

**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: October 6, 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:

Glenn Johnson, Township Committee

DISCUSSIONS:

DRC282-16 Compass @ Cranbury, LLC
Block 7, Lot 17, Zone I-LI-S
57 Station Road
Informal/Pre-Application

Applicant’s Representatives Attending:

Joe O’Conner, Compass Building Group
Sanot-Yee Rummmler, Minno & Wasko
Marc S. Leber, East Point Engineering, LLC
Pedro Loureiro, All*Tech, Inc.

Date Application Submitted:

September 23, 2016

Board Professional Review Letter Dated (Attached):

None

Brief description of proposed development:

Applicant current in processing finalized design and hoped to gain the “temperature” of the DRC before they finalized the storm water and design issues. Applicant was consciously attempting to not seek a lot coverage variance; however, lot is an undersized/non-conforming lot. Applicant felt it was sufficient to ask for a parking variance on number of parking spaces.

Discussion items that arose where ownership of drainage easements and tying into, assurance of adequate truck turning radius and adequate pavement for delivery trucks (do not want trucks using and blocking Police Drive), moving trash location closer to building, if garage faces road assure appealing architectural design of bays and perhaps start dialogue with Police on their preference.

Application Deemed Complete: YES NO N/A

DISCUSSIONS:

DRC288-16 ZHP/Plant Food
Block 16, Lot 12, Zone I-LI
38 Hightstown Cranbury Road
Concept Review

Applicant’s Representatives Attending:

Francis Brennan, III, Esquire
Ted Platz – Owner/Applicant
Grant Platz – Owner/Applicant

Date Application Submitted:

September 23, 2016

Board Professional Review Letter Dated (Attached):

None

Brief description of proposed development:

Plant food is one of the oldest industries in Cranbury, located adjacent to Midstate Filigree. Originally a manufacture of liquid fertilizer for the farming industry, however as times have changed their biggest consumer now are golf courses; which prompts the applicant’s need for additional warehouse space. Their sales force is based elsewhere in the country and Cranbury is where they warehouse product. Applicant would like to have feedback on waivers for most report items performed during previous approval.

Mr. Hoder explained the NJ State regulations dictate the storm water regulations through the Township’s ordinances. Depending on the threshold storm water report may be necessary. Mr. Hoder suggested having an engineer look at the drainage and to follow best water management practices.

Mr. Mullen asked for an updated Letter of Interpretation (LOI), a Year-2000 LOI was too long or at least obtain a supplemental update.

Mr. Feranda felt it necessary to have a traffic summary, adding to the original study.

Mr. Hoder suggested to the applicant pay specific consideration to the checklist and he mentioned there might be a request for a dedication/roadway easement.

Application Deemed Complete: YES NO N/A