot 13.04
HACE # CBP-043

Dear Ms. Kratz:

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

Application Name: Ingerman Development, LLC (the Willows at Cranbury and Birchwood at Cranbury)	
Application No.: PB 283-16	
Applicant/Owner: Keith Clayton	
Design Engineer: Sean A. Delany, P.E.	Firm: Bowman Consulting
Original Date: 07/25/16	Revision Date: none
Design Architect:	Firm: Wallace Roberts Todd, LLC
Original Date: 07/25/16	Revision Date: none

Additional documentation submitted:

- Application package including application, checklist, Deed of Restrictive Covenant, W-9 and tax statement all with Day Pitney, LLP cover letter signed by Katharine A. Coffey, Esq, dated July 25, 2016.
- Site plans entitled "Preliminary Site Plan for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33, Lot 13.04, Tax Map Sheet No.10, (dated June 2003), Township of Cranbury, Middlesex County, NJ" prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated July 27, 2016 consisting of 12 sheets. Architectural (Floor Plans and Elevations) for Planning Board Submission, Willows at

Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments) prepared by Wallace Roberts Todd, LLC, Architects, Antonio Fiol-Silva, dated July 25, 2016, consisting of 11 sheets.

- Boundary and Topographic Survey for Ingerman Development, Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd., dated David Dixon NJPLS, dated March 17, 2016.
- Landscape Plan, The Willows at Cranbury, prepared by Melillo+Bauer Assoc. Thomas B Bauer, NJLA, dated July 22, 2016.
- Preliminary Stormwater Management Report for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Bowman Consulting Group, Ltd., Sean Delany PE, dated July 25, 2016.
- Environmental Impact Statement for the Willows at Cranbury (Family Apartments) and Birchwood at Cranbury (Senior/Special Needs Apartments), Block 33 Lot 13.04 Township of Cranbury, Middlesex County, New Jersey, prepared by Ecolsciences, Inc., dated July 25, 2016.
- Traffic Impact Report, prepared by Ingerman Cranbury Apartments, Route 130 Southbound, MP 71.84, Block 33 Lot 13.0,4 Township of Cranbury, Middlesex County, New Jersey, prepared by Maser Consulting, S. Maurice Rached, PE, PTOE, dated July 23, 2016

Project Description

The subject property is located in the Paul's Auto Redevelopment Area and contains 3.89 acres as per the Site Plan. The property has frontage on US Route 130 and abuts Village Park to the South. The property currently contains two commercial buildings and parking areas. All the buildings will be removed.

The applicant proposes two buildings, the Willows at Cranbury containing 24 Family Apartments and Birchwood at Cranbury containing 66 Senior/Special Needs Apartments. They have 12,416 and 32,888 Square Feet first floor lot coverages respectively. The site plan has one entrance and one exit on Route 130 and three drives containing 105 spaces.

The applicant is requesting Preliminary Site Plan only. There are no variances from the town ordinances but the applicant is asking for a waiver from the Residential Site Plan Improvement Standards for parking where 105 are provided and 168 are required.

Fees

The fees required under the Cranbury ordinances are as follows:

	Application fees:	Escrow fees:	
Preliminary Site Plan for residential	\$750.00		\$2,000.00
\$75.00/ unit x 90 units or	\$6,750.00	\$ 100/ unit x 90 or	\$9,000.00
10 Exceptions (8 checklist items plus 1 EIS exception and 1 parking exception) \$150.00 for first plus 9 x \$100.00	\$ 1,050.00	\$ 1,000.00 plus 9 x \$100 or	\$1,900.00
Publication	\$ 100.00		
Soil Disturbance	\$500.00		\$2,000.00
Totals:	\$9,150.00		\$14,900.00

Variances

There appears to be no variances in this application. Our office did not investigate if additional exceptions are needed and will do so during the technical phase of this application.

