

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

**MINUTES OCTOBER 20, 2016
APPROVED ON NOVEMBER 17, 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 October 20, 2016, at 7:30 p.m.

CALL TO ORDER

Allan Kehrt, of the Cranbury Township Planning Board, chaired this evening's meeting.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to 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
- Court Reporter, Substitute

APPLICATIONS

PB285-16 Interstate Outdoor Ad – Billboard
Block 11, Lot 2, Zone I-LI
Hightstown-Cranbury Station Road
(Railway Property)
Minor Site plan (Billboard)

REPRESENTATIVES: Henry T Chou, Esquire – Hill Wallack
Thomas Grybowski, Surveyor
Jeffrey Gerber, President and Chief Operating Officer
John McDonough, Planner

Ms. Cecil announced jurisdiction.

Mr. Chou presented an overview of the application as a two-sided billboard approximately 2,710' south of the Cranbury Station Road overpass, east side of the Conrail railroad tracks. The billboard would be approximately 14' by 48' each, mounted on 48" diameter pole at a height of 60 FT. The ordinance requires minor site plan approval with three design waivers due to pre-existing conditions. They only have a 5' setback from the NJ Turnpike right-of-way; where a 50' minimum setback from the property line where they have a 1' setback; and 50' maximum sign height above sign grade where they have a 60' post.

Ms. Cecil swore in the applicant and board professionals. She stated policy of accepting exhibits.

Mr. Grybowski, after being accepted as a professional, explained the site plan details to the Board. The parcel sign is located on Block 11, Lot 2, which is a 52' Conrail railroad right-of-way. Access to the lot is off the adjacent Hightstown-Cranbury Station Road. The sign is a "V" shaped outdoor advertising sign, two-sided, 30' spread to the rear of the sign with 3-100 watt LED lights on each face. The sign size is 14' x 48', 272 SF per side, and the sign is supported by a steel monopole. The sign would be 60' high from the existing grade and 38.1' about the north-bound lane of the NJ Turnpike.

Mr. Priess asked about the black dot on the plan, which Mr. Gryowski stated was the location of the pole and the sign is placed on the pole.

Mr. Hoder asked if the third side was solid or open. Mr. Gryowski said it would be open, two-faces open to the rear with a 40' open spread. Mr. Hoder stated there were four items addressed in his August 18, 2016 letter and asked the applicant to address the four items.

Mr. Hasselbach asked about the relationship to buildings, residences, etc.

EXHIBIT A-1 Series of five pages

Mr. Gerber was qualified. He stated they needed the sign to be 60' to be fully visible from the Turnpike, which also minimized impact to the adjacent house; however, based on the angle of the sign face to the

Turnpike and the elevation of the sign, there would be little or no impact.

Mr. Stewart asked about the distance from a residential zone. Mr. Gerber clarified that the house was not located in a residential zone; the house was a not a conforming use in the zone. From the house, they can see the Turnpike and its traffic along with the sign.

Mr. Hasselbach asked the distance from the residential development in Monroe.

Mr. Gerber scaled it at approximately up to 3,000'. He noted that this would not be a digital sign.

Mr. Stewart asked about approval from outside agencies.

Mr. Gerber noted that Conrail authorized them to make the application and have done an internal review. The NJ Turnpike was noticed of this application.

Mr. Gallagher asked about the gas pipeline and was it natural gas. Mr. Gerber did not know, but assured the Board they would "call (for mark-outs) before they dug".

Mr. McDonough, after being qualified, argued the proofs associated with the relief the applicant was seeking.

Mr. Priess stated the standards which the applicant needed to be held to as written in his review report. He believed subject to the Board review that those impacts have been addressed.

Mr. Feranda asked about the access to the board. He stressed there was no need to bring a truck in for copy changes and never more than once per month. There was a street where the truck could park and then walk to the Board.

