

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

TIME AND PLACE OF MEETING

The Meeting of the Cranbury Township Planning Board was held on November 2, 2023 at 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

CALL TO ORDER

Wayne Wittman, Chairperson, called the meeting to order at 7:00 pm and presided over the meeting.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on January 11, 2023 of this meeting's date, time, place and the agenda was mailed to the Cranbury Press and Trenton Times, posted on the Township Bulletin Board, mailed to those requesting personal notice and filed with the municipal clerk.

MEMBERS IN ATTENDANCE

- ☒ Anderson, Deanna
- ☒ El-Badawi, Eman
- ☒ Ferrante, Michael
- ☒ Gittings, Bill
- ☒ Jones, Dominique
- ☐ Mildenberg, Jason
- ☐ Spann, Evelyn, Vice-Chairperson
- ☐ Stewart, Jason
- ☒ Wittman, Wayne, Chairperson

PROFESSIONALS IN ATTENDANCE

- ☐ Andrew Feranda, Traffic Engineer
- ☐ David Hoder, Board Engineer
- ☒ Elizabeth Leheny, Board Planner
- ☒ Sharon Dragan, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

MINUTES

October 5, 2023

Upon a motion from Ms. Jones and Mr. Ferrante offering a second, the September 7, 2023 minutes were unanimously approved by those eligible to vote.

RESOLUTION

**PB385-23 Eldo Abide, DMD
2664 Route 130
Block 6, Lot 14.031 & 14.032 - HC (Highway Commercial) Zone
Request for Waiver of Site Plan Approval – Parking**

MOTIONED TO MEMORIALIZE RESOLUTION: Mr. Gittings

SECONDED: Ms. Jones

ROLL CALL:

AYES: Ms. Anderson, Ms. El-Badawi, Mr. Ferrante, Mr. Gittings and Ms. Jones

NAYS: None.

ABSTAIN: None.

MOTION PASSED

**PB346-21 J-Star Research (Cedar Brook Corp)
Block 1.01, Lot 1, RO/LI Zone
2 Clark Drive
Amendment to Resolution – Grass Permeable Pavers**

Representatives: Bruce Simon, Vice President of Eastern Management Company,
Developers of Cedar Brook

Mr. Bruce Simon introduced his amendment to the approval of the application that was approved at an April 7, 2022 Planning Board meeting and the resolution memorialized on May 5, 2022.

Mr. Simon advised he would like to amend the portion of the resolution that reads “Applicant provided testimony that it will convert portions of the parking areas to permeable grass pavers to offset the additional impervious coverage added by the proposed improvements to bring the percentage below or keep it at its current number.” Mr. Simon submitted documents regarding the pavers he is proposing to the Board. The proposed pavers will be more costly, but the aesthetics of them will be better than the permeable grass pavers. Mr. Simon provided evidence of the current permeable grass pavers having dirt and mold in them. The proposed area will have a gate just off Clarke Drive and will be for truck access.

Mr. Gittings stated he does not want the proposed pavers to set a precedence for other developments that may have more square footage to cover. He does agree that the grass pavers do not work well.

Mr. Simon advised the portion that he will be covering with the proposed pavers will be approximately 10-15 x 20 and/or approximately 200 – 250 sq. ft.

Mr. Gittings stated as per the specs provided, the proposed pavers are installed with gravel, and he wants to make sure the pavers will support a fire truck.

Mr. Dragan advised Mr. Hoder looked over the specs for the proposed pavers and determined they are pervious.

Ms. Jones asked what is currently located where the proposed pavers will be.

Mr. Simon responded asphalt.

Members present at the April 7, 2022 Planning Board meeting were eligible to vote for the amendment.

MOTIONED TO AMEND RESOLUTION: Mr. Gittings

SECONDED: Ms. Jones

ROLL CALL:

AYES: Mr. Gittings and Ms. Jones

NAYS: None.

ABSTAIN: None.

MOTION PASSED

PUBLIC COMMENTS

Chair Wittman opened the meeting to the public for any comments for items not on the agenda.

Mr. Bruce Simon, Cedar Brook, advised he was told by Middlesex County to put in a sidewalk from Dey Road to Route 130. He feels that can be dangerous and does not want to be liable. He has seen accidents that turn from Clark Drive.

Mayor Ferrante stated to give him the documents and he will look further into this with the Township Committee.

With no other public comment Chair Wittman closed the public forum.

DISCUSSION

Developable Land in the Industrial, GC and HC Zones

Chair Wittman advised he had put a request to the Board Planner, Ms. Leheny, to research the vacant land that can be developed or is in the process of being developed in the Industrial, GC and HC Zones. Ms. Leheny mapped what was and was not available in those zones.

Ms. Leheny explained that the color-coded green on the map is preserved farmland and cannot be developed. The other properties in pink are farmland, but are not preserved, so they can be developed. The gray is considered undevelopable due to being all wetlands.

Chair Wittman explained when he was on the Township Committee back in the 1990's, he had proposed eliminating the mix use in the RO/LI zone. Members of the Township Committee at that time did not favor that and they left the mix use as RO/LI. There is a low demand currently for office space. It may be good idea if the balance of the RO/LI zone that has not been developed be considered for rezoning to LI, while keeping the developed area in the RO/LI zone as RO/LI. There has been nothing done to those properties in 30 - 35 years. The undeveloped spaces in the RO/LI zone have not been developed because of low demand for office space. With no residential in that area surrounding the northern portion of the RO/LI zone it would be good to develop the land as LI.

Ms. Jones advised there could be some unforeseen circumstances if that is done.

Ms. Dragan advised that if that were something the Board would like to pursue then it can be done with a zoning reclassification. It is recommended to do the whole zone as opposed to spot zoning.

Ms. Leheny advised it could be an amendment to the land use element in the Master Plan.

Open Space and Recreation Plan

Chair Wittman advised that there may be an Open Space and Recreation Plan (OSRP) update. It will look at the parks and the uses of the parks. This will come into the purview of the Planning Board. The Planning Board did amend the OSRP in 2008. If we want to update the OSRP section of the Master Plan the Board can discuss this at the next meeting.

Ms. Anderson asked if a map could be made of the open space and parks.

Ms. Leheny stated there is a map online now, but she will make one for this proposal.

ADJOURNMENT OF MEETING

There being no further business, Ms. El-Badawi made a motion to adjourn the meeting with Mr. Gittings, offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:30 pm.

CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and secretary of the Cranbury Township Planning Board and that

the minutes of the Planning Board, held on November 2, 2023, consisting of five (5) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board this December 8, 2023.

Robin Tillou

Robin Tillou, Administrative Officer

/rst