

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

**MINUTES AUGUST 3, 2017  
APPROVED ON SEPTEMBER 14, 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 August 3, 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**

Under the Sunshine Law, adequate notice by 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
- Gallagher, James
- Hasselbach, Arthur
- Johnson, Glenn
- Kehrt, Allan
- Mavoides, Peter
- Schilling, Brian
- Stewart, Jason

**PROFESSIONALS IN ATTENDANCE**

- Andrew Feranda, Traffic Consultant
- David Hoder, Board Engineer
- Trishka Cecil, Esquire, Board Attorney
- Josette C. Kratz, Secretary
- Richard Preiss, Township Planner
- Virginia Guinta, Court Reporter

**RESOLUTIONS**

PB289-16 Radko/Wells Enterprises, LLC  
Block 23, Lot 50.01, Zone VC  
55 North Main Street  
Site Plan Review

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

**ROLL CALL:**

AYES: Mr. Cook, Mr. Gallagher, Mr. Johnson, Mr. Kehrt, Mr. Mavoides, Mr. Schilling,  
Mr. Hasselbach  
NAYS: None  
ABSTAIN: None  
ABSENT: None

**MOTION CARRIED**

**APPLICATION(S)**

PB298-17 Plug Power/CBY  
Block 10, Lot 10, Zone I-LI  
Block 12, Lot 1, Zone I-LI  
22 Hightstown-Cranbury Station Road  
Minor Site Plan

REPRESENTATIVES: Christopher DeGrezia, Esquire - Attorney  
Salahudin M. Bin-Yusif, P.E. - CSA Engineering Manager  
Cullen Hall, Safety Manager

Mr. DeGrezia explained the reason for this application was for the Amazon warehouse. The application is for a minor site plan application to construct a hydrogen storage and fueling facility to operate the forklifts in the warehouse.

All professionals for both the Board and Applicant were sworn. Mr. Gerken oversees this application from the Township side as the Board's Conflict Engineer.

Mr. BinYusif testified for this application after his credentials were accepted by the Board. He orientated the Board to the location of the facility

EXHIBIT A-1 TEB-6 Site Modifications at Cranbury Logistics Center 8/3/17  
EXHIBIT A-2 Site Line Plan 8/3/2017

EXHIBIT A-3 Property Line Distances 8/3/2017

EXHIBIT A-4 Photos of Facilities

EXHIBIT A-5 Fencing Plan (Louver Type)

EXHIBIT A-6 Photos of Facilities

The fueling pad is in the center of the site, between three proposed warehouses of which will service the second warehouse. To locate the facility, they lost nine (car) parking spaces, noted on the plans. Facility is located 1,700 FT from the closest property line. There will be no change to the function of the site. The site is in the impervious parking lot, so nothing will be done to any existing pervious area. The fence would provide 80% screening (exhibit only shows 20%).

Mr. Hasselbach questioned if there was a need for lightening suppression. Mr. BinYusif said it did require grounding, but would refer to Mr. Hall for answering further. Mr. Gallagher had many questions pertaining to the safety consideration for the operations of the tanks, whereas the applicant answered they were taking all the required precautions. Mr. BinYusif explained the truck trailer unloading system, where the trailer is backed into the refueling spot. A method they found which reduced incidents and best access. Fence is surrounded in bumpers. Mr. Gallagher disagreed with backing in of the trailer, however Mr. BinYusif argued their method was standard, having unloaded in the front intensifies exposure to hazards causes by traffic.

Mr. Hall explained the safety devices and consideration in connection to the hydrogen fueling station, along with answering questions from the Board members. They are well below the national standards, for safety relating to the hydrogen.

Mr. Stewart asked where there is a catastrophic failure, in the worst-case scenario, what could happen? Mr. Hall gave explained of incidents, such as venting tank without paying attention where the vertical tank vent created a pressure cloud formed when the vent released as the same time static created spark. A fire ball was created, which was consumed within seconds. The driver, with no injuries, commented that this happen all the time, which subsequently he was fired. Mr. Hall stated this was a rear occurrence.

Mr. Mavoides asked about contamination to the “cap”. Mr. Gerken stated he believed the pipes were already installed, along with the sewer, water, drainage, etc. There also wasn’t a closure on the full “cap” now. Mr. DeGrazia said NJDEP would do the final signoff.

There were a few revenue questions asked along with number of existing facilities at other companies. Company uses high pressure tube trailers, as a backup. Drivers are common carriers with specific standard delivery procedures.

Mr. Preiss had questions relating to the color, size, type of fencing. Mr. BinYusif stated the fence would be on all four sides. Color is chosen by the owner. The type of fence would be “louver”. The Board asked that the fence not be a bright color, asking for natural colors scheme, like the building elevation color. Applicant would consult with Mr. Preiss.

Mr. Gallagher asked about the plans reference to NFPA2, which includes references NFPA 55 and 52. Mr. BinYusif explained the notation. Mr. Gallagher wanted it included in the resolution the facilities, piping, etc. would be designed, maintained, tested, etc., in accordance with NFPA2.

There were no comments made from the public.

MOTION MADE BY: Mr. Cook  
MOTION SECONDED BY: Mr. Stewart

ROLL CALL:

AYES: Mr. Cook, Mr. Gallagher, Mr. Johnson, Mr. Kehrt, Mr. Mavoides, Mr. Schilling,  
Mr. Hasselbach  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIED

**PB297-17 Garden State Building, L.P.  
Block 13, Lot 13 & 16, Zone I-LI  
Halsey Reed Road  
Minor Subdivision**

REPRESENTATIVES: Donald S Driggers, Esquire  
John Bisceglia, Owner/Principal  
David Eareckson, Engineer

All witnesses and Board's professionals were sworn.

Mr. Driggers called this a minor subdivision, however it really is a lot line change. Two lots are owned by the same person and they are moving 10.5+/- acres, adding on to the northly lot. There are no new lots created. This is only a lot line change. This would be recorded with Middlesex County Clerk's Office if approved.

Mr. Bisceglia introduced himself to the Board. Garden State is a family company, which mainly build industrial building. They have owned property in Cranbury for over 30 years. Trying to increase northly lot by a little less than 10,5 acres. Lot currently being farmed, no structures exist. The southerly lot, larger, is currently part of a mitigation bank, so it presently has a conservation easement. The portion being moved does not have a conservation easement.

EXHIBIT A-1 Map titled lot line adjustment

Mr. Eareckson's credential were accepted by the Board. He gave an orientation of the site location, located in the L-IL Zone.

Mr. Hasselbach asked where the property line wetlands mitigation property, asked if there was access to sewer. Mr. Eareckson said there is a force main to the new Amazon facility.

There were no members of the public, therefore no comments were made at the time floor was open to the public.

MOTION MADE BY: Mr. Johnson  
MOTION SECONDED BY: Ms. Callahan

**ROLL CALL:**

AYES: Mr. Cook, Mr. Gallagher, Mr. Johnson, Mr. Kehrt, Mr. Mavoides, Mr. Schilling,  
Mr. Hasselbach  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIED

**MINUTES**

Minutes of July 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 August 3, 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 September 14, 2017.

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Josette C. Kratz, Secretary

/jck