

**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: PB378-23  
 Application Title: Army Asse.  
 Block(s): 8 Lot: 1.02 & 1.03  
 Street Address: 322 Cranbury Half Acre Rd.  
 Type of Application: Prel. & Final / Variances  
 Date of Board Hearing: 3/7/24

DATE REPORT WAS RECEIVED BY PB/ZBA OFFICE	NAME OF AUTHOR OF REPORT	FIRM OR AGENCY NAME
1/5/24	David Hoder	Hoder Asse.
1/9/24	Andrew Feranda	Shropshire
1/26/24	David Kerran	Fire Dept
1/31/24	Kathy Eastm	Shade Tree Commission
2/29/24	Liz Lehany	Phillips Press



January 5, 2024

Ms. Robin Tillou, Land Use Administrator  
Township of Cranbury  
Planning and Zoning Department  
23-A North Main Street  
Cranbury, NJ 08512

**Re: PB 378-23 Army Associates**  
326 & 322 Cranbury Half Acre Road  
Preliminary and Final Site Plan with Variances  
Technical Review Memo #01  
Block 8; Lot 1.02 & 1.03  
HACE # CBP-101

Dear Ms. Tillou:

Our office is in receipt of a Preliminary and Final Site Plan with Variances application for technical review for the subject property. The submission information is as follows:

Documentation submitted:

- Transmittal letter and application package W-9 form, tax certification, and property owners list, from Dynamic Engineering dated December 22, 2023.
- Copy of the deed package for the above referenced properties.
- Wetlands LOI for the above referenced properties.
- Flood Hazard Area Applicability Determination dated May 30, 2023.
- Middlesex County Planning Board response letter dated 12/1/23.
- Freehold Soil Conservation District response letter dated 11/30/23.
- Delaware and Raritan Canal Commission response letter dated 11/30/23.
- Preliminary List of Variances and Waivers, prepared by our office, dated May 2023.
- General Description of the Proposed Development, prepared Dynamic, dated May 2023.
- Traffic Impact Statement, prepared by Dynamic Traffic, dated 05/01/2023.
- Sign Visibility Analysis by Dynamic Earth, dated 9/8/2023.
- Environmental Impact Assessment, prepared by Dynamic, dated 5/2023.
- Stormwater Management Report, prepared by Dynamic, dated 11/2023.
- Buoyancy Calculations, prepared by Dynamic, dated 10/10/2023.
- Stormwater Basin Area Investigation, prepared by Dynamic Earth, dated 2/8/2022.
- Stormwater Management Operations and Maintenance Manual prepared by Dynamic Earth, dated 11/2023.
- Solid Waste and Recycling Management Report prepared by Dynamic Earth, dated 11/2023.
- Earthwork Exhibit from Dynamic Engineering dated 11/28/2023.
- Boundary and Topographic Survey, prepared by Dynamic Survey, LLC, dated 08/31/2020, last revised 02/03/2021.
- Architectural Drawings, prepared by Ben Horten Architecture & Design, dated 04/21/2023.
- Signed and sealed full-size copy of the Preliminary and Final Major Site Plan drawings,

dated 05/08/2023 revised 11/28/2023.

Previously submitted.

- Check in the amount of \$2,850.53, made payable to the “Township of Cranbury” to satisfy the application fee.
- Check in the amount of \$12,505.30, made payable to “Township of Cranbury” to satisfy the escrow fee.
- Check in the amount of \$5,099.47 made payable to the “Township of Cranbury” to satisfy the remainder of the application fee.
- Check in the amount of \$4,394.70, made payable to “Township of Cranbury” to satisfy the remainder of the escrow fee.

**Project Description**

The subject property is located in the LI-Light Industrial Zone with approximately 770 feet of frontage on an internal road off Cranbury Half Acre Road. Lot 1.02 is 7.74 Acres and Lot 1.03 is 14.093 Acres. The property contains one 159,951 SF one story warehouse and one 35,631 SF 2 story building. The 2 story building will be removed and be replaced with a 94,287 SF building. The applicant is also proposing associated parking areas, loading bays, trailer storage, lighting, landscaping, and other improvements.

