

TOWNSHIP COMMITTEE MEETING  
October 24, 2011

The regular meeting of the Township Committee of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: David Cook, Glenn Johnson, Daniel Mulligan, Jay Taylor, and Mayor Win Cody. Also present were Michael W. Herbert, Esq., Township Attorney; William Tanner, P.E., Township Engineer; Denise Marabello, Township Administrator/Director of Finance; and Kathleen R. Cunningham, Clerk/Assistant Administrator. Mayor Cody led in the salute to the flag, and Ms. Cunningham gave the following Open Public Meetings Act statement:

In accordance with Section 5 of the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided:

- (1) Posted on December 2, 2010 on the Bulletin Board of the Municipal Office at 23-A North Main Street, Cranbury, New Jersey and remains posted at that location.
- (2) Communicated to the Cranbury Press, Home News Tribune and Trenton Times on December 2, 2010.
- (3) Was filed on December 2, 2010 at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey, posted on the Township's web site and remains on file for public inspection, and
- (4) Sent to those individuals who have requested personal notice.

Regular Township Committee Minutes of September 26, 2011

On motion by Mr. Mulligan, seconded by Mr. Taylor and unanimously carried, the Regular Township Committee Minutes of September 26, 2011 were adopted.

Reports and Communications

-- Mayor

Mayor Cody reported he attended the opening of new offices of AmeriHealth, a health insurance company, on Prospect Plains Road. Mayor Cody stated there will eventually be 160 employees at the site. Mayor Cody reported a new cancer research company, Micro Biologics, is occupying 60,000 square feet in Cedar Brook and will have 200 employees in their lab and office facilities. He reported a 65,000 square foot warehouse on South River Road is now being occupied by Pet Flow, an online pet food store. Mayor Cody reported businesses are starting to come back into Town, and stated it is nice to have these three (3) significant businesses.

Mayor Cody reported last week Cranbury Elementary School second graders came to tour Town Hall and meet with the Mayor. He stated the children had many questions about Hurricane Irene and the flooding. He stated he was also impressed the children asked what they could do for the community.

Mayor Cody stated Governor Chris Christie is planning to dismantle COAH and place affordable housing under the Division of Consumer Affairs. Further information will be forthcoming in February. Mayor Cody reported Cranbury Township has \$377,000 in its COAH fund, which is money from development fees. He stated those funds should be utilized by July 2012 or the funds are subject to be controlled by the State and indicated next year's Township Committee will need to review the COAH funds.

Mayor Cody stated he received a letter from the Department of Transportation giving approval on the construction and paving of Route 130 South in the spring. Drainage issues will also be addressed.

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Reports and Communications

-- Mayor (continued)

Mayor Cody reported he received many complaints about the sign ordinance. He stated the Zoning Officer is enforcing the Township rules, and while he understands the concerns of the businesses, the rules are currently on the books. Mayor Cody stated if the Ordinance is too restrictive, it could be changed. He suggested Mr. Art Hasselbach work with businesses to prepare some recommendations for presentation to the Planning Board. The sign ordinance was not addressed in this round of Master Plan changes; however, recommendations for changes would be appreciated so the Ordinance can be revised.

Mayor Cody announced the appointment of Dr. Susan Genco, EdD., Cranbury School Administrator/Principal, as a member of the Municipal Alliance Committee. Dr. Genco was not able to be present at this evening's meeting; however, she would like to address the Township Committee at a future meeting.

-- Members of Committee

Mr. Mulligan reported the Cranbury-Plainsboro Little League requested to have their parade on Main Street in Cranbury next year. In the past, the parade has been held in Plainsboro at the municipal fields. Mr. Mulligan stated there could be costs involved so the issue would have to be addressed at budget time. Mr. Cook asked if the parade would be part of the Memorial Day parade, and if so, it would be easier to accommodate rather than paying for two parades. Mr. Mulligan stated he will go back to the Little League for additional information and will bring it up again at budget time.

Mr. Mulligan stated he attended the Board of Recreation Commissioners Meeting last week. He reported there will not be an ice rink this winter. He requested an e-mail blast announcing no ice rink be sent out to residents. Mr. Mulligan explained the current ice rink configuration does not freeze properly and other options are being researched. He stated the Recreation Department is looking into changing their By-Laws, including the responsibility of opening the lake to skating. Mr. Mulligan reported in the future the Recreation Department would like to provide greater feedback on major recreation projects in the Township.

Mr. Mulligan stated he wanted to thank the Mayor's Trophy Tournament for their upcoming donation of \$2,000 for basketball posts and backboards for Village Park. The yearly golf tournament donates funds for equipment the Township would otherwise need to spend taxpayer money on.

Mr. Mulligan asked Mr. Bill Tanner, Township Engineer, if a crosswalk is being painted at Liedtke Drive on Old Trenton Road. He stated the County chalked out a crosswalk; however, there is no striping. Mr. Tanner stated the County originally said it was not doing crosswalks and the next day the crosswalk was chalked out. Mr. Tanner wrote an e-mail thanking the County, and was informed by the County that the crosswalk was a mistake. However, in a subsequent conversation, the County said the next time crosswalks were being done, the crosswalk will be done. Mr. Taylor stated the County was painting a crosswalk at South Main Street/Old Trenton Road, and Mr. Jerry Thorne, Public Works Manager asked for the crosswalk to be painted at Liedtke/Old Trenton. The County refused to paint the crosswalk. Mr. Tanner stated he will follow up with the County.

Mr. Mulligan asked about the speed signs on Old Trenton Road, stating the signs going out of Town say 35 mph, while the sign coming into Town just after the bridge says 40 mph. Mr. Tanner agreed it is strange the 40 mph sign is there and stated he will call the County about the sign.

Mr. Cook stated there is a barn being constructed on Plainsboro Road, and he recommended the public take a drive and view the structure before the siding is done.

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Reports and Communications (Continued)

-- Members of Committee

Mr. Cook (continued)

Mr. Cook stated he followed up with Senator Linda Greenstein concerning COAH. Mr. Cook stated everything is quiet at the State level at the moment due to the upcoming elections. More news will be released after the Election which will help address the Township monies set aside for affordable housing. Mr. Cook stated the hope is the Route 130-D site will be the last affordable housing site, and with the construction of the site, Cranbury would be compliant with at over 10% affordable housing.

Mr. Cook stated respondents to the Trash RFP will be formally notified this week the trash bids will be considered inconclusive. A mailing explaining the Referendum on the ballot will be mailed to each residence.

Mr. Cook reported Mr. Tanner will explain in depth the Brainerd Lake Dam Project. Mr. Tanner will explain the scale of change and retrofit to the Bridge and Dam. Mr. Cook stated he had drawings showing the changes and scale of the spillway for residents to review. Mr. Cook stated the current spillway is 40 feet, and the new spillway will be 100 feet. He stated a memo dated July 22, 2011 (pre-Hurricane Irene), with the definition of a one hundred-year flood (a 1% chance of happening every year) and a rainfall of 8.2 inches. There was over nine (9) inches of rain with Hurricane Irene, with very saturated grounds from over 18 inches of rain in August. Mr. Cook stated he felt the option to be presented by Mr. Tanner would address that type of rainfall and avoid the flooding experienced on August 28<sup>th</sup>.

Mr. Johnson reported he attended a special meeting of the Shade Tree Commission, and he would report on the meeting during the Work Session. He reported he attended the opening of Micro Biologics, and stated the Company is doing impressive cancer research work.

Mr. Taylor stated he was hoping the sign ordinance could be suspended until Mr. Hasselbach's committee came back with recommendations; however, he was advised it is not legal to suspend an ordinance. Mr. Taylor stated he has been working with Mr. Sam DiStasio, Fire Official concerning numbering on the warehouses. Mr. Taylor stated the numbers are not displayed large enough on the warehouses and it is difficult to locate buildings. Mr. Taylor asked Mr. Charlie Smith and Mr. Michael Kervan, Cranbury Fire Department, to work with Mr. Hasselbach to incorporate the numbering of warehouses into the sign ordinance.

Mr. Taylor reported the Park Planning Commission will be meeting with the Environmental Commission to work on projects that overlap both Commissions.

Mr. Taylor reported the Police have completed the server upgrades, and approximately \$2,000 was saved through price negotiations. He reported the Township is in the process of upgrading records management software from Cody to Enforsys. Cody is basically a data depository while Enforsys is a better system which allows the Township to do reports from police cars, which means more time on the road. Under the Cody system, the police manually write down details and then reports are filled out at the station. The Enforsys system is linked into the Prosecutor's Office and allows for information sharing among departments. Under the current system, the Chief must e-mail incidents to the Prosecutor's Office where it is compiled. The Prosecutor's Office is encouraging departments to use Enforsys, and as a result, the Chief was able to negotiate a savings of \$28,000 on the data transfer from Cody. The \$80,000 system will cost the Township approximately \$50,000 for a more robust policing system.

Mr. Taylor reported for September the Fire Company had 46 calls; seven (7) alarm penalties; in August, there were 52 calls and three (3) alarm penalties; 43 calls in July and no alarm penalties. The First Aid Squad had 83 calls in September; 80 calls in August; and 78 calls in July. He reported this week bid specs were received for the Brush Truck. The current Brush Truck is a 1954 Dodge. In 2009 the Fire Company started the process to buy a water tanker for \$500,000.

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Reports and Communications

-- Members of Committee

(Mr. Taylor continued)

The Fire Company used endowment funds and volunteer donations, and in turn, the Township stated it would buy a utility truck and a brush Truck. Mr. Taylor requested the committee for the brush truck come to this evening's meeting to address the Township Committee. Mr. Charlie Smith, President of Cranbury Volunteer Fire Company, stated the brush truck is used for field fires and in woods, and Mr. Michael Kervan, Chief, stated the Township has had several brush fires over the past couple of years. Mr. Cook confirmed the truck's use is integrated with the Department's other pieces of equipment. The cost of the truck will be less than \$150,000. Mr. Taylor stated the bid can be put out before the capital ordinance; however, Ms. Marabello stated the bid cannot be awarded. Mr. Taylor stated the Fire Company has applied for a \$50,000 federal grant for personal ID tags, which are used during fires. These tags are used by surrounding municipalities so if there was a mutual aid call, the tags would also show up on the other systems and ensure the safety of our volunteer fire fighters.

Mr. Taylor referred back to the Transportation Industrial District (TID) discussion at the previous Township Committee and asked if a resolution should be done in case the Township Planner and Traffic Consultant need to be paid. Mr. Michael W. Herbert, Esq. stated a motion is usually done for the transfer of money. Ms. Marabello explained the developers will be approached to see if they are willing to pay for a feasibility study. If the developers do not agree to pay, the Township Committee will decide if they want to move forward with the study. In the meantime, the Planner and Traffic Consultant will be spending time coming up with the study and approaching the developers. Ms. Marabello asked them not to invoice the Township until 2012, and they have agreed to do that. The Township Committee can decide in 2012 if the study should continue or the fee capped. Mr. Taylor asked if a motion setting a maximum fee should be addressed today, and Mayor Cody stated the resolution is not on the agenda. Mr. Taylor asked how the Township accounts for a bill next year that was not budgeted. Mr. Cook stated the hours should be documented now and there should be a capped amount. Mr. Mulligan asked if the Township is being billed since last meeting, and Ms. Marabello stated they have been doing work. The Township Committee agreed to cap the amount at \$1,500, and asked Ms. Marabello to find out tomorrow what the amount to date is. On a motion by Mr. Taylor, seconded by Mr. Mulligan, the Township Planner and Traffic Consultant fees are to be capped at \$1,500 until the Township has further clarification on the scope and cost of the project was adopted by a vote:

Ayes: (Cook  
(Johnson  
(Mulligan  
(Taylor  
(Cody

Abstain: (None  
Absent: (None

Nays: (None

--Subcommittees

There were no reports from Subcommittees.

Agenda Additions/Changes

Ms. Kathleen Cunningham, Clerk, reported under Work Session, Item C is being moved to the beginning. The first item to be discussed will be Item C, with the remaining items following in sequence.

TOWNSHIP COMMITTEE MEETING  
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Ordinance  
First Reading

***CRANBURY TOWNSHIP ORDINANCE #10-11-19, IN ITS ENTIRETY, IS ATTACHED AS  
“ADDENDUM A” AT THE END OF THE MINUTES.***

Cranbury Township Ordinance #10-11-19

An Ordinance entitled, Cranbury Township Ordinance #10-11-19, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE LAND USE CODE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY” was introduced on first reading. Mayor Cody reported a committee worked on the Master Plan a year ago, and it was adopted by the Planning Board at the end of last year. He reported the Planning Board worked this year on the Ordinance for the commercial zone. The Ordinance is being introduced only this evening and public comment will be on November 14<sup>th</sup> at 7 p.m. The Ordinance will be addressed at the next Planning Board Meeting on November 3<sup>rd</sup>. Mr. Michael W. Herbert, Township Attorney, stated the Planning Board has 45 days to provide advisory opinion on the Ordinance. Mayor Cody asked if the Planning Board did not send comment back by the next Township Committee, could action be taken. Mr. Herbert stated no action can be taken unless the Planning Board opinion came back unless the 45 days expires without comment and then action can be taken. Mr. Mulligan and Mr. Taylor were concerned they only received the Ordinance at 2:30 p.m. this afternoon. Mr. Taylor stated this would be voted on for approval at the next meeting. Mr. Cook asked for clarification on the procedure. Mr. Herbert explained if the issues are significant and changes are needed, the process would begin again with a new introduction as a changed Ordinance and would be referred back to the Planning Board. Mr. Herbert stated this introduction starts the process. Mr. Mulligan asked if the Planner would be present at the Township Committee meeting to give a briefing. Mr. Herbert stated the Planning Board will provide their view and why it complies with the Master Plan. Mr. Cook stated he was concerned having enough time to make a decision. Mr. Herbert stated no decision is made when introducing and the Ordinance can be tabled if additional time is needed. Mr. Taylor stated he would like to see the traffic study and the impact on Main Street by changing the commercial zone out on Route 130. Mr. Johnson asked if there was latitude when the Public Hearing is scheduled. He stated he is not available on November 14<sup>th</sup>, and he would like to be present. Mr. Herbert stated it would not be a problem to wait, and the Township Committee agreed to wait until the November 28<sup>th</sup> meeting. Mr. Herbert stated the Planning Board can only advise and cannot make changes. Mr. Mulligan asked if the governing body can make changes by super majority or simple majority. Mr. Herbert stated the Master Plan is governed by the Planning Board. Mayor Cody stated the Township Committee can make changes to the legislation, but cannot make changes to the Master Plan. Mr. Cook stated the interpretation of the Ordinance can be changed, and Mr. Mulligan agreed, stating the Township Committee has the latitude to change. Mr. Herbert stated the Township Committee can change by simple majority. On motion by Mr. Mulligan, seconded by Mr. Cook, the Ordinance was passed on first reading by vote:

Ayes: (Cook  
(Johnson  
(Mulligan  
(Taylor  
(Cody

Abstain: (None  
Absent: (None

Nays: (None

Second Reading: November 28, 2011

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Ordinance  
Second Reading

Cranbury Township Ordinance #10-11-18

A motion to enter an Ordinance entitled, "Cranbury Township Ordinance # 10-11-18, AN ORDINANCE RE-APPROPRIATING \$63,500.00 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES IN VARIOUS CAPITAL ORDINANCES IN AND BY THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY" was presented for Second Reading and Final Adoption. The Ordinance was introduced at first reading on October 10, 2011, and published in the Cranbury Press, posted on the Township Bulletin Board and copies were available to the public. Mayor Cody explained this Ordinance will allow the movement of funds from monies raised between 2003 and 2008 for various projects which are no longer needed. The cash is in the Capital Budget and will be used to purchase various equipment and vehicles for Public Works. Mayor Cody asked if any members of the Township Committee had any questions or concerns, and hearing none, asked for comments from the public. There were no questions or comments from the public so Mayor Cody asked for a motion to adopt the Ordinance. On a motion by Mr. Taylor, seconded by Mr. Mulligan, and unanimously carried, the motion was adopted by a vote:

Ayes: (Cook  
(Johnson  
(Mulligan  
(Taylor  
(Cody

Abstain: (None  
Absent: (None

Nays: (None

Resolutions

Consent Agenda

Mayor Cody read the Consent Agenda Resolutions and stated he had a question concerning the status of the Public Works Storage Barn since the bids received came in over budget. Ms. Marabello stated the Township Committee will need to discuss the plan to move forward. The building specs will need to be changed to either a smaller building or wood structure. Other building options can also be changed to lower the cost. Ms. Marabello stated the Township does not want to spend the money to go out to bid again and have the bids come in too high. Ms. Marabello stated the budget is known so the specs need to be adjusted to come within that budget or wait until next year when additional funding can be added to that capital ordinance. Mr. Taylor asked Mr. Tanner, Township Engineer, about the phone inquiries he made concerning wood barns. Mr. Tanner stated he was waiting for a quote for a "delivered-to-the-site and built" structure. He stated most companies will sell kits, but then the labor must be obtained to erect the structure. He stated the wood structure will be much less expensive; however, a lot is given away by not having the steel building. He stated steel versus wood can be comparable in size but not in longevity and other issues. Items will need to be discussed to come up with recommendations. Mr. Tanner stated the first look at items to eliminate/change would result in approximately a \$40,000 savings. He stated that is a lot of money; however, it is not a lot considering a building of this size. Mr. Tanner stated it also costs municipalities approximately 30% more than entities to build because of prevailing wage, bonding, insurance, etc. He stated there is a lot of site work involved, including running power and installing lights. Mr. Tanner stated the site work greatly added to the cost of the bids. He suggested a small work group be formed, including Mr. Jerry Thorne, Public Works Manager, because he would know what the

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Resolutions

Consent Agenda (continued)

building requires. Mr. Tanner stated in order to save approximately \$100,000, the size of the building alone cannot be reduced as the site costs are still applicable. The building must be useable and affordable, and must fulfill the needs required. Mr. Tanner stated the size of the building does not require a fire suppression system. Mr. Taylor stated the building is 9,200 square feet, and a fire suppression system is required for a building of 10,000 square feet. Mr. Taylor stated gas, diesel and oil will be stored in the building. Mr. Tanner stated once you are considering a fire suppression system, consideration should be given to staying with a steel building. Mr. Art Hasselbach, Route 130, stated he has a lot of experience with pole barns. He stated he was involved in the construction of the first pole barn, which has no floor and no fire sprinklers, and the building is still standing. He was involved with the salt storage building, and the buildings are very sturdy if built correctly. Mr. Hasselbach stated there are many pole barns in Pennsylvania, which have been standing for a long time. Mr. Cook asked if a lot of the costs built in were "nice to have" or "must have?" Mr. Taylor stated the original reason to go with the steel structure, in addition to durability, was for a higher interior height of the building to load trucks, etc. Mayor recommended a subcommittee be formed to come up with recommendations, and asked Mr. Hasselbach for assistance. Mr. Tanner stated much of the specs will remain the same and a lot of the materials will not change because a certain grade of materials must be used. Some materials might be of a higher grade and can be downgraded; however, those costs amounted to only \$40,000. Mr. Taylor stated there was an existing subcommittee who had spoken to two (2) different contractors, Mr. Greg Farrington, Construction Official, Mr. Jerry Thorne, Public Works Manager and Mr. Tanner, Township Engineer, and there was a thought process to what was selected and the bid process. Mr. Tanner explained the cost of building materials, including steel and concrete, has increased over the past few years. Mr. Hasselbach agreed to assist with the subcommittee. Mayor Cody asked if the Township Committee wanted to address any of the Resolutions separately. Mr. Mulligan asked about Resolution 10-11-129 concerning \$97,661 reduction in the assessed value of a property. Ms. Marabello stated it was the Aetna building. On a motion by Mr. Taylor, seconded by Mr. Mulligan, the following Consent Agenda Resolutions were adopted by vote:

Ayes: (Cook  
(Johnson  
(Mulligan  
(Taylor  
(Cody

Abstain: (None  
Absent: (None

Nays: (None

Cranbury Township Resolution # 10-11-125

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury that all bills and claims as audited and found to be correct be paid.

