

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
PLANNING BOARD  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY**

**MINUTES MARCH 3, 2016  
APPROVED ON JULY 21, 2016**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury Township Hall Municipal Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on March 3, 2016 at 7:30 p.m.

**CALL TO ORDER**

Allan Kehrt, of the Cranbury Township Planning Board, after being duly appointed as Chairman, called the meeting to order and acted as the Chairman thereof.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant with the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided of this meeting's date, time, place and agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

**MEMBERS IN ATTENDANCE**

- Karen Callahan
- James Gallagher
- Susan Goetz
- Thomas Harvey
- Arthur Hasselbach
- Glenn Johnson
- Brian Schilling
- Jason Stewart
- Allan Kehrt

**PROFESSIONALS IN ATTENDANCE**

- Andrew Feranda, Traffic Consultant

- David Hoder, Board Engineer
- Trishka Cecil, Esquire, Board Attorney
- Josette C. Kratz, Secretary
- Richard Preiss, Township Planner

## RESOLUTIONS

PB270-15      Zinna's Bistro (Formally Rolly's)  
                  Block 6, Lot 14.03, Zone HC  
                  Route 130 & South River Road  
                  Amendment to Preliminary & Final Site Plan

MOTION MADE:      Mr. Johnson  
MOTION SECONDED:      Mr. Hasselbach

## VOTE ROLL CALL

AYES:      Mr. Gallagher, Ms. Goetz, Mr. Hasselbach, Mr. Johnson, Mr. Schilling, Mr. Stewart  
NAYS:      None  
ABSTAIN:      Ineligible to vote (Ms. Callahan, Mr. Kehrt)  
ABSENT:      Mr. Harvey

MOTION CARRIED

## APPLICATIONS

PB277-15      Cranbury Sixty, LLC & One Continental, LLC  
                  Block 5, Lot 2.04 & 2.07, Zone LI  
                  280 & 286 Prospect Plains Road  
                  Preliminary and Final Site Plan and Subdivision with Variances

REPRESENTATIVES:      Christopher DeGrazia, Esquire – Drinker, Biddle & Reath  
                                  Steven Spinweber, Applicant – The Sudler Companies  
                                  Mark Hugebach, Architect – Mitchel & Hugebach Architects  
                                  Alfred Coco, P.E. – Menlo Engineering Associates

Noticed was adequate and the Board had jurisdiction to hear the matter.

Mr. DeGrazia introduced himself and explained to the Board the proposal was to redraw the lot lines to create three large fully-conforming lots with the intent to place a warehouse on each lot. The Ford warehouse would remain the same; there were no changes proposed for that building. It was an existing warehouse, which is fully functional and operational. Where the office building presently was located, they will create a lot line and construct two new warehouses which will be approximately 757,000 SF and will remove the old office building, which itself was about 500,000 SF. However more intensive use with regard to peak hour traffic. There would only be one variance which would be parking in the front yard. Compared to the current conditions, it was much better. Overall, they felt this was a great project that meets with zoning ordinance and requirements, with the exception of the one variance and some design waivers.

Entire applicant and Board professionals were sworn.

Mr. Kehrt explained that they were taking testimony until 10:00 PM, at which point the Board had other business to address.

Mr. Spinweber advised the Board he had another tenant for the building. He stated most know the history of the office building was always occupied by insurance companies. The typical office tenant no longer demands that much space or have now moved closer to the larger cities. He stated he had not had a major tenant in the building since 2006. The building remains cost prohibitive to maintain despite it being empties as utilities and ground maintenance still must be covered.

Mr. Coco gave his credentials and was accepted as a professional in his field of expertise.

EXHIBIT A1 Ariel Photograph titled Corporate Park Cranbury

EXHIBIT A2 Composite Plan, dated 3/3/2016

Mr. Coco gave an overview of the existing conditions of the site. The subdivision would separate the property into three lots; Lot 1 @ 39 acres for Building #1; northeast Lot 1 @ 32 acres would house Building #3 and Lot 3 @ 31 acres would house existing Ford Distribution warehouse along Cedar Brook. There would be 177 trailer parking spaces, reusing pavement, reusing three driveways and reconfiguring detention basins. Access to Building #2 would be a new full access drive and Buildings #3 (Ford) would remain the same. The application would require parking within a front yard, a sign variance and 24ft driveway, existing for Ford Building (approved at the time it was built). There would be several exceptions/waivers, including lighting an area of old farmstead exceeding by .2 foot-candles (which is surrounded by existing businesses). Storm water basins would need all agency approvals. Water and sewer is available.

Lighting and landscaping is generous. Mr. Gallagher reported there was a stock pile in the flood plain and insisted this not happen again.

Mr. Rea was accepted as a professional and explained the traffic movements intended for the site.

EXHIBIT A3 and A4 were architectural rendering by Mark Hugeback

Mr. Hugeback discussed the architectural details of the proposed buildings.

Mr. Preiss felt additional landscaping would be necessary. He stated there should be more discussion on the trailer staging area, which he felt looked unpleasant.

There was some discussion relating to the shoulder of the road, but because of existing structures, the roadway could not be widened further.

Application has been continued to April 21, 2016 without further notice.

## **RESOLUTIONS**

Resolution of the Cranbury Township Planning Board acknowledging receipt of Cranbury Township Committee Resolution # R 02-16-045 and directing its planning consultant to undertake an initial investigation to advise the Board as to whether the “Paul’s Auto Site” (Block 33, Lot 13.04) situated at 2687 New Jersey State Highway Route 130 can be considered a non-condemnation area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law  
(N.J.S.A. 40A:12A-1 Et Seq.)

MOTION MADE: Mr. Stewart  
MOTION SECONDED: Mr. Johnson

## **VOTE ROLL CALL**

AYES: Ms. Callahan, Mr. Gallagher, Ms. Goetz, Mr. Johnson,  
Mr. Schilling, Mr. Stewart, Mr. Kehrt  
NAYS: None  
ABSTAIN: Mr. Hasselbach (ineligible)  
ABSENT: Mr. Harvey and

**MOTION CARRIED**

Resolution to go into closed session N.J.S.A. 10:4-12 (8) Affordable Housing Litigation: Re Application of the Township of Cranbury in Middlesex County, Docket No. MID-L-3960-15

Executive Session

Formal action may be taken when the Board(s) returns to public session.

**RESOLUTION  
(Open Public Meetings Act - Executive Session)**

WHEREAS: N.J.S. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Township of Cranbury, County of Middlesex, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is litigation
3. When the need for confidentiality no longer exists.

This Resolution shall take effect immediately.

MOTION MADE: Mr. Stewart  
MOTION SECONDED: Mr. Johnson

**VOTE ROLL CALL**

AYES: Ms. Callahan, Mr. Gallagher, Ms. Goetz, Mr. Johnson,  
Mr. Schilling, Mr. Stewart, Mr. Kehrt

NAYS:	None
ABSTAIN:	Mr. Hasselbach (ineligible)
ABSENT:	Mr. Harvey

MOTION CARRIED

### **ADJOURNMENT OF MEETING**

There being no further business, on motion duly made, seconded, and carried, the meeting was thereupon adjourned.

### **CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and, that the foregoing minutes of the Planning Board, held on March 3, 2016 consisting of 7 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Planning Board this June 21, 2016.

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Josette C. Kratz, Secretary

/jck