

**PLANNING BOARD &  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF CRANBURY**

23-A NORTH MAIN STREET  
CRANBURY, NEW JERSEY 08512  
(609) 395-0900, Ext. 221  
FAX: (609) 395-3560

Application No: DRC 388-24

Application Title: Volkswagen Group of America

Block(s): 7 Lot: 20.02

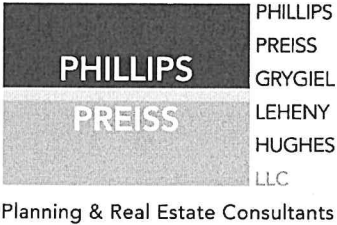
Street Address: 47 Station Road

Type of Application: Minor Site Plan - Fence

Date of Board Hearing: 3/7/24 - 5:00 pm

DATE REPORT WAS RECEIVED BY PB/ZBA OFFICE	NAME OF AUTHOR OF REPORT	FIRM OR AGENCY NAME
2/29/24	Liz Leheny	Phillips Preiss
3/1/24	Michael Kervan	Fire Dept.





**Memorandum**

To: Cranbury Township Planning Board  
From: Elizabeth Leheny, AICP, PP  
cc: Sharon Dragon, Esq.  
Dave Hoder, PE  
Andrew Feranda, PE, PTOE, CME  
Robin Tillou, Land Use Administrator  
Date: February 28, 2024

CRANBURY TOWNSHIP

FEB 29 2024

Planning and Zoning  
Land Use Administrator

RE: **Application No.:** DRC388-24  
**Owner & Applicant:** Volkswagen Group of America, Inc.  
**Application:** Minor Site Plan for Fence  
**Address:** 47 Station Road  
**Block/Lot:** Block 7/ Lot 20.02  
**Zone:** I-LI-S (Industrial-Light Impact Sewer Area)  
**PLANNING REVIEW LETTER**

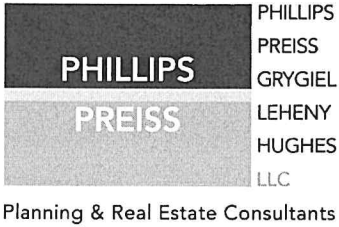
**INTRODUCTION**

Volkswagen Group of America, Inc. (the “Applicant”) is seeking minor site plan approval to install a security fence at their warehouse/distribution facility located at 47 Station Road (i.e., Block 7, Lot 20.02).

Pursuant to § 150-76(C) and (E) of the Cranbury Land Development Ordinance, the Township’s Development Review Committee (“DRC”) shall have the authority to hear and decide applications for minor site plan approval. Any approval shall be by unanimous vote. The DRC may impose reasonable conditions on any approval. If the DRC denies an application, or approves an application with a condition or conditions the applicant deems unreasonable, then the applicant may refile the application with the Planning Board.

**SITE DESCRIPTION**

The subject property consists of one ±58.37-acre tax lot located on the north side of Station Road to the east of Route 130. The site is currently improved with a 928,000 square foot warehouse facility operated by the Applicant. Berming and landscaping help shield views of the warehouse from the public right-of-way along Route 130, Station Road, and Liberty Way. The northern lot line abuts Brainerd Lake.



## **PROPOSED DEVELOPMENT**

The Applicant is proposing to install fencing and gate areas to protect the loading bays and shipping containers parked on the north and south side of the building. Per the application, the fence will bring the facility into conformance with the Applicant's security guidelines.

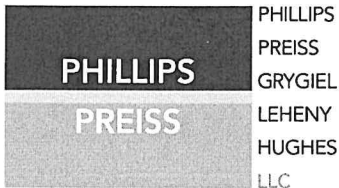
The fence will be made of galvanized chain-link mesh and will be approximately 7 feet in height. Posts extending 8 feet in height will be spaced 10 feet apart. Three strands of barbed wire will run along the top of the fence to prevent trespassers scaling the fence. The fence will extend 6 inches underground to prevent trespassers from digging under the fence. The fencing and barbed wire will not exceed 8 feet in height.