Cranbury Township Resolution # R 10-11-126

WHEREAS, on September 12, 2011, the Township of Cranbury awarded a bid to Eastern Janitorial Services for cleaning services in the amount of \$1,590 monthly; and

WHEREAS, Eastern Janitorial Services failed to meet the required criteria as specified in the said bid documents; and

WHEREAS, Pure Cleaning Services, 215 Main Street, P.O. Box 65, South Bound Brook, New Jersey 08880 was the second responsible lowest bidder;

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Cranbury Township Resolution # R 10-11-126  
(Continued)

NOW, THEREFORE BE IT RESOLVED that Pure Cleaning Services is hereby awarded the bid for cleaning services for the Township of Cranbury in the amount of \$21,120; and

BE IT FURTHER RESOLVED that said Contract will commence on October 31, 2011, until October 30, 2012.

Cranbury Township Resolution 10-11-127

REJECTING BIDS FOR COLLECTION, REMOVAL AND  
DISPOSAL OF GARBAGE AND TRASH REFUSE

**WHEREAS**, at the September 22, 2011 bid opening, three (3) bids were received for Collection, Removal and Disposal of Garbage and Trash Refuse from Central Jersey Waste and Recycling, Ewing, NJ; Republic Services of NJ d/b/a Midco Waste, New Brunswick, NJ and Waste Management of New Jersey Inc., Ewing, NJ and

**WHEREAS**, N.J.S.A 40A:11-13.2 (c) allows the governing body to reject all bids for any of the reasons set forth within, including for abandoning the project for the provision or performance of the goods or services.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of Cranbury Township, County of Middlesex, State of New Jersey, that the bids for Collection, Removal and Disposal of Garbage and Trash Refuse submitted by Central Jersey Waste; Republic Services of NJ d/b/a Midco Waste and Waste Management of New Jersey are hereby rejected pursuant to NJSA 40A:11-13.2 (c) because the Committee has determined to abandon the project of Collection, Removal and Disposal of Garbage and Trash Refuse.

CRANBURY TOWNSHIP RESOLUTION # 10-09-128

A RESOLUTION AUTHORIZING THE RELEASE  
OF ROAD OPENING ESCROW

WHEREAS, Colonial Pipeline Company has \$23,624.00 in a road opening escrow account previously posted with the Township.

WHEREAS, the Township Engineer has approved the release of this money.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township of Cranbury release Colonial Pipeline's road opening escrow account.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy forwarded to each of the following:

- (a) Township Director of Finance
- (b) Colonial Pipeline

Cranbury Township Resolution # R 10-11-129

RESOLUTION TO TRANSFER OVERPAYMENT  
FROM 2011 TO 2012

**WHEREAS**, Tax Overpayments were made in the amount of \$97,661.78 on Block 5, Lot 2.04, assessed to One Continental LLC for the Tax Year 2011; and



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Cranbury Township Resolution # R 10-11-129  
(Continued)

**WHEREAS**, these Overpayments were due to reduction in the assessed value of the property from 23,683,100. to 5,534,200.; and

**WHEREAS**, a resolution is needed to transfer the overpaid amounts to 2012, eliminating the need to refund monies;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey that the Tax Collector be authorized to transfer the overpayment as specified above.

Cranbury Township Resolution # R 10-11-130

RESOLUTION TO TRANSFER OVERPAYMENT FROM  
BLOCK 21, LOT 61 TO BLOCK 21, LOT 61 QFARM

**WHEREAS**, on Block 21, Lot 61 an overpayment was made in the Third Quarter 2011 in the amount of \$17.93, and

**WHEREAS**, the Tax Collector is recommending that the overpaid amount be transferred to Block 21 Lot 61 Qfarm Third Quarter 2011, which is the same owner of record (Omar Mobin-Uddin & Eman El-Badawai) eliminating the need to refund monies; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey that the Tax Collector be authorized to transfer the overpayment as specified above.

Cranbury Township Resolution # R 10-11-131

RESOLUTION REJECTING BIDS FOR CONSTRUCTION  
OF PUBLIC WORKS STORAGE BUILDING

**WHEREAS**, at the October 18, 2011 bid opening for the Public Works Storage Building, eleven (11) bids were received from: Gingerelli Brothers, Toms River, NJ; Belmont Construction, Maywood, NJ; Apex Enterprise of Union, Neptune City, NJ; Ella Construction, Newark, NJ; RCC Building and Developers, Paterson, NJ; Hall Building Corp., Farmingdale, NJ; Angelini, Inc., Sewell, NJ; TNT Construction, Deptford, NJ; Stone Bridge Development, LLC, Watchung, NJ; RML Construction, Carlstadt, NJ; and Arco Construction Group, Elizabeth, NJ; and

**WHEREAS**, NJSA 40A:11-13.2(b) allows the governing body to reject all bids when the lowest bid substantially exceeds the contracting unit's appropriation for the goods and service.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of Cranbury Township, County of Middlesex, State of New Jersey, that the bids for the Public Works Storage Building submitted by Gingerelli Brothers, Belmont Construction, Apex Enterprise, Ella Construction, RCC Building and Developers, Hall Building Corp., Angelini, Inc., TNT Construction, Stone Bridge Developers, RMS Construction, and Arco Construction are hereby rejected pursuant to NJSA 40A:11-13.2(b) because the Township Committee of the Township of Cranbury has determined to abandon the Public Works Storage Building Project.

Reports from Township Staff and Professionals  
--Administrator

Ms. Marabello reported it was brought to her attention when looking at the 2012 calendar New Year's Day is a Sunday, and asked the Township Committee if the Township should be closed the day after (January 2<sup>nd</sup>), which is typical for a Sunday holiday. The alternative would be

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Reports from Township Staff and Professionals (Continued)

--Administrator (cont'd)

open on January 2<sup>nd</sup> and allow that day to be a floating holiday. Mr. Cook asked if it is normal to have the day after the holiday off. Mr. Mulligan asked what would work best for management. Ms. Marabello stated that day would be very quiet because businesses would be closed; however it would give employees the option of taking off another day. Mr. Cook asked what the employees preferred, and Ms. Marabello stated the consensus was for a floating holiday. Ms. Kathleen Cunningham, Clerk, stated the Reorganization Meeting is Wednesday, January 4<sup>th</sup>, and she preferred the office be open on January 2<sup>nd</sup>. Ms. Cunningham stated the meeting schedule will be reviewed at the next Township Committee Meeting and the proposed holidays will be on that schedule.

Ms. Marabello reported the Township will be switching bank accounts from First Constitution to First Choice Bank on Princeton-Hightstown Road. First Choice was much more competitive in their interest rates to the Township while providing the same services offered by First Constitution. First Choice will give ¼% more on the Township's total balance, which if the amount stays the same over the next 12 months could amount to \$20,000 additional interest.

Mayor Cody asked if the bank was the new bank in town, and Ms. Marabello stated she went to First Community twice with no response. She stated she feels First Community is too small to provide the services the Township received from First Constitution. Mr. Taylor stated the Township went to bid last year and remained with First Constitution to give the bank another chance. Ms. Marabello stated in a year or two the Township could switch back if given a better rate.

--Municipal Clerk/Assistant Administrator

Ms. Cunningham stated she had nothing to report.

--Reports from Township Boards and Commissions

There were no reports.

Work Session

a). Discussion by the Township Committee and Township Engineer on the Brainerd Lake Dam Project.

Mr. Bill Tanner, Township Engineer, stated he sent a memo to the Township Committee over the weekend to answer questions that came up over time about the Dam and solutions of what could or could not be done. Mr. Tanner stated his memo is based on the discussions with County consultants. Mr. Tanner stated the lowering or lengthening of the spillway would reduce the amount of flooding. Mr. Tanner stated a lot of calculations were run and the lowering or lengthening of the spillway may make a difference in small storms but would not make a difference in larger storms. The tunnel or pipe under the road must be addressed, and to change the spillway without doing work under the road would not alleviate the flooding. Mr. Tanner reported there is approximately 42-acre feet of storage if the lake is emptied. (One (1) acre foot is one (1) foot of water over an acre. Brainerd Lake is 13 acres of an average of four (4) feet deep of water, which equals 42 acre feet.) Mr. Tanner stated in a one (1)-year storm the amount of volume is 264 acre feet or almost six (6) times the volume of the lake. In a 100-year storm, the acre feet is in the thousands. Lowering the lake will reduce flooding in smaller storms; however in larger storms (as in 50- or 100-year storms), the lake will fill up very quickly. Mr. Tanner stated the controlling factor is under the road. Mr. Tanner reported the consultant stated based on his work with the State, the State will never approve anything needing human intervention to make it work. The sidewalk across the soccer field driveway will be addressed as the consultant stated he feels it will be beneficial raising the sidewalk to the right height, which would act as a levy for certain storms. Mr. Tanner explained when the road floods, the water goes right down the driveway and raising the driveway could help alleviate that. Mr. Tanner

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Work Session (Continued)

a). Discussion by the Township Committee and Township Engineer on the Brainerd Lake Dam Project. (cont'd.)

addressed the question about the spillway needing to be an arc, and stated it can be any shape; however, the arc is more efficient. Mr. Tanner spoke about the three options to repair the dam. Option 1 would address deterioration, and seepage issues could occur over time. Option 2 has the 100-foot spillway, which would allow the most water through the pipe; however some flooding could still occur. Option 3 has a much larger spillway and a much larger bridge under the road. This option takes a seven (7)-foot by 20-foot arch out and putting in a much larger structure (30 feet by 8 to 10 feet). Mr. Tanner discussed the different probabilities of frequency and amounts of flooding. Mr. Tanner explained Option 3 depicts what would need to be done to avoid flooding from a 100-year storm. It contains a very large spillway, large culvert under the road, and a very large price tag. Mr. Tanner explained the flooding results not from the duration of the storm but from how high the water is. Mr. Tanner stated when the water is high, instead of flooding over the roadway it starts flooding out the side. By the time the water is going over the roadway, houses on the east side of Main Street are already flooding. The flooding goes in the soccer driveway first, and the flooding occurs as the water increases in height. Mr. Cook stated raising the sidewalk would reduce some of that overflow. Mr. Tanner stated homeowners can have water in their basements if their sump pumps cannot handle the water or if water comes through the basement windows. Mr. Cook stated many homes on the lake had water in their basements; however, they never had water in their houses before Hurricane Irene. Mr. Cook stated houses on Main Street would experience flooding first before anywhere else because it is the low spot. Mr. Tanner stated since most of Main Street is pretty flat, the water can go pretty far. South Main Street goes up; however, North Main Street stays flat for 50 feet from the center of the dam. Mr. Tanner stated 25-feet beyond the soccer driveway is where the elevation comes to the same level. Mr. Tanner stated the consultants will come to a Township Committee Meeting to answer questions. He stated he is looking to see what option is preferred by the Township Committee. Mayor Cody asked if the Township is liable for half of the costs, and Mr. Tanner confirmed it is. Mr. Tanner stated the question is how much can the Township afford and how much can be done with a limited amount of funds to protect against a storm which may only occur four (4) times in a lifetime. Mr. Tanner stated the County's timeline to go to bid in 2012. In order to obtain permits, the County needs to know what option the Township is considering. Mr. Tanner stated he would like an indication of what option this evening. He stated nothing is being signed this evening. Once the County knows what the Township wants, it will be able to better answer questions. Mayor Cody asked the Township Committee for feedback on the three (3) options. Mr. Mulligan asked about the driveway being raised and if addition berm would be added to deter flooding. Mr. Tanner stated additional items could be addressed once the Township decides on an option, and stated there are portable dams which could be put up to direct the water. The portable dams are not inexpensive and would need to be put up. The County consultants could answer questions when they come to the meeting. Mr. Mulligan asked about a timeline, and Mr. Tanner suggested having the consultants in before the end of the year or at the beginning of the next year to allow them time to then go the DEP with a complete set of drawings. The County will also have to make a presentation to the Historic Preservation Commission. The County will handle all the permits, and the Township is responsible for paying its half of the bill.

Mr. Cook agreed with raising the sidewalk, stating while it may not seem like a big deal, it would shift the low point south and would move more water sooner to reduce some flooding. He stated he would lean toward Option 2 to start addressing the issue right away. He also stated the aesthetics like lighting, railings and roadbed, which Cranbury Historical Society will also provide feedback for. Mayor Cody stated Option 1 is the Dam "as is" for \$2.6 million; Option 2 is the 100-foot spillway for \$4.9 million; and Option 3 is basically redoing the Dam for \$12 million.

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Work Session (Continued)

a). Discussion by the Township Committee and Township Engineer on the Brainerd Lake Dam Project. (cont'd.)

Mr. Johnson asked if we know where the high point of the road is. He stated his concern is if the soccer driveway is blocked off, the water could proceed to Mr. Marlowe's and go down his driveway. Mr. Tanner stated it is important to raise the sidewalk to avoid flooding from smaller storms than bigger storms because there just may not be protection from larger storms. Mr. Tanner explained Mr. Marlowe's home experiences flooding because whenever it rains a significant amount the water goes down the driveway and floods the back because there is no relief. The solution is as simple as just not letting the water get to the driveway, Mr. Tanner stated the "small tweaks" are not for the small storms, not the big ones. Mr. Tanner stated it is important to raise the sidewalk for other issues. Mr. Mulligan stated he viewed the flow of water during the storm, and the path of the water was interesting. He stated it is important to know there may still be flooding after the Dam project is complete although there will be more protection than the Dam currently offers. Mr. Tanner stated the protection will increase to flooding experienced every two (2) years to 25 years. Mr. Mulligan stated he supported Option 2. Mr. Cook stated he believe the project can create a "solid fix for a good solid price."

Mr. Taylor stated the iron railing must be replaced, and Mr. Cook stated the railing is part of the specs. Mr. Tanner stated there will probably be nothing left of the railing when it is taken down, and it will be replaced. Mr. Cook stated the new railing will be painted with a rubberized, all-weather coating.

Mr. Johnson asked Mr. Tanner about the County not agreeing to any type of manual system in case someone was not on the job; however, Mr. Johnson pointed out the Township would be no worse off with a spillway with a fixed height. Mr. Johnson stated it seems to him to be able to drop the level of water a foot seems to be beneficial. Mr. Tanner stated the Township will still have the ability to drop the level of the lake; however he cautioned without a permit to do so, the Township could receive a hefty fine. Mr. Tanner explained the County has objected to anything requiring maintenance or needing replacement. The County does not want to be in a position to have to maintain equipment because failure to maintain could lead to liability issues. Mr. Tanner stated the County and also the consultants have advised him the State will not approve anything that requires human intervention. Mr. Johnson stated he agreed with Option 2, and Mayor Cody agreed also.

Mayor Cody asked for public comment on the Dam Project. Mr. Frank Marlowe, North Main Street, thanked Mr. Tanner for his efforts, and stated Option 2 will make an improvement and while he would like to see Option 3, he understands why the Township would not do Option 3. Mr. Marlowe stated the two components affecting flooding are the spillway and the tunnel. He stated the tunnel did not fill up in the 2007 flood, and there was still flooding up to the Methodist Church. The water was 4-1/2 feet above the spillway. Mr. Marlowe stated doubling the spillway would have made the water 2-1/4 feet above the spillway which would have avoided flooding. Mr. Marlowe asked if it would cost more to increase the spillway by 150 feet and asked if it would be inconsistent with Option 2. Mr. Tanner explained the optimum is 100 feet to make the tunnel the limiting factor; however, as the plans are still being designed, the spillway could be larger. Mr. Marlowe suggested building the spillway a little larger to be sure it is not too small. Mr. Cook stated he remembered discussing at a meeting the spillway being increased from 80 feet to 100 to double the size of what is there now. Mr. Marlowe suggested, if it doesn't cost much more, to build it larger. Mr. Tanner stated the consultants will be present to answer questions further; however costs will be considered versus the benefits received. Mr. Marlowe stated he appreciated the Township's consideration.

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Work Session (Continued)

a). Discussion by the Township Committee and Township Engineer on the Brainerd Lake Dam Project. (cont'd.)

