

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

**MINUTES JUNE 16, 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 June 16, 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
- Janice Talley, P.P. Conflict Planner

### **APPLICATION(S)**

PB125-06      Cranbury Station Park  
                  Block 10, Lot 1 & 1.01  
                  Cranbury Station Road  
                  Amended Preliminary and Final Subdivision and Signage Approval

REPRESENTATIVES:    Frank Petrino, Esquire - Eckert Seamans Cherin & Mellott, LLC  
                              Jeff Szabo, Engineer  
                              Tom Watts, Rock Cranbury  
                              Mark Hugeback, Architect

### **EXHIBITS:**

EXHIBIT A-1      Cranbury Station Park Signage, Monument Sign Elevation, by M & H  
Architects, dated June 2, 2016

EXHIBIT A-2      Cranbury Station Park, Wayfair Exterior Signage System, June 16, 2016, by  
Selbert Perkins Design Collaborative Inc., dated June 16, 2016

### **PROFESSIONALS REPORTS:**

Andrew Feranda, Shropshire Associates LLC, dated June 8, 2016  
Janice Talley, PP, AICP, Talley Planning Associates, LLC, dated June 9, 2016  
David J. Hoder, P.E., P.P., C.M.E, Hoder Associates, June 6, 2016

All Applicant and Board Professionals were sworn.

Ms. Cecil explained why there was no need for a FAR or Impervious coverage variance.

Mr. Petrino explained the application was focused on the subdivision and signage.

Mr. Szabo, accepted as a professional in his field of expertise. Mr. Szabo described the

subdivision line, which includes the overall parcel of 721 acres. A portion on the south end is a separate lot that contains the wetlands. Liberty Way which is the Master Plan going through the industrial park. There are two lots; one proposed was 73 acres in total and now creating two separate lots for financing. The one lot designated Lot 1.011 and the second lot would Lot 1.012 @ 25.53 acres.

Mr. Hasselbach asked if the applicant should work out cross-access easements between the two parcels. Mr. Petrino said it could be a condition of the approval.

Mr. Hugeback, accepted as a professional within his field of expertise, started with explaining the wall signs. On the north face of the building in the northwest corner facing Station Road the sign would have letters that are 3' tall x 19' 2" width and then the logo which would be an enhancement of the to the "dot" over the "I". Building #1 has one sign facing Station Road, which needs a variance asking for 112-SF (consistent with other signage, smaller than Crate & Barrel's). The sign is allowed, SF is what they are seeking a deviation from. They are proposing the sign to be back-lit. They want it to be lit from within the letters to create a glow against the wall. Ms. Talley said there would be a variance for the height and the width, Mr. Hugeback commented that they were tied to the area of the sign. There was a need to correct the site plans with the correct dimensions.

Mr. Feranda stated that his preference on direction signs where from a traffic engineer standpoint "the bigger, the better".

Ms. Goetz asked about the movement of the directional signs out of the site triangles and Mr. Feranda agreed.

Mr. Hasselbach stated did not have an issue with the size of the signs and asked if they would have reflective lettering; answer was yes.

Ms. Talley asked the speed limit; answer was 35 mph.

Mr. Petrino asked if there could be a condition to allow a retail store for Wayfair. She stated the deeds would have to review by the board's engineer and herself as the attorney.

There were not comments from the public.

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

VOTE ROLL CALL

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

**MOTION CARRIED**

Ms. Cecil stated the conditions of the sign package as discussed: amend site plan to show the location of the monument signs and directional signs would be moved out of the site triangles.

MOTION MADE: Mr. Schilling  
MOTION SECONDED: Mr. Mr. Hasselbach

**VOTE ROLL CALL**

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

**MOTION CARRIED**

**MINUTES**

Upon a motion made and second the minutes for October 1, 2015; December 10, 2015; December 15, 2015 and May 16, 2016 were approved.

**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 June 16, 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 July 21, 2016.

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Josette C. Kratz, Secretary

/jck