PUBLIC COMMENTS

Mr. Dillon, sworn, mentioned he was not noticed due to the distance from the sign; however, he could see this sign from his window. The only trees are along Indian Run Brook. Could there be a condition not to be able to convert to digital signage (applicant agreed). Mr. Dillon asked about the lighting (applicant had addressed the LED limits spillage).

Allison R. Nolan of Lum Drasco & Positan, on behalf of their client, Estes Vineyards at 10 Hightstown-Cranbury Station Road, near the proposed billboard, objected to the construction near their property on the grounds it would be an "eyesore" and would detract from the value of the property. Their concern is with the large structure, views, lighting, and maintenance noise.

Mr. Johnson noted that property was the triangle property.

Ms. Nolan said they had residential tenants on the property.

Mr. Stewart scaled the property at 2,500' from the billboard.

Mr. Gryowski noted this property was further in distance away from the billboard than Mr. Dillon, so he was confused about the impact. He stated he did not know if it was a glitch that they were noticed. Ms. Cecil noted noticing is 200' from the property line of the lot itself.

Mr. Stewart motioned for approval. Mr. Hasselbach seconded the motion.

MOTION MADE: Mr. Stewart
MOTION SECONDED: Mr. Hasselbach

VOTE ROLL CALL

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

MOTION CARRIED

PB287-16 Cranbury Public Library
Block 23, Lot 14.03, Zone RLD-1
North Main Street
Capital Review

The Library Board had a meeting with the professionals of the Planning Board and subsequently those who had concerns.

Mr. Berkowsky agreed the concept design originally designed was not the best and put up two new proposed designs.

EXHIBIT A-4 Perspective View of the East
EXHIBIT A-5 Birdseye View from the East
EXHIBIT A-6 Perspective View of the East
EXHIBIT A-7 Perspective View from the North
EXHIBIT A-8 Preferred Concept

The new design had the proposed parking lot in the front of the building with a roundabout separating Park Place from the Library parking lot. The two concepts showed if an alternative was necessary due to relocating the parking lot further from the water main easement (Even NJ American Water did not

have a clear indication of location) and the natural detention basin closer to the ball field. The Library Board hoped the alternate concept would not be necessary. New basin design created an environmentally pleasing rainwater filtration basin which could also double as a learning environment for the school children.

The public and the Board found this new design much more agreeable and addressed all the original issues, which were found objectionable.

Mr. Kehrt complimented the Library and the neighbors for achieving what originally the Planning Board was hoping for; coming together and solving the issues. He recognized there was still a way to go.

Mr. Hasselbach asked why they could not find out where the water line was. Mr. Berkowsky said they could eventually; however, there was a timing on getting all the issues. Mr. Hasselbach said it would be a good time to replace the water line and not ever have to worry about it.

Both the Library and public spoke favorably about the new parking configuration and the bio-retention (rain garden). There were still technical issues that would need to be addressed, however, for the most part, it was looked upon favorably.

Mr. Hasselbach motioned for the approval of the plan as proposed with the two alternatives. Mr. Harvey seconded the motion.

MOTION MADE: Mr. Hasselbach
MOTION SECONDED: Mr. Harvey

VOTE ROLL CALL

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

MOTION CARRIED

DISCUSSION ITEMS

CRANBURY TOWNSHIP ORDINANCE # 10-16-22 – AN ORDINANCE REVISING AND AMENDING THE REGULATIONS PERTAINING TO THE HC HIGHWAY COMMERCIAL AND GC GENERAL COMMERCIAL ZONES IN CHAPTER 150, “LAND DEVELOPMENT” IN THE CODE OF THE TOWNSHIP OF CRANBURY

Mr. Stewart motioned that the ordinance was consistent with the Master Plan. Ms. Callahan seconded the motion.

MOTION MADE: Mr. Stewart
MOTION SECONDED: Ms. Callahan

VOTE ROLL CALL

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

MOTION CARRIED

MINUTES

October 8, 2015, and November 5, 2015, upon a motion made and seconded the minutes, were approved unanimously.

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 October 20, 2016, consisting of 4 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 November 17, 2016.

Josette C. Kratz, Secretary

/jck