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has asked for exceptions from items 16, 17, 18, 20, 40, 41, 53, 55. The applicant has marked items 11, 21, 27, 28, 34 and 42 as not applicable. We concur with the waiver items and those marked not applicable.

In relation to item 18, architectural or historic significance, we believe the site does not contain same, but this should be commented on in future testimony. Also, in regard to item 59 the applicant does ask for a partial waiver of some of the requirements. We believe these items can be provided at Final approval, if needed.

The following items have not been fully provided:

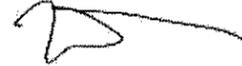
ITEM #	ITEM DESCRIPTION	COMMENT
14.	Payment of application fees and escrow fees	See Table above.

We would recommend that the Site Plan be considered conditionally complete from an engineering standpoint until the above is furnished.

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
Sean Delany, PE, Applicants Engineer, via Email
Katharine A. Coffey Esq., Applicants Attorney, via Email
Lara Schwager, Applicant via Email

Ingerman Development Company, LLC

Township of Cranbury Planning Board

Block 33, Lot 13.04

August 4, 2016 DRC Meeting – List of Professionals

APPLICANT'S ATTORNEY

Name: Katharine A. Coffey, Esq.

Firm Name: Day Pitney, LLP

Field of Expertise: Attorney at Law

APPLICANT'S REPRESENTATIVES

Name: Lara Schwager

Firm Name: Ingerman Development Company, LLC

Title: Development Principal

Name: Geoff Long

Firm Name: Ingerman Development Company, LLC

Title: Development Director

APPLICANT'S ENGINEER AND PLANNER

Name: Sean A. Delany

Firm Name: Bowman Consulting Group, Ltd.

Field of Expertise: Professional Engineer (P.E.) and Professional Planner (P.P.)

APPLICANT'S TRAFFIC ENGINEER

Name: Jeffrey Fiore

Firm Name: Maser Consulting, P.A.

Field of Expertise: Professional Engineer (P.E.), Professional Traffic Operations Engineer (P.T.O.E.)

