

2. Barn Park

LOCATION: Cranbury Neck Road and South Main Street (see Figure 10)

BLOCK: 21

LOT(S): 4.11

ACREAGE: 0.978

FUNDED/UNFUNDED: Unfunded

FACILITIES: Historic barns, in varying states of disrepair

FUNCTION:

The Barn Park was originally part of the larger Updike property. It was deeded to the Township during the approval and development of the Sharbell cluster single-family subdivision adjacent to it, and with which it is linked by a pathway sys-

tem. Three barns remain from the former Updike farm: the wagonhouse; the corncrib; and the potato barn. The Township is currently investigating ways in which the barns can be preserved and rehabilitated, and reused for public/private use. In addition, the Township hopes to move, as well as to reconstruct an historic haybarn on the property as well. A paved pathway provides access to the park from Cranbury Neck Road, and from the Sharbell subdivision.



3. Updike Property

LOCATION: Old Trenton Road and Cranbury Neck Road (See Figure 10)

BLOCK: 21

LOT(S): 4

ACREAGE: 32.64

FUNDED/UNFUNDED: Unfunded

FACILITIES: Undeveloped open space, presently in agricultural use

FUNCTION:

Sharbell Development Corporation (Sharbell) was the contract purchaser and developer of the original, larger Updike tract, consisting of the entirety of Block 4, Lot 21, which totaled ± 51 acres. Sharbell developed a 20-lot resident cluster/subdivision by using lot averaging, resulting in 16 single-family detached dwellings and four open space lots on approximately 20 acres. Outside of this cluster of single-family homes, Sharbell dedicated 2 parcels to the Township:

a one-acre parcel on the corner of Cranbury Neck Road and South Main Street, which became Barn Park (see above); and a 32.66-acre portion west of the subdivision, located between Cranbury Neck Road and Old Trenton Road which is now referred to as the "Updike property." The property is level and cleared of vegetation. It contains no wetland areas or areas of other environmental constraints, and is presently farmed.

According to the Developer's Agreement²², Sharbell acknowledged and agreed that active recreational facilities could be constructed on the ± 32.66 -acre dedicated parcel provided that the Township: (a) install a 200-foot-wide dense landscape buffer between any such facilities or parking lots serving such facilities and the proper-



ty lines of any of the 16 lots within the single-family development; (b) does not install or permit the installation of lights; (c) prohibits any and all night-time recreational activities; and (d) prohibits the use of Liedike Drive as a means of providing access to the recreational facilities.

22. Developer's Agreement between Township of Cranbury and Sharbell Development Corporation. January 24, 2003. Page 6.