

**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: July 6, 2017**

**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)
- Glenn Johnson (TC & 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, Board Planner

**ADDITIONAL PUBLIC:**

Michael Dulin, Zoning Board Vice-Chairperson

**DISCUSSIONS:**

PB288-16                    ZHP/Plant Food  
Block 16, Lot 12, Zone I-LI  
38 Hightstown Cranbury Road  
Preliminary and Final Site Plan Approval

**Applicant’s Representatives Attending:**

Francis Brennan, Esquire -Brennan Law Firm  
Loralie E. Totten P.E., P.P. - Crest Engineering Associates Inc.  
Grant Platz - Plant Food Company, Inc.  
Jonathan Blank - Crest Engineering Associates Inc.

**Date Application Submitted:**

June 23, 2017

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

David J. Hoder, P.E., Hoder Associates, July 3, 2017

**A brief description of proposed development:**

The subject property is situated in the Light Impact Industrial Zone. This property contains 10.65 acres. The property contains three buildings and they wish to add a new 12,060 of (150 ft by 80 ft) storage building.

Their whole operation has changed from when they first started out which have changed their operation and storage needs; creating a constant crossover between shipping and receiving. In addition, the need an area to turn around trucks; circle around and then back into the dock area.

Construction will require regrading in order to achieve both warehouses at the same grade. The septic system will also need to be a mounded system about 4 ft. high because of the 95 ft. +/- . Their LOI from NJDEP delineations prompt some changes necessary. Signage will be provided to assist vehicle circulation throughout the site. Applicant desires to save Sycamore tree. Applicant must provide soil calculations, even a rough estimate. Applicant already has a recycling plan and their trash container is located undercover and not visible from the street and would remain after construction.

Applicant should provide a dedication for the roadway, and a possible road widening, based on physical obstructions in the proposed ROW. The applicant explained that operation of the manual gate is opened daily in the morning, and closed at the end of the day.

The subject of paved vs. curbing was made.

Mr. Hoder stated the application was ready to be deemed technically complete.

**PB288-16 ZHP/Plant Food (Cont.)**

Mr. Preiss felt there would be a need to explain the metal building. He also told the applicant to include the 2000 resolution in the submission package. He also asked the applicant to consider the gaps in the landscaping.

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