**Fees**

Item	Application fees:	Escrow fees:
Totals:	\$7,950.00	\$16,900.00

All fees have been submitted.

**Completeness**

The application was deemed complete on May 11, 2023 with conditions. All conditions have been met.

**Technical Review**

- 1) Section 150-24 1 c 3 g Parking. No parking shall be located nearer than 25 feet to any property line or street right-of-way line. No more than 25% of the parking can be in a front yard. The parking areas straddle the property line at the East side of the site. **A Variance is required.**
  
- 2) Section 150-39 1 Riparian Zones (definition of a Lake or Water body subject to requirements)
  - Any surface water body shown on the New Jersey Department of Environmental Protection Geographic Information System (GIS) hydrography coverages or, in the case of a Special Water Resource Protection Area (SWRPA) pursuant to the Stormwater Management rules at N.J.A.C. 7:8-5.5(h), C1 waters as shown on the USGS quadrangle map or in the County Soil Surveys; that is an impoundment, whether naturally occurring or created in whole or in part by the building of structures for the retention of surface water. **This excludes sedimentation control and stormwater retention/detention**

**basins and ponds designed for treatment of wastewater. The existing detention pond on site is not subject to the Riparian Zone requirements.**

- 3) Section 150-41 C b Development areas shall not include wetlands, buffer transition areas and floodplains. The applicant is proposing development in the transition area on the South end of the building. Totaling 4233 SF. They are providing transition area compensation. of 4233 SF in the same general area. **This is a Waiver.**
- 4) Section 150-41 E 4 *Conservation easements* shall be provided for all critical areas located outside of building envelopes. All major subdivision plats and site plans shall contain a reference to any required conservation easements. Conservation easement dedication and monumentation shall be as directed by the Board and the Township Engineer. **The applicant should show all critical area in conservation easement or show proof of existing easements.**
- 5) Section 150-41 J Sign Standards in Industrial Zones. We defer to the planner on the review of signs for this project.
- 6) Section 150-43A Off Street Parking Spaces. The following parking should be provided on site:

Lot number	Building type	Amount (SF)	Parking Required	Parking Provided	Complies
Lot 1.02	warehouse	81,879	17	73	yes
	office	12,408	50		
Lot 1.03	warehouse	159,951	32	65	yes

Parking notes:

- a) The applicant should provide information on how much office space is in the existing building to remain (Lot 1.03).
  - b) The ordinance requires parking to be 10 feet away from the building. **The applicant is proposing 11 feet and complies.**
- 7) Section 150-43 A 4 No areas specifically intended for parking or loading use shall be located between the front building line and the street line unless otherwise specified in other sections of this chapter. **A waiver is required.**
  - 8) Section 150-43 C 10 Off-street parking and loading areas in nonresidential zones in excess of the minimum required may be provided only with the approval of the Board. The Board shall grant such approval only where it determines that such additional facilities are needed for the actual operation of a proposed use. On Lot 1.02 the applicant has 6 extra spaces and on Lot 1.03 the applicant has 33 extra spaces. **Testimony should be provided.**



- 9) Section 150-43 B 1 c Handicapped parking shall be provided in accordance with U.S. Architectural and Transportation Barriers Compliance Board requirements pursuant to the Americans with Disabilities Act.

Lot number	Spaces Required	Accessible Spaces Required	Accessible Spaces Provided
Lot 1.02	73	3	3
Lot 1.03	65	3	4

Parking areas with 51 to 75 parking spots require 3 spaces.