Ms. Karen Janes, Evans Drive stated she sent a letter concerning the health of the lake, which she hoped would be considered in conjunction with the Dam Project. She stated the plants and sediment are making the lake smaller. Ms. Janes stated it is her experience to do projects right the first time, and it is less expensive than having to do the project again. Ms. Janes agreed with Mr. Marlowe to have the spillway built larger. She stated the weather patterns are changing and she has noticed an impact on her property as a result of storms. Ms. Janes asked if anyone has checked storm drains on Evans Drive. Mr. Tanner stated the dam project does not take into consideration any drainage into the lake and indicated he has not been asked to look at drainage in the area. Ms. Janes stated she supports the larger spillway so there would be more protection from larger storms, especially for those homeowners impacted by previous flooding. Mayor Cody thanked Ms. Janes for her comments.

Mr. Art Hasselbach, Route 130, gave a history of Brainerd Lake. He stated the entire street was washed away back in 1976 when the lake flowed over more than from Hurricane Irene. He stated the County dumped stone in and built the area back up. He stated the tunnel was filled with water and water was coming over the roadway, which washed the street away. Mr. Hasselbach stated a maintenance program needs to be instituted to take of the Lillie pad growth. He stated it should have been addressed years ago; however, the cost was expensive. Mr. Hasselbach stated he supports Option 2 and stated he feels the Township Committee is going in the right direction. He stated a lot of money was spent repairing Grovers Mill and Hightstown Dams, and both had water problems resulting from Hurricane Irene.

Ms. Connie Bauder, Petty Road, asked Mr. Tanner if he thought work being done by the Turnpike has increased the amount of runoff water coming downstream. She stated the impervious surface has been remarkably increased and many trees have been cut down. Could that construction affect the amount of water Cranbury is now seeing, and if so, could it continue in the future? Mr. Tanner stated he has not looked at it; however, the Turnpike would not be exempt from storm water management as the Turnpike Authority falls under the New Jersey Department of Transportation. Mr. Tanner explained retention basins are everywhere and stated there are low wet areas built in the center of ramps. Mr. Tanner stated he will look at the Turnpike plans.

b). Discussion by the Township Committee on Re-appropriation of Existing Capital Funds.

Mayor Cody reported the Township originally had to borrow this year \$2.5 million in capital ordinances. There is money in the bank which was not being used, or excess money, not used for the projects. Of that \$2.5 million, about half or \$1.28 million was re-appropriated for other capital projects. Mayor Cody stated there are a couple of more capital projects, such as the brush truck for the Fire Company and more expenses for the Dam. Mayor Cody stated the ordinances that are more than ten (10) years old could be closed out, and the monies should be used for current capital projects. Mayor Cody asked if there is reason to use this money elsewhere.

Mr. Taylor stated there are old funds sitting at the bank which are allocated for the sewer. He asked if the Township is paying for sewer through sewer bills and not through taxes and if those funds would be applied towards the capital projects coming up, such as the Dey Road pump station. Ms. Marabello confirmed that is correct. Mayor Cody stated sewer funds should be reallocated toward new sewer projects. Ms. Marabello stated even though the ordinances are old, the funds can be applied toward projects. She stated the sewer funds and equipment storage barn monies should not be touched. She stated the

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Work Session (Continued)

b). Discussion by the Township Committee on Re-appropriation of Existing Capital Funds.  
(cont'd.)

Township does not know the status of affordable housing either. Ms. Marabello stated the Township Committee reviewed this in April, and it was decided the Township would hold on to the funds for the future. Ms. Marabello stated if funds are taken, and the project comes up, the whole ordinance process must be repeated. She stated she does not recommend taking funds from projects that are potentially going to happen.

Ms. Marabello stated \$150,000 is needed for the Brush Truck, and looking at the ordinances, there is only about \$70,000 which would be re-appropriated. Ms. Marabello suggested the ordinances which could be re-appropriated for the total amount of \$70,000 are the municipal parking lot, updating ordinances for Master Plan, and the balance from the Zurfluh driveway. Mayor Cody stated the brush truck is \$150,000 and using that \$70,000 would leave a balance of \$80,000. Mayor Cody stated he did not want to borrow more money, and Ms. Marabello responded money would not be borrowed until the Township ran out of money in the cash account. Mayor Cody reviewed some COAH ordinances and read the amounts used and amounts remaining for each. He stated if the Rt. 130-D site is built for COAH next year, the Township will have to come up with additional funds then. He stated right now the Township is paying interest on money not being used. He stated the funds should be used now and if more is needed for COAH, the Township will obtain it next year. Mayor Cody stated the Township Committee can go through the ordinances line by line. Ms. Marabello stated she made her suggestion, and it is the Committee's decision whether or not to review the ordinances. Ms. Marabello stated the decision was made in April to hold on to these funds, however, it can be changed if the Township Committee decides to do so. Mayor Cody stated it was agreed to pay for the ordinances that were outstanding (\$1.28 million). Mayor Cody asked the Township Committee if they wanted to go line by line to find the additional money and if they thought the COAH funds should be left sitting there while the Township pays interest and borrows more money.

Mr. Johnson asked where Rt. 130-D stands. Mr. Cook stated the future of COAH is uncertain; however, he stated Rt. 130-D will be a component of being compliant to whatever affordable housing looks like with or without COAH. Mr. Cook stated he is not sure what is triggering this conversation. He stated he is not in a position to make decisions on capital budget or expenditures since budget discussions will be starting soon. Mr. Cook asked when the Township would have to pay for the brush truck. Mayor Cody stated the Township could hold off purchasing the truck. Mr. Taylor stated if the Township goes out to bid on the truck, it will be 45 days and then 30 days to decide for a total of 75 days. If the bid goes out the beginning of November, Mr. Taylor asked if the ordinance could be adjusted. Ms. Marabello explained once an ordinance is done for a specific amount, it cannot be changed; however, a supplemental can be done. Mr. Taylor stated usually 50% is due at the time the truck order is placed, and 50% when the vehicle is picked up. Ms. Marabello explained as long as there is cash in the account, the Township can pay without having to go to a note. She stated eventually if projects continue, and the cash runs out, she would have to go for a note for any of the ordinances that have not been financed yet. She stated the Township has not done a new note in over a year or a bond in a couple of years because the cash has been in the bank from these different ordinances that have not moved forward yet. Mr. Taylor stated for some ordinances, the amounts were not sufficient to complete the projects.

Mayor Cody listed monies sitting in the bank remaining from ordinances as long as six (6) years ago and questioned why the Township would not use those funds before borrowing additional monies. He mentioned the Liberty Way Bridge, and Mr. Taylor stated that could not be addressed since the discussion had been held in Closed Session. Mayor Cody

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Work Session (Continued)

b). Discussion by the Township Committee on Re-appropriation of Existing Capital Funds.  
(cont'd.)

stated if there were other roadway projects, additional funding could be obtained; however, he felt the money should not be sitting for such a long time while the Township pays interest on it. He stated these ordinances should be closed out to get a fire truck or to be used as payment toward the Dam Project.

Mr. Mulligan stated this is the same conversation the Township Committee had in April and went through line by line. He stated there were reasons the funds were kept. Mayor Cody stated enough funding was found to pay for the capital projects in April. Now there are additional capital projects coming up and the Township does not need to borrow more when funds are sitting in the bank. Mr. Taylor agreed with Mayor Cody about re-allocating the funds; however due to discussions in Closed Session, the funds for Liberty Way cannot be re-allocated. Mr. Taylor stated, as advised by Mr. Herbert, Township Attorney, Liberty Way could not be discussed.

Mr. Mulligan stated the Township Committee made decisions in April how the capital account would be managed through the year, and stated over \$1 million was re-allocated. Mr. Mulligan stated next year must be managed also. Mayor Cody stated there are other expenses coming up and these monies should be used. Mayor Cody stated if everyone else wants to borrow and pay more interest and if that is the direction everyone wants to go, he is only one person on the Committee.

Mr. Cook stated he feels this is an ambush on the capital budget, a very significant subject which affects more than just the brush truck. Mr. Cook stated no one wants to borrow more money. Mayor Cody stated it is requested in the Agenda that money be borrowed, and he is suggested we use available funds instead of borrowing. Ms. Marabello stated the ordinance says "borrow"; however the Township will not be borrowing the money. Mayor Cody asked where the money is coming from, and Ms. Marabello stated it will be paid for by cash already sitting in the capital savings account. Ms. Marabello explained money does not have to be borrowed until money runs out in that account. Ms. Marabello explained when an ordinance is done and the money is borrowed, the funds go into the capital savings account until spent. Ms. Marabello stated on the ordinances where work has not yet been done, the money is in the savings account earning interest. Ms. Marabello stated she pays the bills with that money. She stated she only borrows money when the savings account gets low and she is not able to pay the invoices.

Mr. Johnson stated the brush truck is \$150,000 and \$75,000 is needed to place the order. He asked Ms. Marabello if the Township has that money. Ms. Marabello stated the Township has the money; however an ordinance is required in order to spend the funds. The ordinance puts a mechanism in place to allow the Township to spend the money from the account. Mr. Mulligan stated the cash flow comes out of the account, the bills are paid, and the Township can still go back if needed to get more money to replenish the account. Mr. Mulligan confirmed the money is being used; however, projects are not being closed out. Mayor Cody confirmed the money is not being borrowed. Mayor Cody asked for public comment, and hearing none, moved on to the next Work Session item.

c). Review by the Township Committee on Ordinances and Responsibilities for Street Trees and Sidewalks.

Mayor Cody asked if anyone from the Shade Tree Commission was present. Ms. Kathy Easton, Prospect Street, is a member of the Shade Tree Commission. She asked the Township Committee if there were any questions she could answer. Mayor Cody stated he thought the Shade Tree Commission would have recommendations on how the sidewalks and trees on a County road should be maintained. Ms. Easton stated it is clear in the Shade Tree Ordinance if there is no County Shade Tree Commission, then responsibility

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Work Session (Continued)

c). Review by the Township Committee on Ordinances and Responsibilities for Street Trees and Sidewalks. (cont'd.)

falls to the municipal Shade Tree Commission. Ms. Easton stated since there is no inventory of Cranbury trees, which would be a very lengthy process, decisions would have to be on a case-by-case basis. If there was an inventory, there would be a management plan. Mayor Cody stated an inventory was done a couple of years ago, and Ms. Easton stated she would like to see it. Ms. Cunningham, Clerk, stated the inventory list disappeared several years ago. Mayor Cody stated it was done two (2) years ago because he was new on the Committee. Ms. Easton asked if it was the inventory done on the diseased oak trees, and Mayor Cody stated it was an arborist from Rutgers who conducted the study. Ms. Easton suggested perhaps the name of the arborist could be obtained from past Township Committee minutes. She stated it would be a good if the Township started with the inventory of the oak trees, many of which are sick. Mayor Cody asked Ms. Easton if the Township should be responsible for the maintenance of trees. Ms. Easton stated regarding the tree that fell, something should have done to the tree within the right of way (sidewalk); that would be the Township's responsibility. The portion of the tree that fell on personal property is another matter. Ms. Easton stated Shade Tree Commission will review trees for the Township on a case-by-case basis. She stated again the Ordinance is clear the Township's Shade Tree Commission acts in the absence of a County Shade Tree Commission; however, she stated the Ordinance is not specific. Mr. Mulligan asked what the legal liability is, and Mr. Herbert, Township Attorney, stated the Shade Tree has no legal liability. He stated the property owner has the responsibility to maintain their trees. He stated the Township has no legal responsibility for any of the trees. He stated the Township has chosen to maintain the trees. Mayor Cody asked if the Township wants to continue to maintain the trees. Ms. Easton asked if the Township had a moral obligation to remove the tree from the right of way, and Mr. Herbert explained it is a County right of way. Mr. Herbert stated the Township has the option of removing a tree and assessing the cost back to the landowner. Mr. Mulligan stated the Township can continue to maintain trees in the public right of way on Township roads but not on County roads. Mr. Mulligan stated the second option would be to remove all fallen trees on Township and County roads. The third option, Mr. Mulligan stated, would be to follow the County and not take responsibility unless the tree is in the street. Mr. Taylor stated he believed an Ordinance would be necessary if the Town were not to maintain trees in order to address the issue of dangerous limbs and ensure safety.

Mr. Johnson stated if the Township would even consider taking responsibility for all the trees, regardless of the kind of road, it would need to be quantified in some way. He stated he was hoping there was a rule to follow as far as ages of trees, how many should be maintained or taken down each year. He stated he spoke to the Forestry Extension Service who advised Mr. Johnson there is no rule of thumb since a tree can require maintenance at any age; however, maintenance problems really start once a tree reaches 80 years of age (end of their life). Mr. Johnson stated he believes many of the trees being addressed are in that age bracket. He stated he had an e-mail message from Ms. Christine Quinn, Chairperson of the Shade Tree Commission, stating she had spoken to approximately 20 people asking if the County maintains the trees along County roads in their communities. Ms. Quinn stated in her e-mail that the other counties do maintain trees on County roads, so Mr. Johnson stated he is not sure if it is just Middlesex County that does not have a Shade Tree Commission so the responsibility falls back to the municipalities. Mr. Johnson stated it will be difficult for the Shade Tree Commission to accept responsibility for the trees without an inventory. Mr. Johnson stated the cost of an inventory is expensive and is extremely detailed. The inventory identifies trees not simply by type, but also by specific category (some categories are more disease resistant). Mr. Johnson reported he spoke with Cranbury resident Mr. Brian Schilling, from Rutgers, who although unfamiliar with the inventory, thought it may have originated from his department.



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c). Review by the Township Committee on Ordinances and Responsibilities for Street Trees and Sidewalks. (cont'd.)

He offered to put out feelers to his colleagues to see who was in charge of the project so information could be obtained. Mr. Schilling is continuing to work on obtaining information, and Mr. Johnson stated he will keep the Township Committee posted. Mr. Johnson stated seven (7) trees were taken down last year, and he asked if that was sufficient. He asked if there was more money in the budget, would more trees have been taken down, and was told yes. There are many more trees in the Township as bad as the seven (7) taken down. Mr. Johnson stated he would like to continue trying to obtain the data, and also talk to some neighboring towns that have an arborist on their staff to obtain information from the last five (5) years. He stated he would like to revisit this topic briefly at another Work Session. Mayor Cody asked if the Township is currently planting trees, and if so, shouldn't the Township be responsible for those trees. He asked if residents are permitted to plant trees in the Township right of ways. Mr. Herbert stated that would be up to the Shade Tree Commission since the Commission has governance over that area. Ms. Easton stated no one has ever asked the Commission that question.

Ms. Easton stated the inventory information is extremely detailed, and she stated that data is probably in the Rutgers' inventory of oak trees. The inventory would tell the health of the tree and what can be expected going forward. Mr. Taylor reported in the past Mr. Jerry Thorne, Public Works Manager, has advised the Township of any hazards from trees. Ms. Easton stated Mr. Thorne and his crew are around the Township all the time and survey every street regularly. She stated he is more aware than anyone on the Shade Tree Commission on what trees are problematic.

Mr. Cook stated it is his understanding many trees were planted in the 1930's so many of those trees would be at the end of their life span. He stated as those trees are taken down and if new trees are planted by the Township, a map could be made so an inventory list would be created. Mr. Cook stated the attrition rate is only going to continue. He asked if this would apply only the village district as he doesn't think the Township should be planting trees all over the Township. Mr. Cook stated if a homeowner wanted to plant a tree and it is not on the Township map, it would not be the Township's responsibility.

Mr. Johnson stated if the Township removes trees and does not replace them, the look of the Township would change. Ms. Easton stated the types of trees which could be planted in the historic district is very limited. Ms. Easton stated before removing a tree, Mr. Thorne has to look at the tax map to calculate if the tree is in the right of way. Mayor Cody asked if the Township Committee wants to handle the trees on a case-by-case basis. If a tree is hazardous, it will be removed by the Township. Mr. Mulligan agreed with Mr. Johnson's approach to obtain more data because the Township currently does not know the exposure if responsibility is assumed for the County trees. Mr. Mulligan stated the Township must decide what it should do legally as well as morally. Mayor Cody asked if the corollary to this is the Township deciding not to maintain sidewalks unless the damage is caused by a single act. Mr. Herbert read the Code concerning maintenance of sidewalks, and confirmed the homeowner is responsible for damage to sidewalks caused by tree roots unless the tree is planted by the Township. Mayor Cody asked if the damage caused to 1 North Main Street by Hurricane Irene is not the homeowner's responsibility since it is not normal wear and tear. Mayor Cody stated that instance is clear. Mr. Herbert stated maintenance is normally required by the homeowner. Mr. Taylor stated the Township planted a tree in front of his house and if the sidewalk popped up, asked if the Township would be responsible. Mr. Herbert stated the Township would be responsible, and Mr. Mulligan then asked how a homeowner would know if the Township planted the tree. Mr. Cook stated moving forward trees would have to be mapped. Mr. Cook asked if the Township Committee is addressing this because there is a current issue with a popped

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Work Session (Continued)

c). Review by the Township Committee on Ordinances and Responsibilities for Street Trees and Sidewalks. (cont'd.)

sidewalk. Mr. Taylor stated this is part of the overall Ordinance. Mr. Taylor explained if the Township removed a tree, another tree was usually planted in its place. Mr. Mulligan stated this is an option to change the code, keeping in mind the burden of keeping the data accurate (if it can even be obtained). Mayor Cody asked if the Township Committee wanted to continue the maintenance "as is" or change the code.

Mr. Johnson stated he felt the Committee should examine what data is available before spending money on a tree inventory. Mr. Taylor stated a full inventory is not needed; however, Mr. Jerry Thorne could provide a list of trees with issues. Mr. Cook stated the Township currently cannot provide a list of Township trees; however, as trees are taken down, a list could be made. Mayor Cody stated the Township Committee could change the Code and not be responsible for any future trees it plants. Mr. Mulligan stated the Committee needs to make a decision on the ownership of the trees. Mr. Taylor stated Mr. Thorne would be able to give a "ball park" estimate on the number of damaged trees. Mr. Cook stated an attrition list can be created to schedule when trees are to be removed, and if trees should be replanted. Mr. Taylor stated he would like to see how many trees are involved before deciding on Township responsibility. Mayor Cody stated there is one more item to address and then this issue could be opened up to public comment.

d). Discussion by the Township Committee on the Department of Transportation Application for Safe Routes to School.

