

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

**MINUTES AUGUST 24, 2016
APPROVED ON SEPTEMBER 15, 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 August 24, 2016 at 7:00 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 (recused from PB283-16)
- Glenn Johnson
- Brian Schilling (7:12 PM)
- Jason Stewart
- Allan Kehrt

APPLICATION

PB283-16 Ingerman Development Co., LLC
Block 33, Lot 13.04, Zone
2687 US Route 130
Preliminary Site Plan & Bulk Variances

REPRESENTATIVES: Katharine A. Coffey, Esquire – Day Pitney, LLP
 Geoff Long, Ingerman Development Company, LLC
 Sean A. Delany, Bowman Consulting Group, Ltd.
 Jaquelin Camp, Architect – Wallace Roberts & Todd, LLC
 Michael Kovacs of EcolSciences
 Maurice Rached of Master Consulting

EXHIBITS:

EXHIBITS A-1 Sheet 1 of 1, Bowman Consulting, dated 7/25/2016 Aerial Exhibit
EXHIBITS A-2 Sheet 4 of 12, Bowman Consulting, dated 7/25/2016 Layout and Dimensioning
EXHIBITS A-3 Color Site Layout Rendering, Wallace Roberts & Todd, LLC, dated 7/26/2016
EXHIBITS A-4 Sheet 1 of 2, Bowman Consulting, dated 7/25/2016 Offsite Sidewalk Exhibit
EXHIBITS A-5 Sheet 1 of 12, Bowman Consulting, dated 7/25/2016 Construction Details
EXHIBITS A-6 Sheet 1 of 1, Bowman Consulting, dated 8/22/2016 Garbage Truck Turning
 Radius Plan
EXHIBITS A-7 Sheet 1 of 1, Bowman Consulting, dated 8/22/2016 SU-40 Turning Radius
EXHIBITS A-8 Sheet 1 of 1, Bowman Consulting, dated 8/22/2016 Fire Truck Turning Radius
EXHIBITS A-9 Sheet 1 of 1, Bowman Consulting, dated 8/19/2016 Alternate Drive-Turning
EXHIBITS A-10 Sheet 3 of 12, Bowman Consulting, dated 7/25/2016 Demolition Plan
EXHIBITS A-11 Color Elevation for Senior Complex, Wallace Roberts & Todd, LLC
EXHIBITS A-12 Color Elevation for Family Complex, Wallace Roberts & Todd, LLC
EXHIBITS A-13 Flat Color Elevation for Senior Complex, Wallace Roberts & Todd, LLC
EXHIBITS A-14 Flat Color Elevation for Family Complex, Wallace Roberts & Todd, LLC

PROFESSIONALS REPORTS:

Richard Preiss, Phillips Preiss Grygiel, LLC, dated 8/15/2016
Plan Review Committee, Cranbury Volunteer Fire Company, dated 8/15/2016
David Hoder, Hoder Associates, dated 8/16/2016
Denise Marabello, Township Administrator (reporting on the Police), dated 8/16/2016

Andrew Feranda, Shropshire Associates LLC, dated 8/18/2016

Note all professionals for both the applicant and the board sworn before testifying.

Mr. Schmierer announced jurisdiction of the board.

Ms. Coffey made introduction of the application on behalf of Ingerman Development Company for preliminary site plan approval only, on Block 33, Lot 13.04, located at 2687 Route 130, eastbound side. This is designed to conform to the redevelopment plan, adopted for the property known as "Paul's Auto" Redevelopment Plan. The applicant is proposing two multi-family residential buildings for a total of 90 units, the Willows Building - 24 family townhouse units, and Birchwood building - 66 senior and special needs unit "apartment style" (49 senior/13 special needs/4 seniors with special needs). There are no variances requested however, they request a number of waivers from the design standards of the ordinance and exceptions from the RSIS to provide 105 parking spaces in accordance with the redevelopment plan.

As each of the applicant's professionals testified, they were sworn and their qualifications were accepted.

Mr. Delany testified on the engineering of the site, starting with existing conditions. There is currently no curbing on the frontage of the property or onsite. Access is provided by three driveway locations; north side as entrance only, southern end entrance only, and single driveway in the center egress only. Utilities slope from northeast corner back to the southwest corner to the outfall on Bennet Place detention basin. Sanitary extends to the existing building on site through an easement on Bennet Place, eventually making its way out to Maplewood Avenue.

Mr. Delany stated the proposed changes would include, as presented on plans submitted as part of the application, a senior apartment building with 66 units and family units on southern site consisting of 24 units (4-one bedroom, 15-two bedroom, 5-three bedroom units). Site was designed in accordance with the redevelopment plan for yard area and building requirements. Access would consist of changing the three driveways to two, one single ingress (north end) and one single egress driveway (south end).

Mr. Hoder asked about sidewalk to park, Mr. Delany said there was discussion, and using Exhibit A-4, addressed Mr. Hoder's comments showing potential future connection. Final details to be worked out.

Mr. Hoder commented that he felt there was not enough loading area on site with only one drop off area in the front, and the family area really should have something as well. Mr. Hoder asked about the types of lighting which conflict from site plan to detail drawings. Mr. Delany

explained it would be one fixture in three different photometric patterns associated with them depending on location (LED's ranges can be varied). Bollards were small shoebox, LED at about 18 watts. Mr. Hoder felt there should be an increase of lighting around the drop-off area and entrance to senior building.

Mr. Hoder said the applicant submitted a brief report, showing adequate room in their underground detention basin, but they did not provide the full calculation for reductions, If they need to revise it, the "channels" could make them longer and worst case scenario would flood the parking lot. Still many questions remain regarding storm water; however, he felt the system was fine and designed correctly and further explanation should be provided. Mr. Hoder noted they also have not tested the soil yet. Mr. Kehrt asked about capacity, and Mr. Hoder said that was what he wanted from Mr. Delany.

Ms. Camp introduced the color rendering exhibits, which show the architectural elements of the proposed buildings. Mr. Preiss asked that the siding should be or look hardy plank.

Mr. Hasselbach spoke as a member of the public (previously recused himself as a property owner within 200-ft). He was sworn. He noted his preference for the egress driveway being placed offset, prohibiting the movement to travel north on Route 130. He also stated the applicant should consider where the snow would be placed for clearing the parking lot.

Anthony Alfano, owner of George's Garage and the adjacent property owner, was sworn. He supported the town's proposal; however, he stressed he did not want to be affected in any way. He would not be opposed to developing some space for additional plantings on the side of the pole barn by the applicant.

There were no further public comments made.

MOTION MADE: Mr. Schilling
MOTION SECONDED: Mr. Johnson

VOTE ROLL CALL

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

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 August 24, 2016 consisting of 3 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 September 15, 2016.

Josette C. Kratz, Secretary

/jck