APPLICANT'S ARCHITECT

Name: David Gamba

E. JAQUELIN CAMP, ARCHITECT.

Firm Name: Wallace Roberts & Todd, LLC

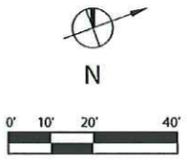
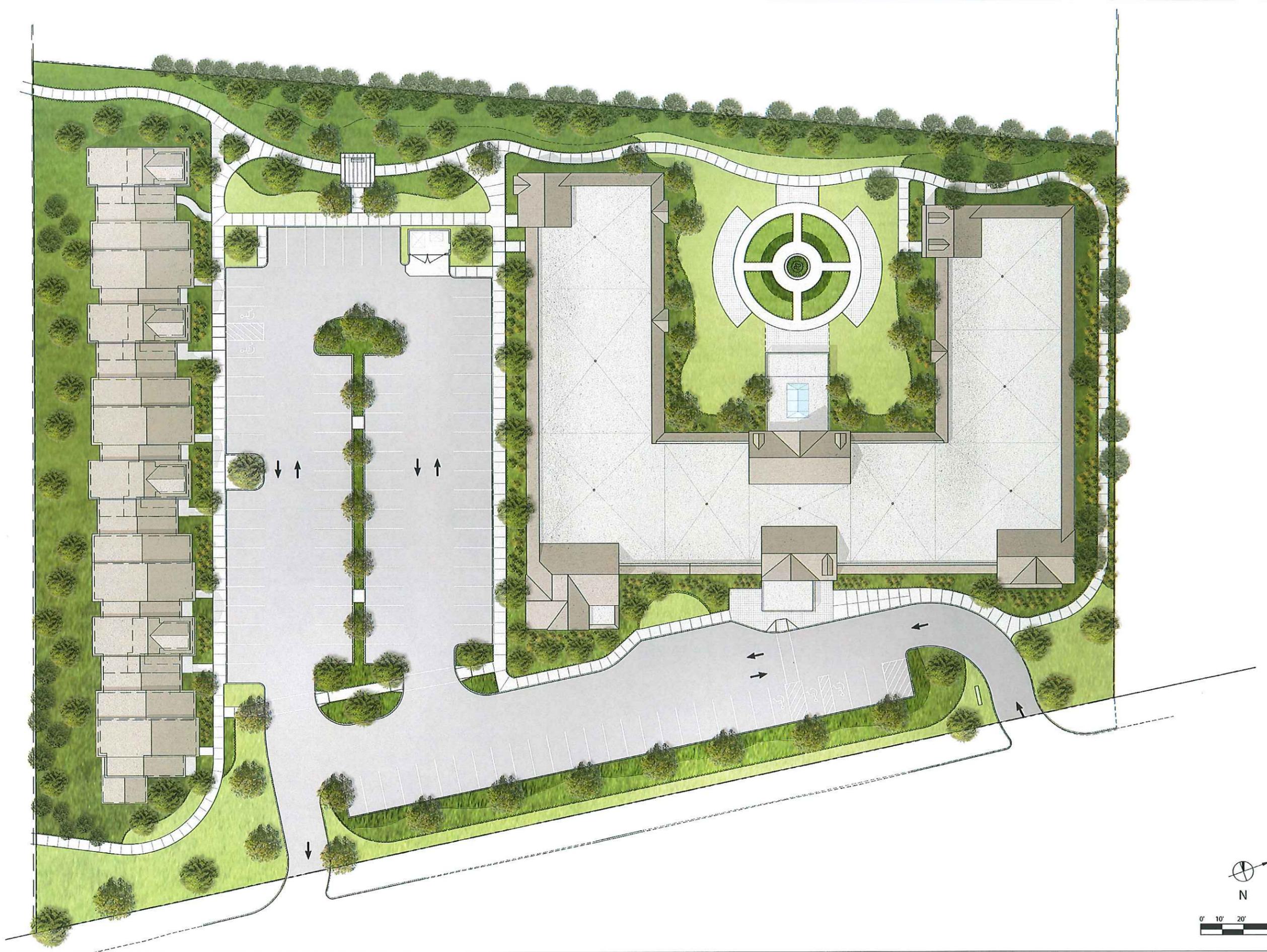
Field of Expertise: Architectural Designer and Certified Passive House Designer (C.P.H.D.)



WRT



WRT



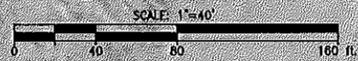
F:\08547 - Ingerman - R1 130 Apts. - Cranbury\080547-F1-001 (DWG) - R1 130 Apts. Cranbury\Engineering\ACAD Drawings\04-Renderings\SH1 01-Redevelopment CP-Render-work.dwg 04/14/16 10:54:19AM King_LAYOUT-REDEVELOPMENT CP

50'x5'



MELILLO+BAUER ASSOCIATES
 Landscape Architecture

300 Union Avenue
 Asbury Park, NJ 08502
 T 732.328.2444
 F 732.328.1077



THESE PLANS ARE
 NOT TO BE USED
 FOR BID OR
 CONSTRUCTION

SHEET No.
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 OF
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PRELIMINARY PLAN FOR
**INGERMAN - CRANBURY APARTMENTS
 REDEVELOPMENT
 CONCEPT PLAN A**
 BLOCK 33, LOT 13.04
 TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY

Bowman Consulting Group, Ltd.
 303 W. Main Street, Suite 300
 Cranbury, NJ 08512
 www.bowmanconsulting.com
 E-mail: NJ@BowmanConsulting.com

Phone: 732-986-5200
 Fax: 732-986-5201
 NJ Certificate of Authorization
 No. 24C02922200

SEAN A. DELANEY, N.J. Professional Engineer, Lic. 24GE0447100

Bowman
 CONSULTING
 Formerly Omland Engineering Associates, Inc

PROJ.: 080547-F1-001
 DATE: 03.21.2016
 CHDR: SAC

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