Mr. Bill Tanner, Township Engineer, explained this is a Federal grant given through the State to build sidewalks and bikeways to encourage safe walking and biking to schools. Mr. Tanner sent a memo to the Township Committee listing roads within two (2) miles to the school. He stated he looked for sidewalk "gaps" and listed Old Trenton Road, Plainsboro Road and Prospect Street/Bunker Hill as having sidewalk gaps. He stated addressing those gaps would cost approximately \$404,000. The grant would apply only to sidewalks. Mayor Cody asked if these gaps within two (2) miles of school were addressed, would bussing still need to be provided. Mr. Tanner stated the point of the grant is to encourage walking, not to stop bussing. He stated that is why bicycle paths and crosswalks are also included. He stated the old rule was if a student lived beyond two (2) miles or there was not a safe route to walk, bus transportation would be provided. Mr. Tanner stated the Board of Education and the Police Department would need to provide information on the grant application. He reported the application is lengthy and is due at the end of December. Mr. Tanner stated he selected areas where the sidewalks contain gaps; however, not each of the areas would be included on the grant application. He stated Old Trenton Road is the obvious and most dangerous for students getting to school as well as for residents getting to the Swim Club. Mr. Tanner stated if Plainsboro Road is addressed, the drainage issue may be reduced with the addition of sidewalks. Mr. Tanner stated the purpose of this discussion is to address how much the Township Committee wants to pursue. Mayor Cody asked if there is an obligation on the Township's part, and if there is a correlation to stopping bussing if safe walkways were provided. Mr. Mulligan asked Mr. Tanner if there is a target amount to aim for. Mr. Tanner stated he will try to find that out.

Mr. Mulligan stated this process has been done before. Mayor Cody stated it sounds like the Township Committee is in favor of applying for the grant, and suggested Mr. Mulligan could work with the School Board to come up with a list of recommendations. Mr. Tanner stated the Police get involved because they can name the dangerous roadways and also need to fill out the application. Mr. Taylor suggested Lieutenant Frank Dillane be involved because he has been involved in other grant applications.

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Public Comment

The Mayor opened the meeting to public questions and comment.

Ms. Connie Bauder, Petty Road, stated Cranbury oak trees are highly infected with leaf scorch disease. Ms. Bauder stated when Rutgers did the study, aerial photos of Cranbury were taken which showed the infestation. Ms. Bauder reported her ten (10) acre property has lost many large oak trees over the last years. She stated the maintenance bills for the trees will be tremendous if the Township assumes responsibility for the oak trees along Main Street. She stated she had alert information on the leaf scorch disease from the Department of Agriculture which describes how the bacterial leaf scorch is spread. She stated maintenance of infected trees can help retard the spread of the disease, and read from the pamphlet steps to be taken to save trees. She recommended for safety reasons taking dead branches off. She stated many of the trees in Cranbury are past the early stages of the disease. She further stated this disease can affect elms, sycamores and other species. She encouraged the Township Committee to take all of this into consideration before taking responsibility.

A temporary resident, Route 130, spoke about the sign ordinance. He stated his wife has a business on Route 130, which is hard to see, and he encouraged the Township Committee to work on the signage in the Township. He stated he appreciates there are not many signs as in other municipalities; however, as a small business owner, the signs are necessary to draw in new customers. He recommended the Township speak with other townships to decide what types and sizes of signs will work in various parts of the Township. Mayor Cody stated Mr. Art Hasselbach will be working with a committee to come up with recommendations for signage. Mayor Cody stated the Zoning Officer is only enforcing what is currently in the Code. He stated the Code will be reviewed and possibly changed to be more business friendly while not changing the character of Cranbury. Mr. Taylor stated the code does not currently include temporary signage, and since it is not included in the Code, if there may be an exception to display temporary signs.

Ms. Karen Callahan, Washington Drive, spoke about the Route 130 paving project. She stated the letter read previously concerns the southbound portion only. She stated the two (2) sides of Route 130 are two different materials: southbound is asphalt and the northbound section is concrete and for that reason, the project is considered two (2) separate projects. The southbound project is scheduled for April, and will be going out to bid. The northbound concrete portion will require more planning and designing before moving to the permit and bid stages. Because of the amount of stages, the northbound side will take additional time.

Ms. Callahan stated she received a call from Claire Morris, the owner of Charmed by Claire. Ms. Morris is away on business and was not able to attend this meeting. Ms. Callahan read a statement from Ms. Morris concerning outdoor signs and balloons. She stated moderate signs are necessary for businesses to be successful and downtown to remain vibrant.

Mr. Mulligan asked Mr. Hasselbach about the signs on his property. Mr. Hasselbach stated the warning letter was issued for any sign on the property not previously approved by the Zoning Officer. However, Mr. Hasselbach stated there are signs on School House Lane which are also in violation. Mr. Hasselbach reported the setbacks for signs will have to be looked at since some of the current setbacks are so far back that signs would not be seen from the roadway. Mr. Hasselbach stated new businesses in the Township received letters, and he did not consider that a welcome to the Town. Mr. Hasselbach stated larger signs are necessary on Route 130 because of the speed of traffic on the road. Mr. Hasselbach stated he will work on the project. Mayor Cody reported the Master Plan mentions the signage code needs to be updated.

Ms. Lynne Fox, Liedtke Drive, thanked the Township Committee for crosswalks and sidewalks on Old Trenton Road. She asked that "Cranbury remain Cranbury" and the trees make Cranbury quaint. She urged the Township to take into consideration replacing any trees that are taken down. She suggested the Scouts be considered for some projects with substance, as they are looking for "real work." In addition, Ms. Fox stated she is concerned for the businesses in Town

TOWNSHIP COMMITTEE MEETING  
October 24, 2011

Public Comment (Continued)

and asked the Township Committee to keep parking available for the businesses. Mayor Cody thanked Ms. Fox and acknowledged the Scouts are a great resource in the Township.

Mr. Taylor suggested a Township Committee member be a part of the sign committee. Mr. Cook agreed to work with Mr. Hasselbach.

Mayor Cody asked for additional public comments, and hearing none, asked for a motion to adjourn. On motion by Mr. Taylor, seconded by Mr. Mulligan and unanimously carried, the meeting adjourned at 10:30 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk

**CRANBURY TOWNSHIP ORDINANCE 10-11-19**

**AN ORDINANCE AMENDING AND REVISING  
CHAPTER 150, THE LAND DEVELOPMENT CODE, AND THE  
ZONING MAP OF THE TOWNSHIP OF CRANBURY, IN THE  
COUNTY OF MIDDLESEX, NEW JERSEY**

WHEREAS, in 2010, the Cranbury Township Planning Board reexamined the Cranbury Township Master Plan; and

WHEREAS, the Township Planner has drafted ordinances that incorporate many of the Planning Board's recommendations; and

WHEREAS, these ordinances amend both the Land Development Ordinance and the Township Zoning Map; and

WHEREAS, once introduced by the Township Committee, these ordinances will be reviewed by the Planning Board for a determination as to their consistency with the Master Plan; and

WHEREAS, these ordinances amend the Land Development Ordinance to, among other things:

- Establish use and bulk regulations for four commercial zones, including two new commercial zones;
- Establish design requirements for the four commercial zones, including a concept sketch for the CM (Community Mixed Use) zone;
- Rename the zones and change the references to the zones throughout the Land Development Ordinance;
- Update references to the 1994 Master Plan, which is no longer applicable;
- Change the VC zone regulations;
- Allow for lot averaging in the R-LI zone;
- Allow smaller minimum lot sizes and widths in the industrial zones;
- Eliminate utilities and industrial uses as permitted uses in various zones; and

WHEREAS, these ordinances amend the Zoning Map to, among other things:

- Add the new names and boundaries of the four commercial zones;
- Eliminate split-lot zoning on two parcels;
- Extend the boundary of the VC zone to Bunker Hill Road; and
- Add boundaries for the RML III zone.

ADDENDUM A

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranbury, as follows:

SECTION 1. The Cranbury Township Land Development Ordinance is amended and supplemented as follows:

ARTICLE II

**Definitions**

**§ 150-7. Definitions.**

LOT AVERAGING – a form of development of contiguous or noncontiguous tracts of land which are in the same ownership and which permit a reduction in individual lot areas and bulk requirements, provided that the remaining land area is devoted to open space, agriculture or preservation of environmentally sensitive areas, at a maximum density as permitted in §§ 150-14, **150-15** and 150-17, Article III.

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§ 150-9. Zone districts.

The Township of Cranbury is hereby divided into a number of zones differentiated according to use, area and bulk requirements, as indicated in Schedule A and Schedule B in § [150-28](#), to be designated as follows:

A-100 Zone	Agricultural Preservation
R-LI Zone	Residential – Light Impact
RLD-1 Zone	Residential – Low Density (1)
RLD-3 Zone	Residential – Low Density (3)
R-ML Zone	Residential – Mt. Laurel
<b>R-ML II</b>	<b>Residential – Mt. Laurel II</b>
<b>R-ML III</b>	<b>Residential – Mt. Laurel III</b>

R-AH Zone	Residential – Affordable Housing
V/HR Zone	Village/Hamlet Residential
VC Zone	Village Commercial
<del>PO/R Zone</del>	<del>Professional Office/Residential</del>
HC Zone	Highway Commercial
GC Zone	General Commercial
<b>CM Zone</b>	<b>Community Mixed Use</b>
<b>HM Zone</b>	<b>Highway Mixed Use</b>
RO/LI Zone	Research Office and Light Industrial
I-LI Zone	Light Impact Industrial Historic Village District
I-LIS Zone	Industrial – Light Impact Sewered
R-AR Zone	Residential-Age Restricted

§ 150-9A. Zoning Map. The boundaries of said zones are established on the Zoning Map, Township of Cranbury, dated \_\_\_\_\_ ~~October 1995~~, as prepared by ~~Moskowitz, Heyer & Gruel~~ \_\_\_\_\_ and as amended through \_\_\_\_\_ ~~August 2004~~ by ~~Hatch Mott MacDonald (formerly Killam Associates)~~, which is hereby adopted and made a part of this chapter.

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**§ 150-11. Uses permitted in all zones.**

The following uses are permitted in all zones of Cranbury Township

A. Agricultural uses. **Except in the VC and V/HR Zones**, commercial and home agriculture, as defined in ~~Article II §150-7~~ of this chapter and in Chapter 81 of the Cranbury Code, shall be permitted in all zones, in accordance with the following requirements:

§ 150-11 B. Houses of worship. Houses of worship are permitted in all zones **except the A-100 and R-LI Zones**, in accordance with the following requirements:

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§ 150-11 C. Public utility and service structures. Public utility and service structures are permitted in all zones **except in the A-100, R-LI, VC, and V/HR zones**, in accordance with the following requirements:

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**§ 150-14. Agricultural Preservation (A-100) Zone.**

A. Permitted uses. In the A-100 Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

(1) Conventional detached single-family dwellings.

(2) Lot averaged detached single-family dwellings.

(3) Commercial and home agriculture, subject to the requirements of § 150-11A.

~~(4) Public utility and service structures, subject to the requirements of § 150-11C.~~

~~(5) Places of worship, subject to the requirements of § 150-11B.~~

~~(6)~~ (4) Family day-care homes, subject to the requirements of § 150-12A.

~~(7)~~ (5) Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the requirements of § 150-12B.

~~(8)~~ (6) Home occupations, subject to the requirements of § 150-12C.

~~(9)~~ (7) Bed-and-breakfast establishments, subject to the requirements of § 150-12D.

~~(10)~~ (8) Public parks **and** playgrounds, ~~buildings, structures and uses~~ owned and operated by the Township of Cranbury.

~~(11)~~ (9) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

§ 150-14 B. Area and bulk regulations.

(2) Lot averaged detached single-family dwellings.

(b) Lot averaging may take place on contiguous or noncontiguous tracts in the same ownership. Lots that could be developed on one tract can be transferred to the other tract, provided that all tracts are in the A-100 Zone **or R-LI Zone**.



- ~~(e)~~ Development location. ~~Residential lots should be located within the potential development area shown on Map IV-1 of the Cranbury Township Master Plan. See~~ **shall be designed in accordance with the standards of § [150-41E](#)** (Site Plan and Subdivision Standards).
- 

**§ 150-15. Residential - Light Impact (R-LI) Zone.**

- A.** Permitted uses. In the R-LI Zone, no land shall be used and no structures shall be erected, altered or occupied for any purposes except the following:

- (1)** Detached single-family dwellings.
- (2)** **Lot averaged single-family dwellings.**
- (3)** Commercial and home agriculture, subject to the requirements of § [150-11A](#).
- ~~**(3)** Places of worship, subject to the requirements of § [150-11B](#).~~
- ~~**(4)** Public utility and service structures, subject to the requirements of § [150-11C](#).~~
- (5 4)** Family day-care homes, subject to the requirements of § [150-12A](#).
- (6 5)** Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the requirements of § [150-12B](#).
- (7 6)** Home occupations, subject to the requirements of § [150-12C](#).
- (8 7)** Bed-and-breakfast establishments, subject to the requirements of § [150-12D](#).
- (9 8)** Public parks **and** playgrounds, ~~buildings, structures and uses~~ owned and operated by the Township of Cranbury.
- (10 9)** Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

- B.** Area and bulk regulations.

- (1)** **All permitted uses in the R-LI zone, except lot-averaged detached single-family development covered in Subsection B(2) below:**

- (4 a)** Minimum lot area: four acres.

(2 b) Minimum lot width: 200 feet.

(3 c) Minimum lot depth: 250 feet.

(4 d) Minimum front yard depth: 50 feet.

(5 e) Minimum side yard width: 30 feet.

(6 f) Minimum rear yard depth: 50 feet.

(7 g) Maximum building height: 35 feet or 2 1/2 stories, whichever is less.

**(2) Lot averaged detached single-family dwellings.**

- (a) On any tract of 10 acres or more in size in the R-LI Zone, lot averaged development as defined in ~~Article H~~ § 150-7 is permitted. The minimum lot size may be reduced to 30,000 square feet, provided that not less than 50% of the total tract area is devoted to open space.**
- (b) Lot averaging may take place on contiguous or noncontiguous lots in the same ownership. Lots that could be developed on one tract can be transferred to the other tract, provided that all tracts are in the A-100 Zone or R-LI Zone.**
- (c) Maximum gross density: 25% more than the number of lots that could be developed as shown in a sketch plat of a conventional detached single-family subdivision.**
- (d) Open space. At least 50% of the tract area shall be permanently deed restricted for open space, as defined in § 150-7. The minimum open space requirement may be located on more than one tract, however, only one residential unit shall be permitted on the deed restricted land regardless of the number of tracts of deed restricted land created. While farmland preservation is the primary goal, a maximum of 25% of the deed restricted preservation area, or 20 acres, whichever is less, may be owned by a homeowner's association and used for common open space as defined in § 150-7, provided that the Planning Board approves the use of the common open space.**
- (e) Development shall be designed in accordance with the standards of § 150-41E (Site Plan and Subdivision Standards).**
- (f) Maximum building height: 35 feet or 2.5 stories, whichever is less.**
- (g) Maximum building envelope size: 40% of the lot area or 15,000 square feet, whichever is less.**

- (h) **Minimum distance between building envelopes: 60 feet.**
  - (i) **Minimum distance between a building envelope and a tract boundary or off-site public street: 50 feet.**
  - (j) **Minimum distance between a building envelope and any lot line: 10 feet.**
  - (k) **Minimum distance between a building envelope and any on-site street: 35 feet.**
  - (l) **Minimum distance between a building envelope from the edge of a stream or pond: 100 feet, unless a greater distance is required by flood zone, stream encroachment or wetlands regulations.**
- 

**§ 150-18. Village/Hamlet Residential (V/HR) Zone.**

A. Permitted uses. In the V/HR Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:

- (1) Detached single-family dwellings.
- ~~(2) Commercial and home agriculture, subject to the requirements of § 150-11A.~~
- (3 2) Places of worship, subject to the requirements of § 150-11B.
- ~~(4 3) Public utility and service structures, subject to the requirements of § 150-11C.~~
- (5 3) Family day-care homes, subject to the requirements of § 150-12A.
- (6 4) Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the requirements of § 150-12B.
- (7 5) Home occupations, subject to the requirements of § 150-12C.
- (8 6) Bed-and-breakfast establishments, subject to the requirements of § 150-12D.
- (9 7) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.
- (10 8) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

**§ 150-19. Village Commercial (VC) Zone.**

**A.** Permitted uses. In the VC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- (1)** Detached single-family dwelling.
- (2)** Two-family dwellings.
- (3)** Retail and service establishments, ~~including personal service businesses and specialized and convenience retail as listed below,~~ **as well as all uses substantially similar to them:**
  - (a) Clothing, personal furnishings and accessories, and shoe stores**
  - (b) Music and book stores**
  - (c) Stationery stores**
  - (d) Antiques stores**
  - (e) Camera and photographic supply stores**
  - (f) Gift, novelty and souvenir stores**
  - (g) Jewelry and watch stores**
  - (h) Luggage and leather goods stores**
  - (i) Stores selling sporting and recreational goods and supplies**
  - (j) Furniture and home furnishing stores**
  - (k) Drapery and curtain stores**
  - (l) Florists**
  - (m) Retail bakery store**
  - (n) Grocery stores, fruit and vegetable markets, candy, nut and confectionery stores, meat and fish stores**

- (o) **Beauty or barber shops, and nail salons**
- (p) **Laundry and dry cleaning pickup or drop-off centers**
- (q) **Travel agencies**
- (r) **Art galleries**
- (s) **Pharmacies**
- (t) **Tailors**
- (u) **Establishments selling and servicing electronic goods and appliances.**
- [\(4\)](#) Offices for professional services, commercial, business and government.
- [\(5\)](#) Banks, and financial institutions, **insurance and real estate offices, but not drive-through banks.**
- [\(6\)](#) Funeral homes.
- [\(7\)](#) Restaurants, excluding drive-through restaurants.
- [\(8\)](#) Clubs, lodges and fraternal organizations.
- [\(9\)](#) Dwelling units within mixed use buildings.
- ~~[\(10\)](#) Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~
- ~~[\(11\)](#) Places of worship, subject to the requirements of § [150-11B](#).~~
- ~~[\(12\)](#) Public utility and service structures, subject to the requirements of § [150-11C](#).~~
- ~~[\(13\)](#) Child care centers, subject to the requirements of § [150-13A](#).~~
- ~~[\(14\)](#) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~
- ~~[\(15\)](#) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~
- ~~[\(16\)](#) Outdoor dining as an accessory use in conjunction with a permitted restaurant, subject to the requirements of § [150-39](#).~~

**B.** Prohibited uses. In the VC Zone, the following uses are prohibited:

- (1)** Any ~~Drive-through or drive-in~~ uses or service, whether a principal or accessory use.
- (2)** Any automobile service, sales, leasing or rental.
- (3)** The sale of any product or service by outdoor vending machine.
- (4)** The performance of any service except within enclosed buildings, with the exception of outdoor dining per § 150-19A.16.

