

**DEVELOPMENT REVIEW COMMITTEE
TOWNSHIP OF CRANBURY
23-A NORTH MAIN STREET
CRANBURY, NEW JERSEY 08512**

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DEVELOPMENT REVIEW COMMITTEE

Summary of Meeting

Meeting Date: February 3, 2022

Meeting Commenced 5:00 p.m.

The Development Review Committee conducted the informal meeting as required pursuant to Township Land Development Section 150-76 via the ZOOM Platform.

DRC MEMBERS:

- James Gallagher (Alternate PB Member)
- Michael Kaiser (PB Member)
- Richard Kallan (Alternate ZBA Member)
- Evelyn Spann (TC & PB Member)
- Merilee Meacock (ZBA Member)
- Jason Mildenberg (EC Representative)
- David Nissen (ZBA Member)
- Wayne Wittman (PB Member)

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- Andrew Feranda, Board Traffic Consultant – Horner and Canter Associates
- Robert Davidow, Esquire – Mason, Griffin & Pierson, P.C.
- David Hoder, P.E., Board Engineer – Maser Consulting
- Elizabeth Leheny, PP, Board Planner
- Robin Tillou, Planning/Zoning Administrative Officer

DISCUSSIONS:

PB352-22 Premier A-2
Preliminary and Final Site Plan
Block 16, Lot(s) 1 & 2 – Zone GC– 2 Brick Yard Road
Self-Storage Warehouse

Applicant’s Representatives Attending: Frank Petrino, Esq., Eckert Seamans Cherin & Mellott
Jeffrey Haberman, PE, Dynamic Engineering
J. Scott, Cooper
Ted Skopus, Property Owner

Date Application Submitted: 3/2022

A brief description of the proposed development:

The applicant is looking to propose a self-storage unit in the GC Zone. The self-storage warehouse is a permitted use in the GC zone. This application is located between South Main Street and Brick Yard Road. There is an existing moving storage office on the north part of lot 1 and a residential dwelling on the southern part of lot 1. Lot 2 is a residential dwelling closer to South Main Street. The minimum lot size is 3 acres in the GC Zone. A variance is needed due to both lots combined in this proposal are 2.405 acres. The other variance is the front yard setback to the Brick Yard Road property line where 75 ft is required, they are proposing 47.4 ft. There will be a full movement driveway from the County roadway (S. Main Street) only. There will be doors along the facades with internal storage. There is an entrance in the back and there will be a canopy in the back. The main loading operation occurs on the west side of the building. They are exceeding the floor area ratio.

Chair Kaiser noticed on the site plan that Brick Yard Road has a property line in the middle of the road and not at the edge of the road.

Mr. Haberman stated when performing the survey based on the evidence the property line is there. A portion of the public roadway falls on Lot 2. It would have to be a dedication or an easement to grant that back to the Township.

Ms. Spann mentioned she does not see consideration for the Route 130 circle proposed changes on the plans. Brick Yard Road would be disappearing once the DOT puts through the changes and that is the main concern.

Andrew Feranda had the following comments:

- All the alternatives had the same alignment of Brick Yard Road with DOT. It requires Brick Yard Road be realigned away from the circle right across from the gas station.
- The realignment of Brick Yard Road was done in the middle of the site to avoid any interference with the site to the east. They tried to straighten out the alignment and come through the middle rather than bend it down to meet the gas station driveway. If they are realigning the driveway, it will present other concerns that there is an existing gas station with gas pumps which is not optimal for the driveway. If they were to move the alignment closer to the south side of lot 2 the home would be impacted by the alignment

so it makes sense to stay toward the middle.

- The DOT was going to provide an access along the realigned Brick Yard Road so you would not have a direct access off South Main Street. The access would be from the realigned section of Brick Yard Road. The concern is the access close to the circle on Main Street.

Ms. Spann advised there will be a DOT meeting regarding the Cranbury Circle. Mr. Feranda confirmed it will be on Wednesday, April 9, 2022 at 10 AM.

Chair Kaiser stated Ms. Spann and Mr. Feranda should make the DOT aware that there are two property owners that are affected by their plans and would like to develop the land. They should advise on how to proceed.

In conclusion, Chair Kaiser suggested Mr. Feranda and the developer get together to figure out the issue at hand and how they would like to modify their plans before proceeding with the application.

Application Deemed Complete: YES NO N/A