- 10) Section 150-43 B 2 d Layout - Parking areas with a capacity of 40 spaces or more are required to provide landscaped dividers and islands which, in the aggregate, shall cover not less than 10% of the total uncovered or unenclosed parking area inclusive of all islands, aisles and other paved areas. The landscaping shall include at least one deciduous tree for each 10 parking spaces, and the trees shall be evenly distributed. **This calculation should be provided.**
- 11) Section 150-43 2 g Walkways - All parking lots with a capacity of 40 or more vehicles shall be designed to include pedestrian walkways throughout the lot constructed with pervious paving systems, as detailed in the New Jersey Stormwater Best Management Practices Manual, to reduce nonpoint source pollution, reduce stormwater runoff, and promote infiltration and groundwater recharge. **Testimony should be provided.**
- 12) Loading areas  
The applicant is providing loading areas on the East side of the building
- a) Section 150-43 4 b Width - Any required loading area shall be paved and shall be at least 15 feet wide, 35 feet long and shall have a vertical clearance of at least 14 feet. **The loading areas are 12 feet wide and will require a waiver.**
- 13) Section 150-44 Vehicular Circulation - Our office will defer to the boards traffic Engineer on this item except these waivers:
- a) A driveway shall not be located within five feet of any side property line unless there is a common driveway as approved by the Board. **A waiver is required.**
- b) Driveways in industrial uses shall be designed to have a minimum width of 30 feet. **A waiver is required.**
- 14) Section 150-47 A-1 Curbing - The concrete to be used for curb shall be Class B air-entrained concrete of 4,500 pounds per square inch as specified in the New Jersey Department of Transportation Standard Specifications. **The applicant should add a callout for "Air Entrained to the detail.**
- 15) Section 150-48 Lighting -The following design standards shall be followed:

- a) Section 150-48 A 2 Freestanding lights shall be so located and protected to avoid being easily damaged by vehicles. The height of such lights shall not exceed 25 feet in nonresidential areas and 18 feet in residential areas. Where appropriate, pathways, sidewalks and trails shall be lighted with bollard lights. **The lights are 25 feet and conforming. Bollards are not being used but rather in areas near the building over sidewalks, building lights are provided.**
  - b) Section 150-48 A 3 The style of the light and light standard shall be compatible with the architectural style of the principal building. **We defer to the Board Planner on this item.**
  - c) Section 150-48 4 All lights shall be shielded so as to restrict the maximum apex angle of the cone of illumination to 150° or to such lesser angle as shall be required to shield the lights from the view of any adjacent residential properties. **The applicant conforms.**
  - d) Section 150-48 5 Intensity:
    - i) Parking lots: a minimum of 0.2 footcandle and a maximum average of 1.0 footcandle. The applicant has provided a minimum of 0.5 and a maximum average of 1.57. with a maximum of 2.8. **Given the site's location, we do not have a problem with the slightly higher levels.**
    - ii) Intersections: a minimum of 1.0 footcandle and maximum average of 3.0 footcandles. **The applicant has three intersections at the North of the building that need additional light.**
    - iii) At property lines: a maximum of 0.2 footcandle. **Applicant conforms.**
    - iv) In residential areas: a maximum average of 0.5 footcandle. **Not applicable.**
    - v) Service area lighting shall be contained within the service yard's boundaries and enclosure walls. No light spillover shall occur outside the service area. **Applicant conforms.**
    - vi) All lights shall direct light downward and the light source shall not be visible beyond the property boundary. **Applicant conforms.**
    - vii) Concrete foundation bases shall not exceed six inches above the surrounding grade. **Applicant does not conform.**
    - viii) There is a large area of pavement and concrete between the two buildings that very little light and does not conform. **This should be revised.**
    - ix) The applicant has placed two lights on the South end of the building lighting a grass area. **This should be reduced to one.**
- 16) Performance Standards Section 150-50 - Storage and disposal of waste.  
**The applicant is proposing two trash compactors on the East side of the building. The Solid Waste and Recycling Management report indicates there will trash containers for recycling but none are shown on the plans.**
- a) Outdoor refuse and recycling containers shall be visually screened within a durable enclosure, six feet or higher, so as not to be visible from adjacent lots or sites,



neighboring properties or streets. **The trash compactors are not screened. Testimony should be provided.**