**C.** Area and bulk regulations.

- (1)** Minimum lot area: 6,500 square feet.
- (2)** Minimum lot width: 40 feet.
- (3)** Minimum front yard depth: the lesser of 45 feet or the average setback of existing buildings on the same side of the street within 200 feet on each side of the lot.
- (4)** **Maximum front yard. No front yard setback shall exceed the average setback of existing buildings on the same side of the street within 200 feet of either side of the lot, by a distance of more than 5 feet.**
- (4 5)** Minimum side yard width: ~~eight~~ **six** feet for one yard; ~~24~~ **12** feet for combined side yards. Where a side lot line of a lot in the VC Zone coincides with the boundary line of any residence zone, the minimum side yard requirement which is in effect in such adjoining zone shall apply.
- (6)** **Maximum side yard width: no building shall be set back more than 10 feet from the side property line, except that where a driveway is provided, such a setback may be increased to 4 feet plus the width of such driveway.**
- (5 7)** **Minimum rear yard depth: 40 feet.**
- (6 8)** **Maximum building height: 35 feet.**
- (7 9)** **Maximum building coverage shall not exceed 30%.**
- (8 10)** **Maximum impervious coverage shall not exceed 60%.**

**D.** Supplemental Requirements for Uses in the Village Commercial (VC) Zone

ADDENDUM A

- (1) No single building or business shall exceed 5,000 square feet of floor area regardless of use. No single building shall have a building coverage in excess of 3,500 square feet. No two principal buildings on a single lot shall be closer to one another than 20 feet, and shall not be connected by atriums or enclosed breezeways, or similar structures.
- (2) No parking, loading area or vehicular drop-off or circular driveways shall be permitted in any front or side yard.
- (3) Driveway openings shall be limited to one per street frontage, and shall not be less than 10 feet nor more than 18 feet in width, although driveway aprons may exceed such widths as necessary at the curblin. The use of shared driveways and common parking areas serving more than one use or property is hereby encouraged.

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**§ 150-20. Professional Office/Residential (PO/R) Zone.**

A. Permitted uses. In the PO/R Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- (1) Detached single-family dwellings.
- (2) Offices for professional services, commercial, business and government.
- (3) Garden centers and nurseries.
- (4) Banks and financial institutions.
- (5) Commercial or home agriculture, subject to the requirements of § 150-11A.
- (6) Places of worship, subject to the requirements of § 150-11B.
- (7) Public utility and service structures, subject to the requirements of § 150-11C.
- (8) Child care centers, subject to the requirements of § 150-13A.
- (9) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.
- (10) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

B. ~~Area and bulk regulations.~~

(1) ~~Detached single family dwellings.~~

(a) ~~Minimum lot area: two acres.~~

(b) ~~Minimum street frontage: 200 feet.~~

(c) ~~Minimum lot depth: 250 feet.~~

(d) ~~Minimum front yard depth: 50 feet.~~

(e) ~~Minimum side yard width: 30 feet.~~

(f) ~~Minimum rear yard depth: 50 feet.~~

(g) ~~Maximum building height: 35 feet or 2 1/2 stories, whichever is less.~~

(2) ~~Offices, banks and financial institutions.~~

(a) ~~Minimum lot area: one acre. Minimum street frontage: 100 feet.~~

(b) ~~Minimum front yard depth: 50 feet.~~

(c) ~~Minimum side yard width: 30 feet.~~

(d) ~~Minimum rear yard depth: 50 feet.~~

(e) ~~Maximum building height: 35 feet or 2 1/2 stories, whichever is less.~~

(f) ~~Maximum floor area ratio: .15.~~

(g) ~~Maximum impervious coverage: 50%.~~

(h) ~~Maximum building coverage: 10%.~~

(i) ~~Maximum structure size: 20,000 square feet for properties adjacent to a state highway as of the date of passage of this chapter and 10,000 square feet for all other properties.~~

(3) ~~Garden centers and nurseries.~~

(a) ~~Minimum lot area: two acres.~~



~~(b) Minimum street frontage: 200 feet.~~

~~(c) Minimum front yard depth: 50 feet.~~

~~(d) Minimum side yard width: 30 feet.~~

~~(e) Minimum rear yard depth: 50 feet.~~

~~(f) Maximum building height: 35 feet or 2 1/2 stories, whichever is less.~~

~~(g) Maximum impervious coverage: 75%.~~

~~(h) Maximum building coverage: 60%.~~

~~(i) The retail area, excluding areas used to store, maintain and grow products, shall be limited to 10% of the gross floor area of all buildings.~~

~~(j) Any outdoor storage or display area shall be located at least 15 feet from any property line and shall be screened from view.~~

**§ 150-21. Highway Commercial (HC) Zone.**

~~A. Permitted uses. In the HC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:~~

~~(1) Restaurants, excluding drive-through or fast-food establishments.~~

~~(2) Offices for professional services, commercial, business and government.~~

~~(3) Banks and financial institutions.~~

~~(4) Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas and similar facilities.~~

~~(5) Light industry, provided that any manufacturing or fabricating activities shall be contained within enclosed structures.~~

~~(6) Wholesale sales and services, provided that the retail area is less than 5% of the gross floor area.~~

~~(7) Contractors, including but not limited to heating, plumbing, electrical and building services.~~

## ADDENDUM A

~~(8) Business services designed to serve other businesses such as printing, copying, computer services, publishing, binding and related activities.~~

~~(9) Hotels and motels.~~

~~(10) Garden shops, plant stores, nurseries and landscape services.~~

~~(11) Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~

~~(12) Places of worship, subject to the requirements of § [150-11B](#).~~

~~(13) Public utility and service structures, subject to the requirements of § [150-11C](#).~~

~~(14) Child care centers, subject to the requirements of § [150-13A](#).~~

~~(15) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~

~~(16) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~

~~(17) Outdoor dining as an accessory use in conjunction with a permitted restaurant, subject to the requirements of § [150-39](#).~~

~~B. Prohibited uses. In an HC Zone, the following uses are specifically prohibited:~~

~~(1) Outdoor storage, except as an accessory use and subject to the requirements of § [150-36](#).~~

~~(2) Drive-through uses, but not including banks.~~

~~C. Bulk and area regulations:~~

~~(1) Minimum lot area: two acres.~~

~~(2) Minimum lot frontage: 150 feet.~~

~~(3) Minimum front yard depth: 75 feet.~~

~~(4) Minimum side yard width: 20 feet.~~

~~(5) Minimum rear yard depth: 35 feet.~~

~~(6) Maximum permitted floor area ratio (FAR):~~

~~(a) .20 for a one-story building.~~

~~(b) .25 for a two-story building.~~

~~(7) Impervious surfaces, in the aggregate, shall not cover more than 60% of the lot.~~

~~(8) Maximum building height: 35 feet.~~

**§ 150-22. General Commercial (GC) Zone.**

~~A. Permitted Uses. In the GC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:~~

**~~[Amended 8-26-1996 by Ord. No. O-06-96-10] Permitted uses. In the GC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:~~**

~~(1) Offices for professional services, commercial, business and government.~~

~~(2) Banks and financial institutions.~~

~~(3) Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas and similar facilities.~~

~~(4) Light industry, provided that any manufacturing or fabricating activities shall be contained within enclosed structures.~~

~~(5) Wholesale sales and services, provided that the retail area is limited to less than 5% of the gross floor area.~~

~~(6) Contractors, including but not limited to heating, plumbing, electrical and building services.~~

~~(7) Business services designed to serve other businesses such as printing, copying, computer service, publishing, binding and related activities.~~

~~(8) Garden shops, plant stores, nurseries and landscape services.~~

~~(9) Auto service stations and commercial repair garages, excluding truck stops.~~

~~(10) Sales of new automobiles, trucks, farm machinery, construction equipment and recreation vehicles.~~

~~(11) Sales of motorcycles and similar automotive equipment.~~

ADDENDUM A

~~(12) Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~

~~(13) Places of worship, subject to the requirements of § [150-11B](#).~~

~~(14) Public utility and service structures, subject to the requirements of § [150-11C](#).~~

~~(15) Child care centers, subject to the requirements of § [150-13A](#).~~

~~(16) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~

~~(17) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~

B. Prohibited uses. In the GC Zone, the following uses are specifically prohibited:

~~(1) Truck stops.~~

~~(2) Outdoor storage, except as an accessory use and subject to the requirements of § [150-36](#).~~

C. Bulk and area regulations:

~~(1) Minimum lot area: five acres.~~

~~(2) Minimum lot frontage: 200 feet.~~

~~(3) Minimum front yard depth: 75 feet.~~

~~(4) Minimum side yard width: 20 feet.~~

~~(5) Minimum rear yard depth: 35 feet.~~

~~(6) Maximum building height: 35 feet.~~

~~(7) Maximum floor area ratio: .20.~~

~~(8) Maximum impervious coverage: 50%.~~

## **§ 150-20 Highway Commercial (HC) District**

### **A. PURPOSE**

To provide along the Route 130 Corridor, close to the Village Hamlet area, larger retail stores providing goods and services that are unlikely or inappropriate to locate in the Village Commercial VC District in downtown Cranbury, and smaller, less regionally-oriented uses provided for in the General Commercial (GC) District.

### **B. PERMITTED USES**

1. Stores providing retail goods and services as listed below, as well as all uses substantially similar to them:
  - a) Agricultural supplies and accessories,
  - b) Home and garden centers inclusive of lawn tractors and utility trailers, as well as hardware stores, paint supply, plumbing supply, electrical supply, tile and granite sales, carpet and floor covering, home décor and furnishings, and appliance stores.
  - c) Sporting and hobby stores, such as sporting goods, scuba supplies and service, pool supply, pet shops and supplies, party rental, hobby and craft shops, and supply stores.
  - d) Pharmacies and/or drug stores.
  - e) Banks, including banks with drive-through windows.
  - f) Automobile parts and supplies, car rental and automobile service-only establishments.
2. General, professional and medical office, including offices on the second floor over retail uses.
3. Retail shopping centers, combining a number of retail establishments permitted in the zone, with or without second floor offices.
4. Hotels and inns.
5. Wholesale, interior storage and contractors.
6. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

### **C. PROHIBITED USES**

The following uses are specifically prohibited:

ADDENDUM A

- a) Automobile sales or camper, trailer, truck, boat or motorcycle sales, except as permitted pursuant to § 150-20B1(b).
- b) Gas stations.
- c) Convenience stores.
- d) Restaurants and eating and drinking establishments.
- e) Supermarkets.
- f) Self-storage warehouses.
- g) Residential development of any kind.

**D. AREA AND BULK REGULATIONS**

- 1. Minimum Lot Area: 2 acres.
- 2. Minimum Lot Frontage: 150 feet.
- 3. Front Yard Depth: 75 feet minimum and a maximum of 100 feet.
- 4. Minimum Side Yard Width: 20 feet.
- 5. Minimum Rear Yard Depth: 35 feet.
- 6. Maximum Permitted Floor Area (FAR):
  - a) 0.30 for one-story buildings
  - b) 0.35 for two- or three-story buildings.
- 7. Maximum Building Height: one story or 24 feet for retail uses; 35 feet or 3 stories, whichever is the lesser, for mixed uses.
- 8. Maximum Impervious Coverage:
  - a) The maximum impervious lot coverage shall be 60 percent utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provide stormwater infiltration and storage may be used to attain a total lot coverage of 75 percent, with no more than 60 percent of the lot coverage being impervious surfaces and up to a maximum of 15 additional percent of the lot coverage being pervious paving surfaces.
  - b) Pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads) shall be counted as *pervious* surfaces towards the allowable additional 15 percent lot coverage above the maximum

60% standard impervious paving. An approved, maintenance plan incorporating Best Management Practices shall be required upon approval.

**§ 150-21 General Commercial (GC) District**

**A. PURPOSE**

The purpose of this district is to encourage regionally-oriented retail and automotive-related services and sales. Envisioned for larger, modern suburban-style shopping centers that will allow Cranbury to provide retail goods and services that are not appropriate for the historic Village downtown area, and to make Cranbury's retail sector more competitive with retail offerings in adjacent communities.

**B. PERMITTED USES**

1. Stores providing retail goods and services as listed below, as well as all uses substantially similar to them:
  - a) Agricultural supplies and accessories,
  - b) Home and garden centers, such as hardware stores, paint supply, plumbing supply, electrical supply, tile and granite sales, carpet and floor covering, home décor and furnishings, and appliance stores.
  - c) Sporting and hobby stores, such as sporting goods, supplies and service, pool supply, pet shops, party rental, hobby and craft stores, and supply stores.
  - d) Automobile parts and supplies, car rental and automobile service-only stores.
2. General, professional and medical offices, including offices on the second floor over retail uses.
3. Retail shopping centers, combining a number of retail establishments permitted in the zone, with or without second floor offices.
4. Commercial recreational uses such as gyms, health clubs and bowling alleys.
5. Wholesale, storage and contractors.
6. Business services.
7. Regionally, automotive-oriented establishments such as automobile, camper, trailer and truck sales and service.
8. Supermarkets, grocery or specialty food stores.

9. **Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

**C. CONDITIONALLY PERMITTED USES**

**(“Reserved”)**

**D. PROHIBITED USES**

**The following uses are specifically prohibited:**

1. **Residential development of any type.**
2. **Restaurants or eating and drinking establishments.**

**E. AREA AND BULK REGULATIONS**

1. **Minimum Lot Area: 3 acres**
2. **Minimum Lot Frontage: 200 feet**
3. **Minimum Front Yard Depth: 75 feet minimum**
4. **Minimum Side Yard Width: 20 feet minimum**
5. **Minimum Rear Yard Depth: 35 feet minimum**
6. **Maximum FAR: 0.35**
7. **Maximum Building Height: 1 story or 24 feet for standalone retail, whichever is the lesser; 3 stories or 35 feet, whichever is the lesser, for other uses and for vertically mixed-uses.**
8. **Maximum Lot Coverage:**

a) **The maximum impervious lot coverage shall be 60 percent utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provide stormwater infiltration and storage may be used to attain a total lot coverage of 75 percent, with no more than 60 percent of the lot coverage being impervious surfaces and up to a maximum of 15 additional percent of the lot coverage being pervious paving surfaces.**



b) Pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads) shall be counted as *pervious* surfaces towards the allowable additional 15 percent lot coverage above the maximum 60% standard impervious paving. An approved, maintenance plan incorporating Best Management Practices shall be required upon approval.

## **§ 150-21 Community Mixed-Use (C-M) District**

### **A. PURPOSE**

The purpose of the district is to allow for the development of a comprehensive mixed-use project, consisting of a row of convenience-related retail stores with residential apartments on the second floor along Old Trenton Road, and lower-density attached single-family or apartment or professional office development on the remainder, all of which is of a traditional scale and design so as to blend in with the predominantly residential neighborhood in which this district is an integral part.

### **B. PERMITTED USES**

1. For tract sizes equal to or greater than two (2) acres but less than ten (10) acres, the following uses shall be permitted:
  - a) Single-family attached dwellings, including townhouses and duplexes, but restricted to one- and two-bedroom units only
  - b) Apartments, restricted to one- and two-bedroom units only
  - c) Professional offices
2. For tract sizes equal to or greater than 10 acres, and having at least 400 feet of frontage on Old Trenton Road, the following additional land uses are *also* permitted:
  - a) Retail and service establishments, including personal service businesses and specialized and convenience retail, including but not limited to drug stores, banks and financial services, bakeries, delis, beauty shops, nail salons, tanning salons, laundries, drop-off only dry cleaners, gift stores, florists, takeout food, and clothing and shoe repair; but only on the ground floor of buildings located on that portion of the parcel within 200 feet of the right-of-way of Old Trenton Road.
  - b) Residential apartments restricted to one- and two-bedroom units only, located on the second floor over the retail and service uses as set forth in 150-21A2(a) above.

