

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

**MINUTES MAY 4, 2017  
APPROVED ON JUNE 15, 2017**

**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 May 4, 2017, at 7:30 p.m.

**CALL TO ORDER**

Art Hasselbach, Chairman of the Cranbury Township Planning Board, called the meeting to order.

**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 were 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**

- Callahan, Karen
- Cook, David (Excused)
- Gallagher, James
- Hasselbach, Arthur
- Johnson, Glenn
- Kehrt, Allan
- Mavoides, Peter (Excused)
- Schilling, Brian
- Stewart, Jason (Excused)

**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 (Pam Semanchik)

## MINUTES

Upon a motion made and seconded the minutes of April 6, 2017, were approved.

## APPLICATIONS

**PB295-17**                    **Sun Pharmaceuticals Industries Ltd.**  
**Block 5, Lot 7.01, Zone LI**  
**270 Prospect Plains Road**  
**Minor Site Plan**

REPRESENTATIVES:            Kenneth Pape, Esquire  
   Thomas Mueller, P.E. – Dynamic Engineering

Ms. Cecil announced the noticed was reviewed and the Board can take jurisdiction.

Mr. Pape stated this is an application for a minor site plan to install two concrete pads roughly 22-FT x 55-FT roughly in size, counting the sidewalk. These pads are necessary to install the equipment required for Sun Pharmaceuticals to remain in compliance with DEP air quality requirements. The applicant was installing the concrete pads with a contractor at the time they went for a building permit they were informed the pad required the Board's review and approval.

Mr. Mueller and the Board's professionals present were sworn.

Mr. Mueller's credentials were accepted. Mr. Mueller gave a brief overview of the application using the plans previously submitted to the Board as part of their packets. The overall property consists of 22.1 acres with frontage on three roads; Prospect Plains Road to the north, NJ Turnpike service road to the west, and the actual NJ Turnpike to the east. The surrounding uses are all light industrial except for the property to the west, which is an undeveloped farm lot. The existing zoning is light industrial. Under the proposed conditions there are no modifications to the proposed use; it will remain a permitted use.

Mr. Mueller stated the applicant proposed, to construct, two concrete pads. One concrete pad would be 18' x 1" wide x 50' wide and the second would be 50' x 18'. The proposed concrete pads would be located on the southern perimeter of the existing building, indicated in the small dashed box on the exhibit referenced. The limit of disturbance for the proposed development was only about 2,600 SF, which was a limit of only 0.3 percent of the overall site, just to put some scale on what we were trying to do here and how small it was. They are also proposing a new concrete sidewalk along the frontage of the pads, between those proposed pads and the existing curb line of the parking lot. The applicant would buffer the proposed concrete pad from the parking lot with a six-foot high slatted louver fence. The purpose of the concrete pads is to support vapor processing equipment including a thermal oxidizer and a chiller to incinerate and condense vapors generated by the transfer of flammable liquids in order to comply with state and federal air quality regulations.

The 6' fence would act as a separation from people who are on the sidewalk so they do not inadvertently touch the equipment. Since this side of the building faces the NJ Turnpike there was no attempt to screen or buffer the equipment.

There were many questions from the Board about the specifics of the equipment installation; however, all installation must be performed in accordance with the NJDEP regulations, Construction Official's approval, and applicable fire codes. An engineering evaluation shall be performed to determine safe set-back requirements property lines, roads and buildings and insure application of sound fire protection and process engineering principles. Mr. Kehrt motioned for the approval of the application including Mr. Preiss condition that the fence color matches the building.

MOTION MADE BY: Mr. Kehrt  
MOTION SECONDED BY: Mr. Johnson

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Kehrt, Mr. Hasselbach  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Cook, Mr. Mavoides, Mr. Stewart

MOTION CARRIED

**PB065-03            Alfieri – Half Acre Road, LLC**  
**Block 5, Lot 9, LI Zone**  
**Block 7, Lot 10, LI Zone**  
**Half Acre Road**  
**Final Major Site Plan**

REPRESENTATIVES: Frank Petrino, Esquire  
Ralph J. Orlando, PE - Partner's Solutions East Group  
Larry Valenza, RA, LEED AP – M & H Architects

Professionals for applicant were sworn. Board professionals remained under oath.

