

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

(609) 664-3122

Meeting Date: March 7, 2024
Meeting Commenced 5:00 p.m.

The Development Review Committee conducted the following formal meeting as required pursuant to Township Land Development Section 150-76. This meeting was held in Town Hall, 23A N. Main Street, Cranbury, NJ 08512.

Minutes were produced for this DRC meeting due to being a formal meeting for an approval of minor site plan.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law adequate notice in accordance with the open public meeting act was provided on February 27, 2024 of this meeting's date, time and location. 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.

DRC MEMBERS:

- Michael Ferrante (TC & PB Member)
- Evelyn Spann (PB Member/Chair – DRC Chair)
- Bill Gittings (PB Member)
- Dominique Jones (PB Member – DRC Alternate)
- Richard Kallan (ZBA Member)
- Joseph Buonavolonta (ZBA Member)
- Gwen Parker (ZBA Member – DRC Alternate)
- Jason Mildenberg (EC Representative)

PROFESSIONALS/ CONSULTANT/STAFF ATTENDANCE:

- Andrew Feranda, Board Traffic Consultant – Shropshire Associates, LLC.
- Sharon Dragan, 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

MINOR SITE PLAN APPLICATION FOR APPROVAL

DRC388-24 Volkswagen Group of America
47 Station Road – Block 7, Lot 20.02
I-LIS (Industrial-Light Impact Sewered) Zone
Seeking Approval for Minor Site Plan – Fence

Applicant's Representatives: Frank Brennan Esq., Applicant's Attorney, Brennan Law Firm
Aaron Rudy, Manager for Parts, Planning and Resources for
Volkswagen
Clifton W. Quay, Applicant's Engineer/Planner, Stantec

EXHIBITS:

A-1 – Views of Property – 47 Station Road

A-2 – Views of Property

A-3 – Sheet 2 of 3 – Proposed Site Plan - Sheet 2 of 3 – 2/9/24

Mr. Brennan introduced the application by stating the applicant had gates previously installed and the applicant now wants to build a fence to connect those gates to the loading docks in the front and the rear of the building. The proposed approximately 7 ft. galvanized chain link fence will match the existing material of the gates. This property is one of the first properties developed in Cranbury. The berms and dense landscaping hide the building. They have woven the fence to provide the security that is needed. The fence complies with the Cranbury Township code. There are no waivers requested and the application is consistent with the fence regulations.

Aaron Rudy, Manager for Parts, Planning and Resources for Volkswagen Group of America stated he oversees the locations in the U.S. for the facility management and maintenance. The building in total is 1,000,000 sq. ft. and Volkswagen originally signed a lease in 2003. The new lease that was signed is for 10 years, so Volkswagen is invested in this property. This building has 230 employees. The average trailer moves per day is 180. There are two (2) buildings collocated within the walls of the Cranbury facility. The one (1) building is a redistribution center (RDC) that manages all the inbound freight from Germany. And the other building is the parts distribution center and supplies 240 dealers in the northeast with trucks out to those dealers for all aftersales parts. The reason for the fence is there was a large theft in 2022 and their internal audit team made a request to install the fence to secure the property. The suspects bought a vehicle onto the premises and the fence would prevent that in the future. The remaining Volkswagen sites have the fencing that is being proposed for this property. The neighboring properties also have security fencing.

Clifton Quay, Engineer/Planner, advised the Board of his qualifications stating he is a licensed Engineer and Professional Planner in NJ. He received a civil engineering degree from Drexel University with a concentration in Urban Regional Planning. He has testified before hundreds of Boards for the past 30 years in NJ.

Chair Spann accepted Mr. Quay's credentials.

Mr. Quay displayed Exhibit A-3, proposed fence site plan, Sheet 2 of 3.

Mr. Quay advised the site is 58.37 acres. There was an error on the plan, but he will correct it to 58.37 acres. There is landscaping, berms and buffering around the site to hide the fence. There are loading docks on the north and south side of the building on the long sides of the building. There are rolling gates at the driveway entrance of Liberty Way, the entrance off Station Road, at

the north entrance from Liberty and at the exit point going out to Route 130. The proposal is to connect the gates at the north and south side of the building forming a rectangular secured area. The south side has berms in the front of it so the visibility of the gates/fencing will be none adjacent to the gate. The north side fencing will not be visible. The north has landscaping to the edge of the parking lot and a big detention basin in the back. There will be a 4' man gate with a panic bar on the inside. The man gate will be for a means of exit in an emergency. There will be a bar to get out of the loading yard area. The man gates will be for pedestrians. Pedestrians will not be able to enter the man gates from the outside. It will be exit only.

Mr. Kallan asked how emergency vehicles would enter.

Mr. Brennan advised there are existing Knox boxes, and the fire hydrants will be adjacent to the gates themselves.

Mr. Quay advised the existing Knox boxes will not be changed.

Mr. Kallan asked if emergency vehicles could get into the gated area with the loading docks being at full capacity.

Mr. Quay replied yes.

Mr. Ferrante asked if the north side fence would be running through trees.

Mr. Quay replied that the fence will be right in front of the trees. No trees are proposed to be removed.

Mr. Quay displayed A-1, 47 Station Road and A-2, both current views of the property. Mr. Quay went over the views displayed.

Chair Spann asked if the applicant would be updating the current gates.

Mr. Quay replied that the gates are in good condition. They may add barbed wire. The gates are also galvanized chain link fabric.

Mr. Buonavolonta asked if the fence would be colored.

Mr. Quay replied since there is no visibility from the street the fence will not be colored.

Ms. Leheny asked if there will be landscaping proposed.

Mr. Quay replied there will be no landscaping proposed. They will be maintaining some trees by trimming them.

Ms. Leheny asked if anyone uses Brainerd Lake in that area.

Mr. Ferrante replied that sometimes the boy scouts do.

Ms. Jones asked if trimming the trees would make the fence more visible.

Mr. Quay replied it would not make the fence more visible. The distance to the property line is 190 ft. from the lake. There are possibly six (6) trees to cut back. The grading comes out and slopes into the fence.

Ms. Leheny asked if additional cameras and/or lighting will be installed.

Mr. Quay replied there will not be additional cameras and/or lighting installed.

The following is the vote from the DRC members regarding application DRC388-24 Volkswagen Group of America – fence.

MOTIONED TO APPROVE: Mr. Ferrante

SECONDED: Ms. Jones

ROLL CALL:

AYES: Mr. Ferrante, Ms. Jones, Mr. Kallan, Mr. Buonavolonta and Ms. Spann.

NAYS: None.

ABSTAIN: None.

MOTION PASSED

PUBLIC COMMENT

Chair Spann opened the public forum. With no public comment, the public forum was closed at 5:48.

ADJOURNMENT OF MEETING

There being no further business, Mr. Kallan made a motion to adjourn the meeting with Mr. Ferrante, offering a second. By unanimous vote, the meeting was thereupon adjourned at 6:00 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 March 7, 2024, consisting of four (4) 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 April 5, 2024.

Robin Tillou

Robin Tillou, Administrative Officer

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