3. **Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.**
4. **Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

**C. PROHIBITED USES**

**The following use is specifically prohibited**

- (a) **Restaurants**

**D. AREA AND BULK REGULATIONS**

- (1) **For single-family attached dwellings, apartments and professional offices:**

- (a) **Minimum lot area: two acres**
- (b) **Minimum street frontage: 200 feet**
- (c) **Minimum lot depth: 250 feet**
- (d) **Minimum setback from a public street: 25 feet**
- (e) **Minimum setback from other buildings on the same lot:**
  - (1) **Front-to-front: 75 feet**
  - (2) **Front-to-side, front-to-rear: 40 feet**
  - (3) **Side-to-side; 20 feet**
  - (4) **Rear-to-rear, rear-to-side: 40 feet**
- (f) **Minimum setback from internal driveways: 15 feet**
- (g) **Minimum setback to parking: 10 feet**
- (h) **Maximum building coverage: 10%**
- (i) **Maximum impervious coverage: 50%**
- (j) **Maximum building height: 2 stories and 25 feet for residential buildings; 28 feet for offices**
- (k) **Maximum residential density: 4 dwelling units per acre**
- (l) **Maximum floor area ratio (FAR): 0.15**

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- (m) **Maximum number of residential units per structure: 4 for single-family attached units, 8 for apartments**
  - (n) **Accessory buildings shall have the same setbacks as principal buildings but shall not exceed 1 story or 15 feet in height, whichever is the lesser.**
- (2) For mixed-use, retail ground floor and second-floor apartments as permitted in § 150-21A2(b):**
- (a) **Minimum lot area: 10 acres for entire tract**
  - (b) **Maximum lot area devoted to mixed use (retail ground floor, apartment above): 3 acres**
  - (c) **Minimum street frontage for mixed use: 400 feet along Old Trenton Road**
  - (d) **Minimum lot depth for mixed use: 250 feet**
  - (e) **Minimum setback from Old Trenton Road for mixed use: 15 feet**
  - (f) **Maximum setback from Old Trenton Road for mixed use: 30 feet**
  - (g) **Minimum side yard setback for mixed use: 25 feet**
  - (h) **Minimum setback from internal streets for mixed use: 15 feet**
  - (i) **Maximum building coverage for mixed use: 25 percent**
  - (j) **Maximum impervious coverage for mixed use: 65 percent**
  - (k) **Maximum building height for mixed use: 2 stories, 28 feet**
  - (l) **Maximum density, for residential portion of the mixed use only: 7 units per acre, but not more than 20 units**
  - (m) **Maximum floor area ratio (FAR) for retail portion of the mixed use only: 0.25, but not more than 30,000 square feet of retail floor area in total.**
  - (n) **For the remaining part of the site not utilized for the mixed use, development per 150-20D(1) shall apply.**

**.E. ADDITIONAL REQUIREMENTS**

**Where the requirements of this subsection conflict with design standards within this chapter (Section 150-41), the standards herein shall apply.**

**1. Affordable Set-Aside**

Residential development shall be required to satisfy any affordable housing requirements generated by such development, or as mandated by the New Jersey Fair Housing Act as amended. For example, if the new affordability requirements require 10% of all additional units to be affordable units, 10% of the total number of units in the development within the M-C zone shall be set aside as affordable units.

**2. Public Open Space**

For mixed-use developments with a minimum of 10 acres, a central pocket park/green space of at least 30,000 contiguous square feet shall be provided within the site, preferably as a transition between the mixed-use building and residential development on the remainder of the tract. The park shall be framed on at least two sides and at least 50 percent of its perimeter by vehicular streets. Pedestrian entries to adjoining residential development should overlook the park.

**§ 150-21.1 Highway Mixed-Use (H-M) District**

**A. PURPOSE**

To provide the opportunity for a variety of office and retail development to serve an automobile-oriented regional market, with a more modern design orientation.

**B. PERMITTED USES**

- 1. Stores providing retail goods and services including the following types of uses:**
  - a) Agricultural supplies and accessories,**
  - b) Home and garden centers, such as hardware stores, paint supply, plumbing supply, electrical supply, tile and granite sales, carpet and floor covering, home décor and furnishings, and appliance stores.**
  - c) Sporting and hobby stores, such as sporting goods, scuba supplies and service, pool supply, pet shops, party rental, hobby and craft shops, and supply stores.**
  - d) Automobile parts and supplies, car rental and automobile service-only establishments.**
- 2. General, professional and medical office, including offices on the second floor over retail uses.**
- 3. Retail shopping centers, combining a number of retail establishments permitted in the zone, with or without second floor offices.**
- 4. Commercial recreation uses such as gyms, health clubs, driving ranges, outdoor playing fields, hockey rinks or bowling alleys.**

5. **Business services.**
6. **Hotels and inns.**
7. **Wholesale, storage and contractors.**
8. **Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

**All residential uses are prohibited.**

### **C. PROHIBITED USES**

**The following uses are specifically prohibited:**

1. **Automobile sales or camper, trailer, boat, truck or motorcycle sales.**
2. **Residential uses of any kind.**
3. **Restaurants or eating and drinking establishments.**

### **D. AREA AND BULK REGULATIONS**

1. **Minimum Lot Area: 2 acres.**
2. **Minimum Lot Frontage: 200 feet.**
3. **Minimum Front Yard Depth: 50 feet.**
4. **Minimum Side Yard Width: 30 feet.**
5. **Minimum Rear Yard Depth: 50 feet.**
6. **Maximum Permitted Floor Area (FAR): For office development alone: 0.15. For retail development alone, and for mixed-use development combining retail and office, 0.35.**
7. **Maximum Building Height: 2 stories or 28 feet, whichever is lesser.**
8. **Lot coverage**
  - (a) **For office development: maximum 35 percent lot coverage. No additional coverage shall be granted for pervious paving.**

- (b) For retail development and for mixed-use developments combining office and retail, maximum impervious lot coverage is 60 percent with standard, impervious paving techniques, as follows:

(i) The maximum impervious lot coverage shall be 60 percent utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provide stormwater infiltration and storage may be used to attain a total lot coverage of 75 percent, with no more than 60 percent of the lot coverage being impervious surfaces and up to a maximum of 15 additional percent of the lot coverage being pervious paving surfaces.

(ii) Pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads) shall be counted as *pervious* surfaces towards the allowable additional 15 percent lot coverage above the maximum 60% standard impervious paving. An approved, maintenance plan incorporating Best Management Practices shall be required upon approval.

### § 150-23. Industrial-Light Impact (I-LI) Zone.

#### B. Area and bulk regulations.

- (1) Minimum lot area: ~~six~~ **three** acres.
- (2) Minimum lot frontage: ~~300~~ **200** feet.
- (3) Minimum front yard depth: 75 feet.
- (4) Minimum side yard width: 50 feet.
- (5) Minimum rear yard depth: 50 feet.
- (6) Maximum building height: 40 feet.
- (7) Maximum floor area ratio: .20. This floor area ratio may be increased to .30 if the majority of inbound nonemployee traffic to the site is accomplished by rail.
- (8) Maximum impervious coverage: 40%.

**§ 150-24.1. Light Industrial (LI) Zone.**

**C.** Area and bulk regulations.

- (1)** All permitted uses except offices and planned industrial parks.
  - (a)** Minimum lot area: ~~10~~ **5** acres.
  - (b)** Maximum floor area ratio:
    - [1]** .22 for one-story building.
    - [2]** .30 for multistoried buildings.
  - (c)** Minimum street frontage: ~~400~~ **250** feet.
  - (d)** Minimum front yard depth: 75 feet.
  - (e)** Minimum side yard width: 50 feet.
  - (f)** Minimum rear yard depth: 50 feet.
  - (g)** Parking. Not more than 25% of all required parking facilities shall be located in the front yard. No parking shall be located nearer than 25 feet to any property line or street right-of-way line. All parking and service areas shall be screened from the view of streets in accordance with the requirements of § 150-57.
  - (h)** Impervious surfaces in aggregate shall not cover more than 50% of the lot.
  - (i)** Maximum building height: 40 feet.

**§ 150-25.2 Residential—Mt. Laurel III (R-ML III) Zone.**

A. Permitted Uses. All those uses permitted in the R-ML Zone.

B. Area and Bulk Requirements

- (1) Minimum lot area: three and a half (3.5) acres

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- (2) Minimum lot width: 300 feet
- (3) Minimum lot depth: 250 feet
- (4) Maximum building height: 2 stories/35 feet
- (5) Maximum building coverage: 20%
- (6) Maximum impervious coverage: 40%
- (7) Maximum permitted density: 12 units/acre
- (8) Minimum building setback:
  - (a) Front: 75 feet
  - (b) Side (adjacent residential): 75 feet
  - Side (adjacent non-residential): 75 feet
  - (c) Rear: 60 feet
- (9) Minimum driveway and parking setbacks:
  - (a) Front 40 feet
  - (b) Side (adjacent residential) 60 feet
  - Side (adjacent non-residential) 15 feet
  - (c) Rear 15 feet

### C. Other Requirements

- (1) Infrastructure. All residential units shall be served by public sewer and central water systems
- (2) (a) Where buildings are the closest structures to the side or rear property lines, the following minimum buffer area shall be provided:
  - (i) Along the rear property line: 10 feet



- (ii) Along the side property lines: 10 feet
- (b) Where parking, driveways or active recreation areas are located closer to the property line than buildings, the following minimum buffer areas shall be provided:
  - (i) Along the rear property line: 10 feet
  - (ii) Along the side property lines: 10 feet
- (c) Such buffer shall consist of shrubs and trees, and may be supplemented by fencing or berms, the primary purpose of which shall be to screen parking and driveways and active recreational areas from the adjacent property.
- (d) Minimization of glare, noise and visual intrusion of parking lots to external roadways and adjacent properties through grading, berms and/or plantings.

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### **§ 150-29. Industrial - Light Impact Sewered (I-LIS) Zone.**

#### **C.** Area and bulk controls.

- (1)** Minimum lot area: ~~six~~ **three** acres.
- (2)** Minimum lot frontage: ~~300~~ **200** feet.
- (3)** Minimum front yard setbacks:
  - (a)** Major arterial: 200 feet.
  - (b)** Minor arterial: 125 feet. (See note at the end of this section for exceptions to the minimum setback in certain situations.)
- (4)** Minimum side yard setback: 50 feet.
- (5)** Minimum rear yard depth: 50 feet.
- (6)** Maximum floor area ratio: 30.
- (7)** Maximum impervious coverage: 50%.
- (8)** Location of parking:
  - (a)** Not closer than 125 feet to a major arterial.

(b) Not closer than 25 feet to a minor arterial except as provided in note at the end of this section.

(9) Maximum height: as permitted in the LI Zone.

Note: Where a ~~proposed master plan road~~ **Liberty Road** crosses a property so as to create two building parcels on the original single parcel, the minimum distance between buildings fronting on ~~the master plan road~~ **Liberty Road** shall be 350 feet. The minimum distance to the right-of-way may be reduced to 100 feet for one of the buildings. No auto or truck parking shall be permitted within a one-hundred-foot setback on either side of ~~the proposed master plan road~~ **Liberty Road**.

### § 150-35. Fences and walls.

**Table 2: FENCES AND WALLS PERMITTED BY ZONE**

<b>Zone</b>	<b>Type 1</b>	<b>Type 2</b>	<b>Type 3</b>	<b>Type 4</b>	<b>Type 5</b>
A-100	Yes	Yes	No	No	Yes
R-LI	Yes	Yes	No	No	Yes
RLD-1	Yes	Yes	No	No	Yes
RLD-3	Yes	Yes	No	No	Yes
V/HR	Yes	Yes	No	No	Yes
R-ML	Yes	Yes	No	No	Yes
<b>R-ML II</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>Yes</b>
<b>R-ML III</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>Yes</b>
R-AH	Yes	Yes	No	No	Yes
VC	Yes	Yes	No	No	Yes
<del>PO/R</del>	<del>Yes</del>	<del>Yes</del>	<del>No</del>	<del>No</del>	<del>Yes</del>
HC	Yes	Yes	Yes	Yes	Yes

**Table 2: FENCES AND WALLS PERMITTED BY ZONE**

<b>Zone</b>	<b>Type 1</b>	<b>Type 2</b>	<b>Type 3</b>	<b>Type 4</b>	<b>Type 5</b>
GC	Yes	Yes	Yes	Yes	Yes
CM	Yes	Yes	No	No	Yes
HM	Yes	Yes	No	No	Yes
RO/LI	Yes	Yes	Yes	Yes	Yes
I-LI	Yes	Yes	Yes	Yes	Yes

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### **§ 150-36. Outdoor storage.**

All outdoor storage shall conform to the following requirements:

#### **B.** Commercial districts.

- (1) Outdoor storage in the ~~Commercial Village, Highway Commercial, General Commercial and Professional Office/Residential~~ **VC Village Commercial, CM Community Mixed Use and HM Highway Mixed Use** Zones shall be permitted and limited in accordance with the following provisions:
  - (a) Outdoor storage, display or sales shall **only be permitted in conjunction with uses which are permitted in the respective zones and shall** be limited to nursery stock, horticultural products, vehicles, equipment and building supplies, which cannot ordinarily be accommodated indoors, and shall be accessory to the principal use.
  - (b) Products stored outside shall not exceed a maximum height of eight feet.
  - (c) Such outdoor storage, display and sales area is subject to site plan review and approval by the Board.

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### **§ 150-37. Signs.**

- #### **B.** Sign standards in commercial zones. The following sign standards apply to all uses in the ~~PO/R, GC General Commercial and HC Highway Commercial, MC Community Mixed Use and HM Highway Mixed Use~~ zones:

**§ 150-38. Cellular towers.**

**B.** Where permitted. Cellular towers shall be conditional uses in all zones in the Township.

**C.** Conditional use requirements.

**(1)** In A-100, R-LI, RLD-1, RLD-3, V/HR, R-ML, R-AH, VC, HC, GC ~~and PO/R~~, **CM and HM** Zones.

**(a)** Cellular antennas may only be affixed to existing towers, water tanks, standpipes and church steeples.

**(b)** Existing towers, water tanks, standpipes and steeples may be rebuilt or replaced to allow additional antennas to be affixed. The rebuilt or replaced tower shall be substantially the same as the tower or structure it replaces. An existing tower may be extended an additional 26 feet as long as it does not exceed the maximum height specified elsewhere in this chapter.

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**§ 150-41. Design standards.**

**E.** Lot averaging design standards - A-100 Zone **and R-LI Zone**. This section provides design standards for lot averaged development which is permitted in the A-100 Zone **and R-LI Zone**. The intent is to protect the Township's rural character, preserve environmentally sensitive areas, maintain large, contiguous tracts of farmland, preserve open space, protect scenic views and maintain a definitive Village edge. These following design standards apply to all properties in the A-100 Zone **and R-LI Zone** which develop using the lot averaging option as regulated in § 150-14 **and § 150-15**.

**(1)** Site design.

**(a)** ~~All development for properties with designated potential development areas shall be located in the potential development areas shown on Map IV-1 in the Cranbury Master Plan.~~ **Where a development parcel contains environmentally constrained land such as wetlands, streams, stream corridor buffers, buffers, floodplains or other areas that are environmentally constrained, the portion of the lot proposed to be developed shall be located to the maximum extent possible on the non-constrained portion or portions.**

**(b)** Where feasible, all structures, except for the single-family house and associated farm buildings permitted on the farmstead lot, shall be located at least 800 feet from major collector roadways to minimize the visual impact of new development.

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- (c) Where building envelopes are located in woodlands, a treed area of at least 30 feet between the building envelope and any street shall be retained.

(2) Preservation areas.

- (a) Any development using the lot averaging development option shall permanently deed restrict the environmentally sensitive areas, **such as wetlands, streams, stream corridor buffers and scenic viewsheds** and ~~open space areas identified on Maps IV-1 and VII-1 in the Cranbury Master Plan as well as land identified for open space or for agricultural purposes in the 2010 Master Plan for the Township of Cranbury in Figures 5-22 and 11-1.~~ While farmland preservation is the primary goal, a maximum of 25% of the deed restricted preservation area or 20 acres, whichever is less, may be owned by a homeowner's association and used for common open space as defined in § [150-7](#), provided the Board approves the use of the common open space.
- (b) The minimum preservation area shall be five contiguous acres. No further subdivision of these deed restricted areas shall be permitted. This restriction shall be included in the deed.
- (c) The area preserved for agricultural purposes may contain one single-family residential dwelling unit.

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~~H. Commercial design standards. Commercial design standards are applicable to properties in the Highway Commercial, General Commercial and Professional Office/Residential land use categories. [RESERVED]~~

~~(1) Building design.~~

- ~~(a) Solid and unarticulated buildings are discouraged. Staggered building walls and other architectural treatments which provide architectural interest and reduce the visual scale of a building are required. Pitched roofs are required.~~
- ~~(b) Simple and uniform texture patterns are required to create shadow patterns which reduce the visual scale of the building. Variations in color shall be kept to a minimum and colors shall be subdued in tone. Accent colors may be used.~~
- ~~(c) Building entries shall be readily identifiable through the use of canopies, marquees, and architectural treatment.~~
- ~~(d) The scale of the development shall be consistent with existing development. The use of variations in height, roof lines and grade definition are encouraged to reduce the perceived height and mass of a building.~~

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- ~~(c) When nonresidential uses are adjacent to residential uses outside of the Commercial Village Zone district, the nonresidential building shall be set back 50 feet from the property line adjacent to the residential use. A minimum setback of 25 feet shall be provided for parking or accessory structures. A buffer shall be provided to create a transition between buildings of contrasting scales, provide a visual transition and reduce adverse impacts.~~
- ~~(2) Vehicular circulation:~~
  - ~~(a) Vehicle access to a site shall be provided so that all vehicle maneuverings occur on site and not on public streets.~~
  - ~~(b) Shared driveways, shared parking and cross easements shall be provided among adjacent commercial developments.~~
  - ~~(c) Where feasible, parallel or frontage roads for commercial properties along Route 130 shall be installed.~~
  - ~~(d) Entrances and exits to commercial parking lots shall be defined by curbing and landscaping.~~
  - ~~(e) Planting islands at the entranceways are required.~~
  - ~~(f) The minimum distance between driveways and off-site public road intersections shall be 200 feet. Driveways include individual and common driveways and on-site public roads.~~
- ~~(3) Pedestrian circulation:~~
  - ~~(a) Concrete or brick sidewalk pedestrian connections shall be provided between adjacent commercial uses.~~
  - ~~(b) Vehicular and pedestrian circulation patterns shall be separated. A landscaped buffer shall provide a separation between a pedestrian and vehicular path.~~
  - ~~(c) Where pedestrians and vehicle paths cross, that area shall be designated by changing pavement materials, signals, signage, striping or changes in pavement texture.~~
  - ~~(d) Secure and convenient pedestrian walkway access shall be provided from parking lots, sidewalks, and primary entrances to the building. Sidewalks shall be barrier-free, a minimum of four feet in width and set back a minimum of five feet from all buildings.~~
  - ~~(e) Bicycle access drives shall be not less than four feet wide for one-way and eight feet wide for two-way operation. Bicycle access to a lot shall not be combined with~~

~~pedestrian access. Bicycle access driveways shall be free of hazards to the cyclist. Bicycle racks shall be provided on site.~~

## **§ 150-42. Commercial design standards.**

Commercial design standards are applicable to properties in the HC Highway Commercial zone, the GC General Commercial zone, the CM Community Mixed Use zone and the HM Highway Mixed Use zone.