- b) No refuse and recycling storage areas shall be permitted between a street and the front of a building and shall conform to all yard requirements imposed by the Land Development. **The applicant conforms.**
- c) No refuse and recycling storage area shall be located so as to prevent natural runoff from such areas or impair the existing water quality of any stream, watercourse or aquifer. **The applicant conforms.**
- d) All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in sealed and covered containers which are adequate to eliminate such hazards. **The applicant conforms, trash compactors are sealed containers.**
- e) Refuse and recycling collection areas shall be effectively designed to contain all refuse generated on site and deposited between collections. **The applicant should provide testimony on whether the two trash compactors are adequate.**
- f) Refuse and recycling collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme. **Since there are no trash enclosures this is not applicable.**
- g) Refuse and recycling collection areas shall be located to provide clear and convenient access to refuse collection vehicles. **The applicant conforms.**
- h) **The applicant should provide information on recycling collection and disposal for the site.**

17) Public Utilities Section 150-52

- a) Section 150-52 A The design and location of all utilities shall be in accordance with all applicable standards of the Township and the public utility having jurisdiction. The Electric, gas, water and sewer are being tied into existing lines on or near the property. The applicant shall fully identify the existing lines and either by calculation or confirmation discussion with the utility company and provide any downstream enlargements needed to provide service. **These enhancements should be shown on the plans. In the case of the sanitary sewer, the applicant should contact Van Clief Engineering (Thomas Decker) for capacity information.**

18) Section 150-55 Screening of Mechanical Equipment

- a) Section 150-55 A Electrical and mechanical equipment shall be located within the interior of a building wherever possible. When an interior location is not practical, such equipment shall be placed in a location where it can be

substantially screened from public view. Roof mounted equipment shall be located so as to not be visible from the public road and shall be hidden with parapets or screens. **The only item that the applicant is showing on the plans is a 10 ft by 10 ft transformer pad. Information should be provided on gas meters, water meters and hot boxes, air and heat units, and whether they are to be roof mounted or in the ground. All should be screened.**

19) Landscaping Section 150-56 General standards.

- a) Section 150-56 C 1 Existing mature trees, hedgerows, tree lines, stone rows, woodlands, and existing vegetation shall be preserved and included as a design element in the landscaping plan for all development. **The applicant is removing all mature trees in the development area (parking, isles, and building). This will require a waiver.**
- b) Section 150-56 C 2 A minimum of 10 trees shall be planted for each acre of the tract not occupied by buildings or impervious coverage. **The applicant complies.**
- c) Section 150-56 C 3 At planting, shade trees shall have a minimum caliper of three inches and evergreen trees shall be at least five feet high. Shrubs shall be at least two feet in height or breadth at planting. All trees shall be balled and burlaped. **The shade trees need to be increased to 3 inches and some of the shrubs need to be upsized to 24 inches.**
- d) Section 150-56 C 4 Trees with calipers over eight inches in diameter shall be preserved, whenever possible. **The applicant will require a waiver on this item.**
- e) Section 150-56 C 5 Existing trees or landscaping located within 20 feet of any street or lot line or zone boundary shall be maintained unless shown to be removed as part of an approved site plan. **The applicant conforms.**
- f) Section 150-56 C 6 Landscaping shall be provided in public areas, recreation sites and adjacent to buildings. **The applicant conforms.**
- g) Section 150-56 C 7 The landscaping plan shall provide for a variety and mixture of plant materials, taking into consideration their susceptibility to disease; colors by season; textures; shapes; blossoms; and foliage. **The applicant has provided this variety.**
- h) Section 150-56 C 8 The choice of landscaping shall be appropriate to local soil conditions and availability of water. **The applicant conforms.**
- i) Section 150-56 C 9 Low-maintenance, dense, ground cover and flat ground slope shall be used to prevent erosion and to provide a vegetative filter, in accordance with the



standards of the New Jersey Stormwater Best Management Practices Manual. **The applicant conforms.**