Along the south side of the site, the fence will be setback 95 feet from the Station Road lot line and run for a length of 1,100 feet. Along the north side of the site, the fence will be setback 190 feet from the Brainerd Lake lot line and run a length of 1,240 feet. The fence is not proposed along Route 130 or Liberty Way.

The fence is designed to be consistent with the appearance of the existing gates. Emergency gates are proposed at each corner of the fence which would be used by truck operators during off hours. The gates are 4 feet in width and 8 feet in height. They will have a manually operated panic exit bar.

## **PLANNING COMMENTS**

The subject property is in the Industrial- Light Impact Sewer Area (I-LI S) zone. Section 150-35 Fences and Walls in the Land Development Ordinance governs fences in all zones in Cranbury. The standards in the ordinance are shown below with accompanying planning comments.



Planning & Real Estate Consultants

Zoning Standard	Planning Comments
§150-35(1): The finished side of a fence shall face the adjoining property.	The Applicant should provide testimony as to views of the fence from adjoining properties and/or public rights-of-way.
§150-35(2): Fences that exceed five feet in height and face a public road shall be set back at least five feet from the property line and shall be landscaped along the outside of the fence.	The fences are setback well over 5 feet from their respective property lines. However, the Applicant should provide testimony as to how the proposed fence will be integrated with the existing landscaping. The Board should evaluate whether any additional landscaping is needed.
§150-35(3): All fences that exceed six feet in height shall be landscaped.	Same comment as above.
§150-35(4): Above ground electric fences, razor wire and barbed wire fences are prohibited in all residential zones.	Not applicable as site is not in residential zone. Barbed wire fencing is permitted in non-residential zones.
§150-35(5)(3): In the I-LI-S zone, up to 50 percent solid fences up to 8 feet are permitted anywhere on the property up to the property line.	Not applicable. The Applicant is proposing fencing that is not solid. The fence will be up to 8 feet but will be setback from property lines.
§150-35(5)(4): In the I-LI-S zone, up to 100 percent solid fences up to 8 feet are permitted anywhere behind the front building line up to the side and rear property lines	The fence will be up to 8 feet and will be between the building and Station Road. However, the Applicant is proposing fencing that is not solid.

**ADDITIONAL PLANNING COMMENTS**

1. The Applicant should provide testimony as to how the proposed fence and emergency gates will be integrated with the existing gates on site.
2. The Applicant should provide testimony as to whether any additional security lighting is anticipated with the new fence.
3. The Applicant should provide testimony on the purpose of the emergency security gates.
4. The lot size listed on page 1 of the site plan set is 71 acres. Throughout the rest of the application, the acreage is listed as 58.37 acres. The plans should be corrected to be consistent.

# Cranbury Volunteer Fire Co.

2 S. Main St., Cranbury, NJ 08512  
Phone 609-395-0633, Fax 609-395-5017

Robin Tillou  
Cranbury Planning and Zoning Department  
23A N Main St.  
Cranbury, NJ 08512

The Cranbury Vol. Fire Co. has review plans for DRC388-24, Volkswagon Group of America, 47 Station Rd., Block 7, Lot 20.02.

In accordance with Ord. No. 0-11-98-25, the hydrant(s) located on the property must be located not more than 200 feet from the building and multiple hydrants shall not be more than 1000' apart. The new fence shall not block access to the FDC or hydrants.

The site plan should take into consideration the size of the Cranbury Vol. Fire Co. Apparatus and a turning radius of the same. The existing 50 ft. Gates must remain accessible to our apparatus. Our Tower Ladder has a wheelbase of 24' and an overall length of 45' and is 8'2" wide.

As per Ord. No. 0-11-99-35, the building shall be equipped with a Knox Box key box, keyed to the Fire Co. Knox Box access key. Keys shall be provided to open all doors, gates, and access points for all areas of the building. If the building has multiple occupancies, multiple lock boxes may be necessary.

Thank you,  
Cranbury Vol. Fire Co.  
Plan Review Committee

CRANBURY TOWNSHIP

MAR 01 2024

Planning and Zoning  
Land Use Administrator