### **A. DESIGN STANDARDS FOR THE HC HIGHWAY COMMERCIAL ZONE**

#### **1. Design Setbacks: The following additional requirements shall apply for design purposes.**

- a. A 10-foot landscaped setback from the primary frontage street to the front parking bay, including a low wall or fence, or plantings, shall be provided.
- b. A maximum of one front parking bay of no more than 60 feet in width may be provided in the front yard.
- c. A minimum of 10 feet depth shall be provided behind the parking bay, consisting of a planting strip, and may contain a sidewalk or walkway of a maximum of 5 feet in width.
- d. Buildings shall be set back a minimum of 75 feet from the public right-of-way.
- e. Buildings shall be set back a maximum of 90 feet from the public right-of-way on which it has its primary orientation.

#### **2. Pedestrian Circulation**

- a. **Pedestrian Circulation:** Sidewalks pursuant to § 150-46 shall not be required along Route 130 in the HC Highway Commercial Zone. However, they shall be required along other public streets. In addition the following pedestrian pathways and walkways are required.
  - (1) Pathways in front of stores linking adjacent stores shall be provided. Each pathway shall have a minimum 5-foot clear walking area, as well as seating & pedestrian-scale lighting.
  - (2) “Enhanced walkway” connector pathways linking adjacent buildings and/or shopping centers through parking lots and across property lines shall be provided, roughly in line with the pathways that are located in front of each store. Where the adjacent property has not yet been developed or redeveloped pursuant to requirement, a stub pathway shall be provided up to the property line.
  - (3) Each “enhanced walkway” shall have the following features: where it crosses a vehicular travel area, it shall be highlighted with contrasting paint and/or textured paving, and a slightly raised bed; and elsewhere it should be delineated

where possible with raised sidewalk, plantings, and trees (i.e. parking bays should be oriented around the walkways).

### **3. Parking**

#### **a. Parking Configuration**

- (1) One (1) bay of parking between the front of the building and the highest-traffic adjoining public street shall be provided, which is no greater than 60 feet deep, and parking stalls shall be perpendicular to the street. Direct vehicular entry from this highest-traffic street to this parking area shall be provided.**
- (2) The remainder of parking shall be provided to the side or rear of building, in lots that are connected to the front parking area.**
- (3) The front parking bays shall be visually screened from the street's sidewalk with low walls or low plantings and/or landscaping. Continuous pull-in parking areas are prohibited.**
- (4) The entire side of any parking area shall not be fenced-off or bermed so as to prohibit pedestrian and vehicular access to an adjacent property. Gaps in fence / berm for pedestrian and vehicular circulation connections shall be provided between adjacent properties (one at street's sidewalk and one at front door walkway).**
- (5) Driveways on adjacent lots may be no closer than 100 feet apart. Driveways on a single lot may be no closer than 250 feet apart.**

#### **b. Parking Ratio Reductions**

- (1) Shared Parking.** To reduce the total number of required parking spaces, a shared parking study is encouraged that evaluates the demand of different uses in the same structure or parcel, based on time-of-day parking demand curves.
- (2) Improved Connections.** *At their discretion, the Planning or Zoning Board, as appropriate, may allow for parking ratio reductions of between 0.25 to 0.5 spaces per 1,000 square feet, depending on whether one or all of the following items (which are intended to help reduce turning movements on / off Route 130 and other area streets) are met:*
  - (a) Connector Drives.** Connections between parking lots of adjacent parcels, to create a service road parallel to Route 130;
  - (b) Cross Street Access.** Vehicular easements to permit adjacent developments to access side streets (such as Half Acre Road and Cranbury South River Road), where applicable;
  - (c) Proximity.** Placement of separate buildings within a development within 100 feet of each other, to minimize pedestrian walking distances between buildings.



#### **4. Building Design**

##### **a. Orientation**

- (1) If a property has frontage on Route 130, its buildings should front Route 130; alternately, if site constraints require it, buildings' front façades and entries could also be oriented at 90 degrees to Route 130. If a property does not have frontage on Route 130, buildings should front a secondary street.**
- (2) If a parcel has frontage on both Route 130 and Cranbury South River Road, and has an average lot depth of at least 400 feet, new developments with retail space shall be oriented to present retail facades to each street via two buildings oriented back-to-back, each facing a different street.**

##### **b. Transparency and Entries**

- (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, and/or lighting.**
- (2) Buildings should provide rear or side pedestrian doors, as appropriate, for pedestrian entry from any rear or side parking lot areas.**
- (3) At least 60 percent of the front façade areas of retail building façades, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.**

##### **c. Horizontal Massing**

- (1) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.**
- (2) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building and to reinforce a visual connection to Cranbury's historic structures. Suggested means include varied fenestration; varied materials; taller floor heights on the lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.**
- (3) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.**

- (4) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

**d. Vertical Massing**

- (1) The street-facing facade planes of buildings shall be broken down so that they appear as a series of distinct bays, each not to exceed 75 feet in width as measured along the street frontage. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is discouraged. Bay definition should extend through all levels of the building(s), except where horizontal massing changes in the façade plane are provided to break up the bulk of a building.
- (2) Specifically, bays should be defined through two approaches, dimensional variation and texture / pattern / material variation, as described next.
  - (a) **Dimensional Variation.** Bay definition must include variation by dimensional elements such as columns, pilasters, and changes in facade plane. These distinguishing dimensional features shall each have a depth of at least five (5) inches and a width of at least one (1) foot, so as to create significant shadow lines that help create a sense of depth in the façade.
  - (b) **Texture, Pattern and Material Variation.** Bay definition must also include textural, pattern, and/or material variation, such as by window size and rhythm of spacing, variation in surface material and pattern, and gutters or expansion joints. These variations shall be distinguished by texture, pattern, and/or material, not just color.
- (3) Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways.

**e. Rooflines**

The shape of rooflines should coordinate with and reinforce the variation in bay massing.

**f. Materials**

- (1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie panels or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials,

**variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.**

**(2) The following materials are not appropriate:**

- (a) Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).**
- (b) Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.**
- (c) Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.**

**(3) Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.**

**g. Building Detailing**

- (1) Street-facing facades of the first level of buildings shall have a retail-style design that reinforces the public character and visibility of the first level. Windows shall be storefront-style, plate glass windows that maximize views into the interior. Street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.**
- (2) Building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.**
- (3) Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.**

**B. DESIGN STANDARDS FOR THE GC GENERAL COMMERCIAL ZONE**

**1. Design Setbacks**

The following additional requirements shall apply for design purposes.

- a. A 10 foot landscaped setback from the primary frontage street to the front parking bay, including a low wall or fence, or plantings shall be provided.
- b. A minimum of 10 feet depth shall be provided behind the parking bay in the front yard, for a planting strip, and may contain a sidewalk or walkway of a maximum of 5 feet in width.

**2. Circulation**

**a. Vehicular Circulation**

- (1) Minimum distance between curb cuts along any one road is 100 feet.
- (2) Driveways of parcels on either side of Brick Yard Road and on either side of Hightstown Road / South Main Street should align so as to provide efficient vehicular movements between different components within the overall development.
- (3) The intersection of Brick Yard Road and Route 130 (i.e., at the Cranbury Circle) shall be realigned as per recommendations in the 2010 Master Plan of the Township of Cranbury, Chapter 5 Section D1, Figures 5.3 and 5.4.

**b. Pedestrian Circulation**

Side walks pursuant to § 150-46 shall not be required along Route 130 in the GC General Commercial Zone. However, they shall be required along all other public streets. In addition the following pedestrian pathways and walkways are required:

- (1) Pathways in front of stores linking adjacent stores shall be provided. Each pathway shall have a minimum 5-foot clear walking area, and seating & pedestrian-scale lighting.
- (2) “Enhanced walkway” connector pathways linking adjacent buildings and/or shopping centers through parking lots and across property lines shall be provided, roughly in line with the pathways that are located in front of each

store. If the adjacent property has not yet been redeveloped pursuant to this updated zoning, a stub pathway shall be provided up to the property line.

- (3) Each “enhanced walkway” shall have the following features: where it crosses a vehicular travel area, it shall be highlighted with contrasting paint and/or textured paving, and a slightly raised bed; and elsewhere it should be delineated where possible with raised sidewalk, plantings, and trees (i.e. parking bays should be oriented around the walkways).

### **3. Parking**

#### **a. Parking Configuration**

- (1) Parking may be provided in the front, side or rear yard.
- (2) Conventionally-paved parking bays should run perpendicular to the front façade of new structures (with the exception of one row of parking adjoining the front façade, and one row closest to the street), so that required pedestrian pathways may be located between rows of parking, where they are safest from vehicular movements.
- (3) If any parking areas are located to the rear of shopping center buildings, buildings should include breaks every 300 feet (or less) for pedestrian walkways leading back to any parking areas; and where necessary, should provide secondary, rear entries. The walkways should be generously proportioned and have evening lighting sufficient for safety purposes.

#### **b. Parking Ratio Reductions**

**Shared Parking.** To reduce the total number of required parking spaces, a shared parking study is encouraged that evaluates the demand of different uses in the same structure or parcel based on time-of-day parking demand curves.

### **4. Improved Connections.** *At their discretion, the Planning or Zoning Board, as appropriate, may allow* parking ratio reductions of between 0.25 to 0.5 spaces per 1,000 square feet, depending on whether one or all of the following items (which are intended to help reduce turning movements on / off Route 130 and other area streets) are met:

- (a) **Connector Drives.** Provide vehicular connections between parking lots of adjacent parcels, so as to create a “service road” parallel to Route 130. The vehicular connections do not have to be located adjacent to the primary street frontage, but may be set farther back within the property as site planning requires. In addition to awarding parking reduction to developments that occur after others, the reduction may also be awarded to a first development if it provides a stubbed connection from its parking lot aisles to adjacent parcels that are likely to develop in the future.
- (b) **Cross-Street Access.** Vehicular easements to permit adjacent developments to access side streets (such as Brick Yard Road), where applicable.

5. **Tree Preservation.** To foster tree preservation in properties bordering the Millstone River, a portion of the retail parking supply may be set aside as a future parking reserve. Therefore, an applicant may be permitted to set aside a treed area to provide an additional parking supply equal to 1 space/1,000 square feet of development (*equivalent to 20 percent of the original 5/1,000 square feet of retail parking requirement*), to be “banked.” Such an area may be reserved for future conversion to parking spaces if the Township decides that the original parking lot does not provide sufficient spaces to meet peak-hour demands. If and when the treed areas are improved as parking areas, the Planning or Zoning Board may permit them to be maintained as secondary, overflow parking areas with porous paving if their frequency of use is light.
6. **Building Design**
  - a. **Transparency and Entries**
    - (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, and/or lighting.
    - (2) Buildings should provide rear or side pedestrian doors, as appropriate, for pedestrian entry from any rear or side parking lot areas.
    - (3) At least 60 percent of the front façade areas of retail building façades, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.
  - b. **Horizontal Massing**
    - (1) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.
    - (2) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building. Suggested means include varied fenestration; varied materials; taller floor heights on the lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building’s vertical bay pattern.
    - (3) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.
    - (4) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

**c. Vertical Massing**

- (1) The front facade planes of buildings shall be broken down so that they appear as a series of distinct bays, each not to exceed 75 feet in width as measured along the street frontage. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is discouraged. Bay definition should extend through all levels of the building(s), except where horizontal massing changes in the façade plane are provided to break up the bulk of a building.**
- (2) Suggested means for bay definition include: dimensional elements such as columns, pilasters, and changes in facade plane that create significant shadow lines and create a sense of depth in the façade; and textural, pattern, and/or material variation, such as window size and rhythm, variation in surface material and pattern, and gutters or expansion joints.**
- (3) Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways.**

**d. Rooflines**

**The shape of rooflines should coordinate with and reinforce the variation in bay massing.**

**e. Materials**

- (1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie-plank® or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.**
- (2) The following materials are not appropriate:**
  - (a) Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).**
  - (b) Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.**
  - (c) Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.**

- (3) Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.

**f. Building Detailing**

- (1) Building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.
- (2) Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.

**C. DESIGN STANDARDS FOR THE CM COMMUNITY MIXED USE ZONE**

See Figure 26.1, Conceptual Plan for the CM Community Mixed Use Zone.

**1. Circulation**

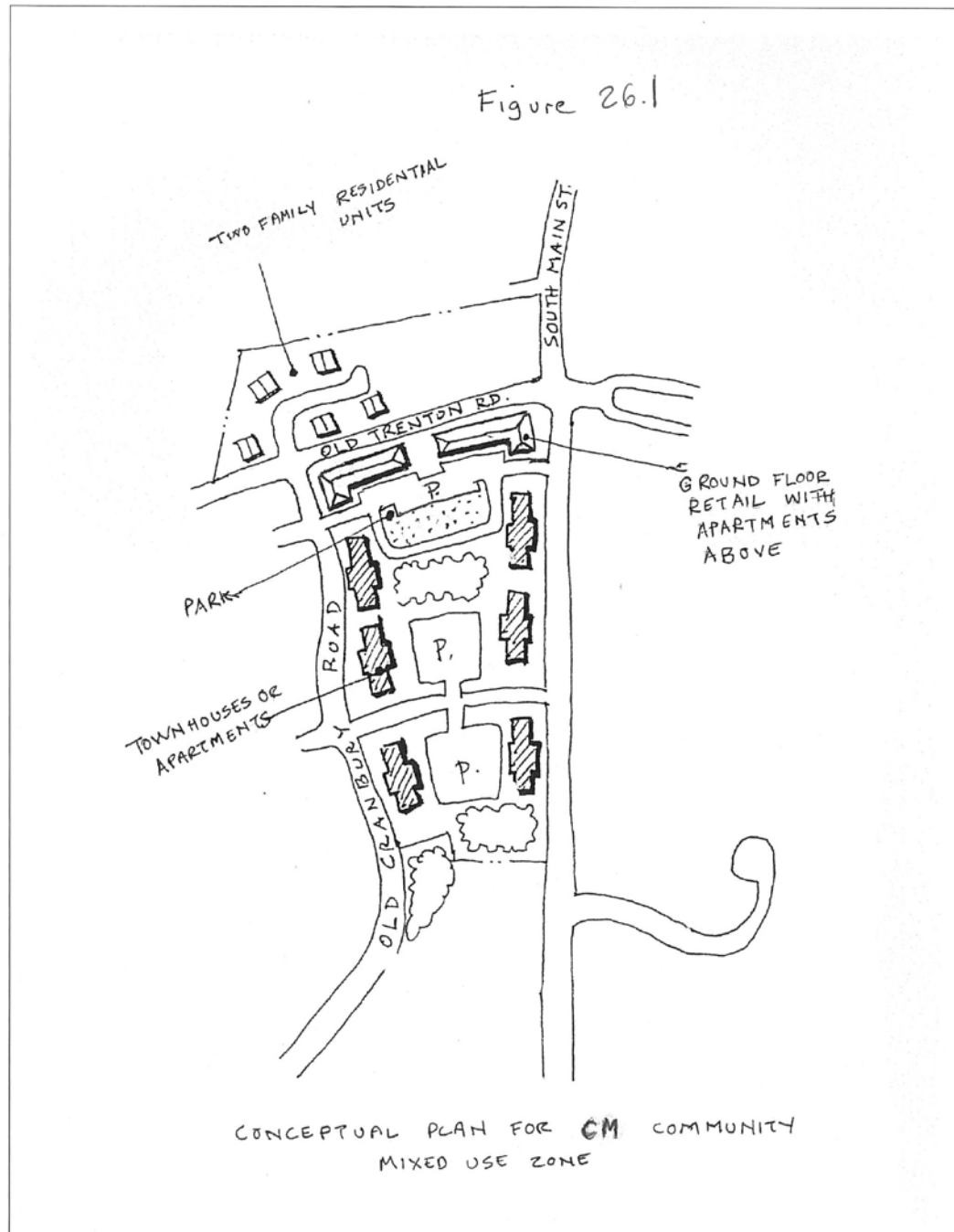
**a. Vehicular Circulation**

One vehicular curb cut on the north side of Old Trenton Road is permitted. Vehicular curb cuts on the south side of Old Trenton Road are prohibited; instead, shared vehicular access drives for development south of Old Trenton Road shall connect to Old Cranbury Road and/or to South Main Street. Individual residential driveways are prohibited to have direct access to South Main Street or Old Cranbury Road.



**b. Pedestrian Circulation**

- (1) Sidewalks pursuant to Section § 150-46 shall be provided on all bounding streets (Old Trenton Road, Old Cranbury Road, and South Main Street), and shall also be provided on both sides of streets internal to the zone.**



(2) If the Old Cranbury Road cul-de-sac, south of Old Trenton Road, is realigned, vacated, or retained, a public pedestrian pathway shall be required within the existing right-of-way. Such pathway shall provide a pedestrian route passing generally through the middle of the site from Old Cranbury Road to within 100 feet of the intersection of South Main Street and Old Trenton Road. It is recommended that where possible, the existing mature trees along this cul-de-sac be retained as part of a vehicular and/or pedestrian circulation route. Existing utility lines along the cul-de-sac may be relocated if necessary.

## **2. Parking**

### **a. Parking Configuration**

- (1) Surface parking lots are permitted, and shall be located at the interior of the development, at least 100 feet from the rights-of-way of the bounding streets, Old Trenton Road, Old Cranbury Road (the portion at the zone's perimeter that will remain, not the portion that may be vacated), and South Main Street. No surface parking shall be permitted in any of the front yards facing these bounding streets.
- (2) Structured parking in the form of tuck-under parking and single-story parking garages are permitted, and shall be located at the interior of the development, at least 40 feet from the rights-of-way of the bounding streets, Old Trenton Road, Old Cranbury Road and South Main Street. Buildings located adjacent to bounding street(s) shall hide any such structured parking from view of bounding street(s) by placing retail, office, or residential uses (where permitted) having a minimum 25-foot depth on the first level, between these parking spaces and the bounding street.

### **b. Parking Ratio Reductions**

The use of shared parking among retail, residential, and office uses is encouraged. Such shared parking spaces shall be located on the same side of Old Trenton Road as the uses they serve.