- j) Section 150-56 C 10 The impact of any proposed landscaping plan at various time intervals shall be considered. Shrubs may grow and eventually block sight distances and foundation plants may block buildings. **The applicant should provide testimony in this item.**
- k) Section 150-56 C 11 It is preferable to have fewer larger specimens than more smaller ones. **The applicant conforms.**
- l) Section 150-56 C 12 All landscaping shall be consistent with the natural surroundings and shall be properly maintained throughout the life of any use on said lot. **This item should be placed in the resolution.**
- m) Section 150-56 C 14 Irrigation systems for landscaped and lawn areas shall be designed in zones with timer controls to minimize water usage. Irrigation systems shall be provided with a precipitation detection timer bypass. **The applicant is proposing an irrigation system. Additional notes providing conformance to this ordinance should be added to the plans. Also, the areas to be irrigated should be identified.**
- n) Section 150-56 C 15 Sheet plastic and other impervious materials shall not be used in any landscape area. Weed retardant mulch, porous non-woven synthetic landscape fabric or other materials shall be used. **Additional notes providing conformance to this ordinance should be added to the plans**
- o) Section 150-56 C 16 The Planning Board may require that the applicant submit prospective views of landscape treatment, for different time intervals. **Testimony should be provided.**
- p) Section 150-56 D 1,2,3,4 and 5 Recommended plantings.  
Those trees, shrubs, plantings in wooded settings, in and around detention basins, in open areas, set forth in the list on file with the Township Clerk's office known as Exhibit A, B, C, D and E Section 150-56 which are incorporated by reference herein. **The applicant shall indicate which plants on the plant list are on these lists and the reasons why others not on the list are being used.**
- q) Section 150-56 D 1,2,3,4 and 5 Recommended shade trees.  
Those trees on side of streets, and the spacing recommended in the ordinance shall be conformed to. **We believe that interior roadways should conform to this ordinance, testimony should be provided.**
- r) Section 150-57 Screening and buffers.

The applicant should provide testimony on the need for screening and buffering.

- i) Along the NJ Turnpike
  - ii) On the South side of the site near the residential area in Monroe.
- s) Section 150-57 D 2 Berms. Berms used as part of a buffer or screen.  
**We believe berms are not appropriate given the proximity of wetlands and transition areas.**
- 20) Section 150-61 Stormwater Management (**Stormwater management requirements for major development**)
- a) Nonstructural stormwater management strategies - Nonstructural stormwater management strategies incorporated into site design shall:
    - i) Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss. **This has been done.**
    - ii) Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces. **This has been done.**
    - iii) Maximize the protection of natural drainage features and vegetation. **This has been done.**
    - iv) Minimize the decrease in the time of concentration from preconstruction to post-construction. **A table of time of concentrations should be prepared for the 2, 10 and 100 year (pre and post) should be prepared for comparison.**
    - v) Minimize land disturbance, including clearing and grading. **This has been done.**
    - vi) Minimize soil compaction. **This has been done.**
    - vii) Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides. **This has been done.**
    - viii) Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas. **This has not been done, testimony should be provided.**
    - ix) Provide other source controls to prevent or minimize the use or exposure of pollutants at the site, in order to prevent or minimize the release of those pollutants into stormwater runoff. **The applicant is proposing three bio-retention basins without infiltration since the bottom of these basins are at or below the seasonal high-water table. This should provide 80% total suspended solids removal and is acceptable.**
  - b) Design standards for stormwater management measures are as follows:
    - i) Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high-water table; soil type, permeability, and texture; drainage area and drainage patterns. **This has been done.**
    - ii) Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel



- bars with one-inch spacing between the bars to the elevation of the water quality design storm. **Trash racks should be installed for the lower flow orifices.**
- iii) The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of 2 1/2 inches in diameter. **The minimum is 3 inches and conforms.**
  - iv) Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the office of the Middlesex County Clerk. **This shall be provided.**
- c) Green infrastructure standards.
    - i) To satisfy the groundwater recharge and stormwater runoff quality standards at Subsection D17 and 18, the design engineer shall utilize green infrastructure BMPs. **The applicant is proposing three bio-retention basins and this is acceptable.**
  - d) Groundwater recharge standards.  
**The site soils do not adequately allow for recharge and this is acceptable.**
  - e) Stormwater runoff quality standards.  
This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of 1/4 acre or more of impervious cover. **The site does not create more than 1/4 acre of new impervious surface.**
  - f) Stormwater runoff quantity standards.  
This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
    - i) Design stormwater management measures so that the post-construction peak runoff rates for the 2, 10 and 100 year storm events are 50%, 75% and 80%, respectively, of the preconstruction peak runoff rates.  
The applicant has provided the following:

Storm	Predevelopment flow	Post development flow	Percent
2 year	8.04 cfs	2.91 cfs	36%
10 year	13.64 cfs	9.23 cfs	68%
100 year	25.04	18.94 cfs	76%

The applicant used the Hydrocad program to calculate al flows and **this is acceptable.**

Runoff Coefficients

For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the preconstruction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient"

applies to both the NRCS methodology above at Subsection E(1)(a)[1] and the Rational and Modified Rational Methods at Subsection E(1)(a)[2]. **A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. The applicant is basing his calculations on this section.**

- g) For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven square inches, or be no greater than two inches across the smallest dimension. **The applicant complies.**
- h) The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. **This information should be provided.**
- i) If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent **Steps should be added.**
- j) Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than 2 1/2 feet. **All three basins have permanent pools less than 2.5 feet. However, fences are being placed above retaining walls. Details of these fences should be provided.**
- k) Requirements for a site development stormwater plan.
  - i. Whenever an applicant seeks municipal approval of a development subject to this section, the applicant shall submit all of the required components of the checklist for the site development stormwater plan. **This checklist should be submitted.**

21) Section 150-61 J 2 a Maintenance Plan

The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics. **The Stormwater Operation and Maintenance Manual prepared by James Henry, PE for Dynamic Engineering dated**



**November 2023 is acceptable, with the following exceptions. Notes on these two items shall be added to the manual.**

- a) Post a two-year maintenance guarantee in accordance with N.J.S.A. 40:55D-53.
- b) In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or county may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property. **(For information only – to be placed in any approval resolution)**

21) Section 150-61 K Standards for stormwater collection and conveyance systems.

- a) All site development stormwater plans for subdivisions, site plans and individual residential lots shall include provisions for safely and satisfactorily controlling stormwater runoff, drainage and stream flows in a manner that will not adversely affect existing and proposed properties. **The applicant has provided this condition.**
- b) The stormwater collection and conveyance systems shall be designed for a storm with a frequency of one in 25 years, except major drainage channels, detention basins and other facilities as deemed necessary by the Township Engineer shall be designed for a storm with a frequency of one in 100 years. **The applicant conforms.**
- c) All drainage channels and detention ponds shall be designed with a one-foot freeboard. **The applicant conforms.**
- d) Pipe sizing shall be determined by the Manning formula with "n=0.013" for concrete pipe, The pipe size determined to be adequate for the runoff computed shall be increased by at least one standard pipe size for all pipes less than 30 inches in size for the type pipe being used in order to provide adequate allowance for the normal accumulation of sediment and debris in the storm drainage system. The minimum pipe size in a surface water drainage system shall not be less than 15 inches in diameter. **All items comply.**
- e) Circular reinforced concrete pipe and fittings shall meet the requirements of ASTM C76. **This item complies.**

- f) Mortar joints shall conform to Sections 602.05 and 914.03 of the New Jersey Department of Transportation's "Standard Specifications for Road and Bridge Construction".. **This item complies.**
- g) All pipe shall be Class III, minimum, unless loading conditions call for stronger pipe (that is, higher class). **This item complies.**
- h) Catch basins shall be designed in accordance with Subsection 150-61
  - i) Manholes shall be precast concrete and shall be constructed in accordance with the New Jersey Department of Transportation standard details. **This item complies.**
  - ii) Poured concrete headwalls or precast flared-end pipe sections shall be constructed at the point of discharge of all storm drains, in accordance with the latest New Jersey Department of Transportation standard plans and specifications. They shall include precast, cast-in-place or grouted riprap energy dissipaters at the discharge point. **This item complies.**
  - iii) Building drain connections to stormwater collection and conveyance systems. **This has been done.**
- j) Maximum velocities in emergency spillways shall be checked based on the velocity of the peak flow in the spillway resulting from the routed one-hundred-year storm Emergency Spillway Hydrograph. Calculations have been provided and the velocities are 0.98, 1.10 and 0.96 for a 10 year storm. **The 100 year storm should be checked.**

22) Section 150-62 Soil Disturbance

No soil disturbance shall be permitted and no earth shall be moved on or off a site, regardless of the time span to accomplish such activity.