EXHIBIT A-1            Revised Site Plan, Sheet 1-1, May 2, 2017  
EXHIBIT A-2            Sign Example (Noted tenant w/not be Wayfair as on sign was shown)  
EXHIBIT A-3            Fence Detail Sheet  
EXHIBIT A-4            3D Rendering  
EXHIBIT A-5            Site Line Study  
EXHIBIT A-6            Roof Plan  
EXHIBIT A-7            Elevations PB-2 Drawing

This applicant sought final site plan for the Half Acre Road site. Circulation, loading and truck storage remained the same as the original approval except for driveway connection to provide more flexibility and movement of parking office area, adding more visibility and less congestion. Mr. Feranda felt it better to widen the radius rather than have a truck run up over the curb and matches the other radius. Mr. Hasselbach concurred. Mr. Orlando felt it would be an easy change.

Mr. Orlando went on to state the east side design changes provide for open space and moved parking. They reduced the dock spaces to provide additional green space/open space. Originally 160 dock spaces, now proposed 138 dock spaces. Proposed monument sign (three) will be on Half Acre Road and two for Liberty Road (each at the driveway location). Using Ex. A-2 showed the sign as exactly building for the Station Road site; however, the tenant will not be the same. There would a variance request for the number of signs proposed. The applicant called for a design waiver for the added height to the concrete pedestals mounting the light posts, 42" to 60".

Mr. Orlando stated they would be complying to Mr. Hoder's review memo, pointing out one change to Page 3, Item 5 for the construction of full width on Half Acre. Mr. Orlando stated they wanted to do half now and the other half later and which time they would be able to adjust new to old payment elevations. The applicant will have a pump locating inside the building instead of outside, because of the location of the main. Mr. Hoder mentioned the undersized pipe had been upgraded.

Mr. Kehrt asked about the detention basin, which Mr. Oland would be built now and earthwork had already begun. Mr. Gallagher asked about the conservation easements, answered would remain the responsibility of the owner.

Mr. Valenza testified, giving an overview of the architectural floor plan and elevation design. He stated there would be a metal fence, pick & rail. They used three-dimensional software to determine the visibility of the rooftop equipment, assuring nothing is visible from the roadway. Mr. Valenza testified about the wall signs. There would be six wall signs, two on each of the elevations with road frontage. If it is, a single tenant building there is one sign on each of the three elevations. If it becomes multiple tenants, building there would be one additional sign, which compiles on each of the three elevations. The size, using the Wayfair site as the model, showing a 115-Sf sign, in excess of the allowable 12-SF. He noted that 12-SF would be the size of the building numbers, using that as a comparison. Signage designs will need to return for final approval for final adjustments based on the tenant as part of a total signage package. Mr. Preiss felt it would be submitted to the Mr. Hoder and himself and if the two of them see an issue, they could pass it to the Board, but felt it would be unlikely. Mr. Hoder stated they should give a perimeter of direction sign counts, etc.

There were no further comments from the Board. There were no comments made from the public, none present when the floor was opened to the public for comments.

Mr. Schilling motioned for the approval for the approval of the application as discussed.

Mr. Johnson seconded the motion.

MOTION MADE BY: Mr. Schilling

MOTION SECONDED BY: Mr. Johnson

ROLL CALL:

AYES: Ms. Callahan, Mr. Gallagher, Mr. Johnson, Mr. Kehrt, Mr. Schilling, Mr. Hasselbach  
NAYS: None  
ABSTAIN: None  
ABSENT: Mr. Cook, Mr. Mavoides, 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 May 4, 2017, consisting of five (5) 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 15, 2017.

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Josette C. Kratz, Secretary

/jck