## **3. Building Design**

### **a. Orientation**

- (1) Buildings located adjacent to Old Trenton Road shall place their primary front facades and pedestrian entries to face Old Trenton Road.
- (2) Buildings located adjacent to South Main Street shall place their primary front facades and pedestrian entries to face South Main Street, in order to mirror the existing single-family homes to the east.
- (3) Buildings located adjacent to Old Cranbury Road may be oriented in any direction.

**b. Transparency & Entries**

- (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, porches, stoops, and/or lighting.**
- (2) Retail business along Old Trenton Road shall have direct, individual entries to the street; shared, internal, mall-style entries are prohibited. Retail businesses along the south side of Old Trenton Road shall also provide pedestrian entries to any rear parking areas required to serve such retail uses. Upper-story residential in mixed-use buildings along Old Trenton Road may have pedestrian entrances facing the front, rear, or side.**
- (3) At least 60 percent of all retail building façades facing Old Trenton Road, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.**

**c. Horizontal Massing**

- (1) Building massing should create a traditional form, complementing the historic downtown character.**
- (2) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.**
- (3) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building. Suggested means include varied fenestration; varied materials; taller floor heights on the lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.**
- (4) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.**
- (5) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.**

**d. Vertical Massing**

- (1) Building facades that face streets, walkways, or open space shall be broken down so that they appear as a series of distinct bays, each not to exceed 50 feet in width. The distinguishing features of such bays should include dimensional changes, with a level**

## ADDENDUM A

of traditional complexity comparable to Cranbury's historic structures, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is strongly discouraged. Bay definition should extend through all levels of the building(s). Specifically, bays should be defined through two approaches, dimensional variation and texture / pattern / material variation, as described next.

- (a) **Dimensional Variation.** Bay definition must include variation by dimensional elements such as columns, pilasters, and changes in facade plane. Those distinguishing dimensional features shall each have a depth of at least five (5) inches and a width of at least one (1) foot, so as to create significant shadow lines that help create a sense of depth in the façade.
- (b) **Texture, Pattern and Material Variation.** Bay definition must also include textural, pattern, and/or material variation, such as by window size and rhythm of spacing, pattern of balconies, variation in surface material and pattern, and gutters or expansion joints. These variations shall be distinguished by texture, pattern, and/or material, not just color. Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways and any corner elements.

### e. Rooflines

The shape of rooflines should coordinate with and reinforce the variation in bay massing. Pitched roofs shall be required for all buildings.

### f. Materials

- (1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie-plank® panels or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.
- (2) The following materials are not appropriate:
  - (a) Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).
  - (b) Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.

- (c) **Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.**
  - (3) **Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.**
- g. Building Detailing**
  - (1) **First-level retail facades facing Old Trenton Road shall have retail-style design that reinforces the public character and visibility of the first level and complement the historic nature of Cranbury's retail buildings in the VC Village Commercial zone. Retail facades shall include storefront-style plate glass windows that maximize views into the interior. Such street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.**
  - (2) **Retail and mixed-use retail / residential building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.**
  - (3) **Facade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a "pasted-on" appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building's primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat facade.**

## **D. DESIGN STANDARDS FOR THE HM HIGHWAY MIXED USE ZONE**

### **1. Circulation**

#### **a. Vehicular Circulation**

- (1) **Minimum distance between curb cuts along any one road is 400 feet.**
- (2) **Access driveways should be shared between small developments within this area, so as to limit the number of curb cuts on Route 130 and South Main Street. Where possible, vehicular access should be provided from South Main Street as well as from Route 130.**

#### **b. Pedestrian Circulation**

**The following pedestrian pathways and sidewalks are required.**

## ADDENDUM A

- (1) Pathways in front of stores linking adjacent stores shall be provided. Each pathway shall have a minimum 5-foot clear walking area, and seating & pedestrian-scale lighting.
- (2) “Enhanced walkway” connector pathways linking adjacent buildings and/or shopping centers through parking lots and across property lines shall be provided, roughly in line with the pathways that are located in front of each store. If the adjacent property has not yet been redeveloped pursuant to this updated zoning, a stub pathway shall be provided up to the property edge.
- (3) Each “Enhanced walkway” shall have the following features: where it crosses a vehicular travel area, it shall be highlighted with contrasting paint and/or textured paving, and a slightly raised bed; and elsewhere it should be delineated where possible with raised sidewalk, plantings, and trees (i.e. parking bays should be oriented around the walkways).

### 2. Parking

A 5 percent (5%) reduction in required *retail* parking ratios (equivalent to 0.25 per 1,000 SF) is permitted for developments that provide vehicular connections between parking lots of adjacent parcels, so as to create a “service road.” The vehicular connections do not have to be located adjacent to the primary street frontage, but may be set farther back within the property as site planning requires. In addition to reduction to developments that occur after others, the reduction may be awarded to a first development if it provides a stubbed connection from its parking lot aisles to adjacent parcels that are likely to develop in the future.

### 3. Building Design

#### a. Transparency and Entries

- (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, porches, stoops, and/or lighting.
- (2) At least 60 percent of the front façade areas of retail building façades, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.

#### b. Horizontal Massing

- (1) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.
- (2) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building. Suggested means include varied fenestration; varied materials; taller floor heights on the

lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.

- (3) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.
- (4) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

**c. Vertical Massing**

- (1) The front facade planes of buildings shall be broken down so that they appear as a series of distinct bays, each not to exceed 75 feet in width as measured along the street frontage. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is discouraged. Bay definition should extend through all levels of the building(s), except where horizontal massing changes in the façade plane are provided to break up the bulk of a building.
- (2) Suggested means for bay definition include: dimensional elements such as columns, pilasters, and changes in facade plane that create significant shadow lines and create a sense of depth in the façade; and textural, pattern, and/or material variation, such as window size and rhythm, variation in surface material and pattern, and gutters or expansion joints.
- (3) Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways.

**d. Rooflines**

The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

**e. Materials**

- (1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie panels or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials,



variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.

- (2) The following materials are not appropriate:
  - (a) Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).
  - (b) Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.
  - (c) Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.
- (3) Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.

**f. Building Detailing**

- (1) Building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.
- (2) Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.

# ADDENDUM A

## LAND DEVELOPMENT

### 150 Attachment 1

#### Schedule A: Area, Yard and Bulk Requirements

Township of Cranbury, Middlesex County, New Jersey

(This schedule is for general guidance only; text governs)

Zone District	Minimum Lot Requirements			Minimum Setback for Principal Buildings			Maximum Height		Maximum Density (units per acre)	Maximum Floor Area Ratio	Maximum Impervious Surface Cover (percent)	M
	Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	One Side (feet)	Rear (feet)	(stories)	(feet)				
A-100 – Conventional	6 acres	400	250	50	30	50	2.5	35				
A-100 – Lot averaged	40,000 <sup>1</sup>						2.5	35	<sup>2 3</sup>			
R-LI – Conventional	4 acres	200	250	50	30	50	2.5	35				
R-LI – Lot Averaged	30,000						2.5	35	<sup>4</sup>			
RLD -1	40,000	170	200	50	20	40	2.5	35				
RLD – 3 Conventional	4 acres	200	250	50	30	50	2.5	35				
RLD – 3 Lot averaged	20,000	100	150	40	20	40	2.5	35	.33			
V/HR	15,000	100		<sup>5</sup>								
R-ML	2 acres	200		50	30	50	3	40	10			
R-ML II	2 acres	200	150	20	20	40	2	35	10			
R-ML III	3.5 acres	300	200	75	75	60	2	35	12		40%	

#### NOTES:

<sup>1</sup> See building envelope requirements in § 150-14B(2)

<sup>2</sup> See building envelope requirements in § 150-15B(2)

<sup>3,2</sup> Density based on the number of conforming six-acre lots shown on a qualifying plan plus a 25% density bonus.

<sup>4</sup> Density based upon the number of conforming four-acre lots shown on a qualifying plan plus a 25% density bonus

<sup>5,3</sup> The lesser of 40 feet of the average setback of existing buildings on the same side of the street within 200 feet of each side of the lot, provided that no building shall be erected closer than 15 feet to the street line.

# ADDENDUM A

R-AH – Conventional	6 acres											
R-AH - Affordable	15,000	75	150	40	12	40		35	1.2 <sup>6,4</sup>			
VC	6,500	40		75	6 <sup>8</sup> 8 <sup>6</sup>			35			60%	
HC	2 acres	150		75	20	35	3 <sup>9</sup>	35 <sup>9</sup>		<del>.20/.25</del> 0.3/0.33	60% <sup>10</sup>	
GC	5, 3 acres	150, 200		75	20	35				0.2, 0.35	50, 60% <sup>11</sup>	
PO/R – Residential	2 acres	200	250	50	30	50	2.5	35				
PO/R – Office	1 acre	200		50	30	50	2.5	.5		.15	50%	
PO/R – Nursery; garden center	2 acres	200		50	30	50	2.5	35			75%	
CM – Residential/Office	2 acres	200	250		25		2	25 <sup>18</sup>	4	0.15	30%	
CM-Mixed use	10 acres	400	250	15	25		2	28	7	0.25 <sup>19</sup>	65%	
HM-	2 acres	200		50	30	50	2	28		0.15/0.35 <sup>20</sup>	35% <sup>21</sup>	
RO/LI – Offices	3 acres	300		50	50	50		40		.18/.25	50%	
RO/LO Planned industrial parks	50 acres <sup>8</sup> 12	400 <sup>9,13</sup>		10-14	11-15	11-15		65		.30/.35	50%	
RO/LI – Conference center	7 acres	300		10-14	11-15	11-15		65		.25	50%	
RO/LI – Restaurants		150		65	20	30		35		.20/.25	60%	

<sup>6,4</sup> If a minimum of 20% of the site area is set aside and dedicated to the Township for housing affordable to lower income households.

<sup>7,5</sup> The lesser of 45 feet or the average setback of existing buildings on the same side of the street within 200 feet on each side of the lot.

<sup>8,6</sup> A minimum of 24 feet for the combined side yards. Where a side lot in the VC zone coincides with the boundary line of any residential zone, the minimum side yard requirement which is in effect in such adjacent zone shall apply.

<sup>9</sup> One story and 24 feet for retail; three stories or 35 feet for mixed use, whichever is less.

<sup>10</sup> Maximum impervious coverage utilizing impervious paving is 60%; additional 15% with pervious paving (see § 150-20D8)

<sup>11</sup> Maximum impervious coverage utilizing impervious paving is 60%; additional 15% with pervious paving (see § 150-21E8)

NOTES Continued:

<sup>12,8</sup> Minimum lot area within a planned industrial park is five acres.

<sup>13,9</sup> Minimum lot frontage within a planned industrial park is 250 feet.

<sup>14,10</sup> From street line: 100 feet for lots located along a planned park internal road and 125 feet for lots located along arterial roadways, but in no event less than twice the height of the tallest building on the lot.

<sup>15,11</sup> From side and rear property lines: 30 feet. Except when located on the perimeter of a planned industrial park, where they shall be increased to 50 feet, but in no event less than twice the height of the tallest building on the lot.

# ADDENDUM A

RO/LI -Warehouses <sup>13,17</sup>	5 acres	250		<del>10</del> <sup>14</sup>	<del>11</del> <sup>15</sup>	<del>11</del> <sup>15</sup>		65		.30/.35	50%	
RO/LI – Other uses	10 acres	400		75	50	50		40		.22/.30	50%	
LI – Offices	3 acres	300		50	50	50		40		.18/.25	50%	
LI – Planned industrial parks	50 acres <sup>12,8</sup>	400 <sup>11,13</sup>		<del>10</del> <sup>14</sup>	<del>11</del> <sup>15</sup>	<del>11</del> <sup>15</sup>		65		.30/.35	55%	
LI – Restaurants		150		65	20	30		35		.20/.25	60%	
LI – Conference center	7 acres	300		<del>10</del> <sup>14</sup>	<del>11</del> <sup>15</sup>	<del>11</del> <sup>15</sup>		65		0.25	50%	
LI – Warehouses <sup>13,17</sup>	5 acres	250		<del>10</del> <sup>14</sup>	<del>11</del> <sup>15</sup>	<del>11</del> <sup>15</sup>		65		.30/.35	55%	
LI – Other uses	<del>10</del> <sup>5</sup> acres	<del>400</del> <sup>250</sup>		75	50	50		40		.22/.30	50%	
I-LI	<del>6</del> <sup>3</sup> acres	<del>300</del> <sup>200</sup>		75	50	50		40		0.12 <sup>12,16</sup>	40%	
I-LIS	<b>6-3</b>	<b>300-200</b>		<b>125</b> <sup>22</sup>	<b>50</b>	<b>50</b>	<sup>23</sup>	<sup>23</sup>		<b>30%</b>	<b>50%</b>	

<sup>16, 12</sup> The floor area ratio may be increased to .30 if the majority of inbound nonemployee traffic to the site is accomplished by rail.

<sup>17, 13</sup> Must reflect additional requirements set forth in § 150-24C(6).

<sup>18</sup> **25 feet for residential, 28 feet for office.**

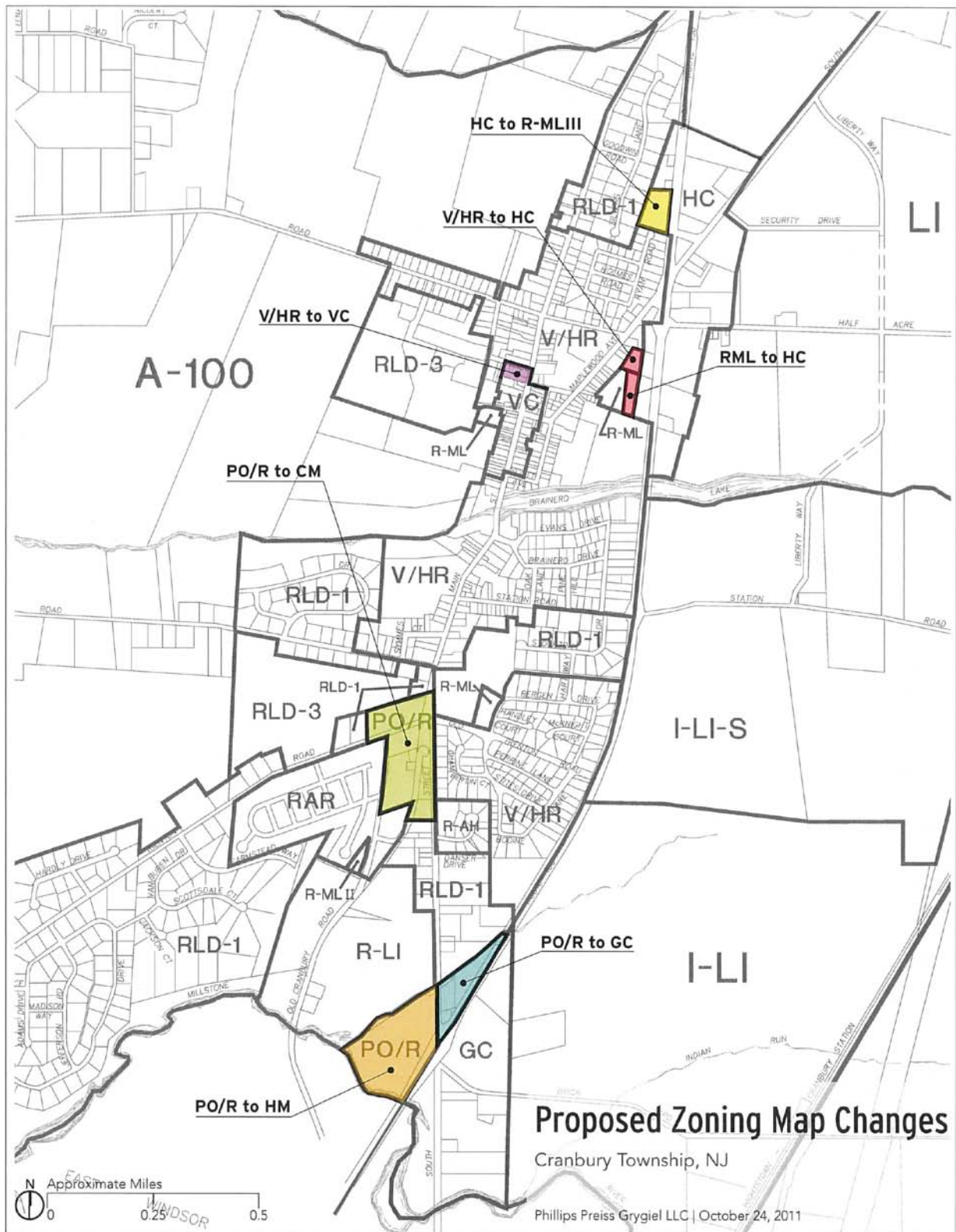
<sup>19</sup> **FAR maximum is 0.25, but not to exceed 30,000 square feet in total.**

<sup>20</sup> **FAR: 0.15 for office alone; for retail or mixed use retail and office, 0.35**

<sup>21</sup> **Lot coverage: 35% for office development; for retail or mixed use retail and office, 60%, plus additional 15% with pervious paving (see §150-21.1D8(b))**

<sup>22</sup> **Front yard setback on major arterial is 200 feet.**

<sup>23</sup> **Same maximum height as per LI zone.**



DELETE

*150 Attachment 2*

*IN ITS ENTIRETY*

**SECTION 2.** Repealer. All ordinances and resolutions, or parts thereof, inconsistent with this Ordinance, are hereby repealed.

**SECTION 3.** Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION 4.** Effective Date. This Ordinance shall take effect immediately upon its passage and publication, as required by law.

**CERTIFICATION**

This ordinance was introduced and passed upon first reading at a meeting of the governing body of the Township of Cranbury, in the County of Middlesex, State of New Jersey, on October 24, 2011. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Town Hall Meeting Room on Monday, November 28, 2011 at 7:00 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost during regular business hours at the Clerk's Office for the members of the general public who shall request the same or by accessing the Township's web site at [www.cranburytownship.org](http://www.cranburytownship.org).

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Kathleen R. Cunningham, RMC  
Municipal Clerk