

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

**MINUTES MARCH 17, 2016  
APPROVED ON MAY 5, 2016**

**TIME AND PLACE OF MEETING**

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury School Cafeteria, Elementary School, 23 North Main Street, Cranbury, New Jersey, and Middlesex County on March 17, 2016 at 7:00 p.m.

**CALL TO ORDER**

Allan Kehrt, Chairperson of the Cranbury Township Planning Board, 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 (Left hearing at the time of recusal from Redevelopment Plan)
- Glenn Johnson
- Brian Schilling
- Jason Stewart
- Allan Kehrt

**PROFESSIONALS/STAFF IN ATTENDANCE**

- Virginia Guinta - Court Reporter
- David J. Hoder, P.E., - Board Engineer
- Trishka Cecil, Esquire – Board Attorney
- Josette C. Kratz - Secretary
- Elizabeth Leheny, P.P. - Township Planner (in place of Richard Preiss)

## **INFORMAL DISCUSSION**

Cranbury Public Library Foundation  
Block 23, Lots 14.03, Zone A-100  
23 North Main Street

Mr. Berkowsky explained they asked to be before the Board to discuss location of the new Library in order to hire a civil engineer with an agreed upon location.

Mr. Kehrt commented he felt they could bring the Library closer to Park Place in order to obtain a visible impact, which was the original intent of the building.

Mr. Stewart and Mr. Schilling both commented on the function or appearance of what looked to be the main entrance contradicting it's actually placement.

Ms. Callahan commented on the school's position concerning safety and not wanting to promote free flow of traffic from the Library into and through the school parking lot.

Mr. Berkowsky said he would incorporate the comments made and come back.

## **FORMAL REDEVELOPMENT HEARING**

Mr. Hasselbach and Mr. Gallagher recused themselves from this discussion.

Public Hearing Regarding Designation of a Non-Condemnation Area in Need of Redevelopment 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.)

Ms. Cecil placed for the record the pre-marked exhibits, announced proper notice was made and swore in the Board professionals.

EXHIBIT PB-1 Aerial Contents

EXHIBIT PB-2 10 colored photos of the site – titled site photos

EXHIBIT PB-3 Portion of tax map with subject property shaded in – titled application of area in need of redevelopment

Ms. Leheny gave the full overview of the history of the study performed, along with examining the Master Plan, Tax Maps, ownership, environmental reports and physical inspections, etc. She explained the location of the site on the west side of Route 130, west side with Village Park to the south, Bennet

Place to the west, and George's Garage to the north. Property is located in the Highway Commercial Zone. The 2010 Master Plan recognized there were not a lot of vacant sites within Cranbury that were not already conserved and most development opportunities would happen along Route 130 on underutilized sites. The zoning does not permit the current uses.

Mr. Hoder stated the current conditions. There presently are two buildings on the site; one steel and the other is concrete. Using the exhibit photos, he pointed out the outdated and deteriorated state of the property and buildings.

Ms. Leheny felt it met Criteria A and D, based on Mr. Hoder's comments about asbestos, substandard sanitary sewer and dilapidated structures, faulty arrangement of design, etc. and it was detrimental to the health, safety and welfare. She also felt it met Criteria A and B, however Criteria B can be interpreted different ways and felt rather than trying to apply this criteria to use A and D.

Mr. Johnson commented that the sub-committee had looked at sites for subsidized housing and this was the best. They try to place subsidized housing contiguous to the park and so residents can walk to the downtown. This site provided all of their goals, in location.

Opened the floor to the public.

Mr. David Cook was sworn and commented the location, for the right reasons, was available and worked well.

Motion was made that this qualifies as an area of redevelopment.

MOTION MADE: Mr. Schilling  
MOTION SECONDED: Mr. Stewart

#### VOTE ROLL CALL

AYES: Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Shilling, Mr. Stewart, Mr. Stewart,  
Mr. Kehrt  
NAYS: None  
ABSTAIN: None  
ABSENT: Ms. Goetz, Mr. Harvey, Mr. Hasselbach

#### MOTION CARRIED

Motion was made to approve the resolution memorializing the action just taken by the Board.

MOTION MADE: Mr. Schilling  
MOTION SECONDED: Mr. Stewart

**VOTE ROLL CALL**

AYES: Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Shilling, Mr. Stewart,  
Mr. Stewart, Mr. Kehrt  
NAYS: None  
ABSTAIN: None  
ABSENT: Ms. Goetz, Mr. Harvey, Mr. Hasselbach

**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;

I am duly elected and acting secretary of the Cranbury Township Planning Board and, the foregoing minutes of the Planning Board, held on March 17, 2016, consisting of 4 pages, constitute a true and correct copy of the minutes of the stated meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of stated Planning Board this May 5, 2016.

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Josette C. Kratz, Secretary

/jck