Exception F) Subdivision or site plans where the Board has approved the proposed soil disturbance and earthwork balance. **If this project is approved a Soil Disturbance permit from the Township shall be obtained.**

**Areas of cut and fill are shown on the "Earthwork Exhibit." 15258 cubic yards of fill will be required and 2074 cubic feet of cut will be required. 13,184 cubic feet of material will need to be brought on site. This is about 880 (15 yard) trucks of fill needed. A traffic routing plan should be provided using only county and state roads. if possible. Testimony should be provided.**

23) Section 150 84 D Environmental Impact Statement

Submission format. All environmental impact statements shall consist of written and graphic materials which clearly present the following information:

- a) Project description. A description of the proposed project shall be presented to indicate the extent to which the site must be altered, the kinds of facilities to be constructed and the uses intended. **This has been provided.**
- b) The resident population, working population, and visitor population shall be estimated. **This should be provided.**
- c) The compatibility or incompatibility of the proposed project shall be described in relation to the following:
  - i) Cranbury Township Master Plan.
  - ii) Middlesex County Master Plan.
  - iii) New Jersey State Development and Redevelopment Plan.  
**This information has not been provided.**
- d) Site description and inventory. The suitability of the site for the intended use shall be discussed. This shall include a description of environmental conditions on the site which shall include, but not be limited to, the following items:
  - i) Types of soils. A description and list of each soil type on the site shall be provided and identified on a map. A separate report has been provided and it is adequate.
  - ii) Topography. A description and map of the topographic conditions of the site shall be provided. Areas where slopes are in excess of 15% shall be identified on the map. **This has been provided.**
  - iii) Geology. A description and map of the geologic formations and features of the site shall be provided. Areas where bedrock is within two feet of the surface as well as major rock outcroppings shall be shown on the map. **A separate report has been provided and it is adequate.**
  - iv) Vegetation. A description and map of existing vegetation on the site showing the location of major vegetative groupings such as woodlands, open fields and isolated delineated, the forest type and its characteristics shall be identified. This has been provided and is adequate.
  - v) Wildlife. Habitats of any rare or endangered species defined by the State of New Jersey shall be identified and described. **This has been provided and is adequate.**
  - vi) Critical areas. A description and map of the wetland areas, wetland buffers and floodplains on the site shall be provided. **This has been provided on the plans and is adequate.**
  - vii) Surface water. A description and map of existing watercourses and water bodies that are partially or totally on the site shall be identified. **This has been provided.**



- viii) Trees greater than six inches caliper shall be provided. **This has been provided on the plans and is adequate.**
- ix) Subsurface water. Subsurface water conditions on the site shall be described both in terms of depth to groundwater and water supply capabilities. **A separate report has been provided and it is adequate.**
- x) Unique, scenic and/or historic features. Describe and map those portions of the site that can be considered to have unique, scenic and/or historic qualities and any scenic view from the site. **This should be provided, in testimony.**
- xi) Miscellaneous. When warranted, an analysis shall be conducted of existing air quality and noise levels as prescribed by the New Jersey Department of Environmental Protection. **This has been provided and is adequate.**
- xii) Environmental performance controls. The applicant shall indicate the measures which will be employed during the planning, construction and operation phases which will minimize or eliminate negative impacts on and off site. Of specific interest are:
  - xiii) Drainage plans which shall include but not be limited to soil erosion and sedimentation controls. **This has been provided.**
  - xiv) Sewage disposal techniques. **This has been provided.**
  - xv) Water supply and water conservation proposals. **This has been provided.**
  - xvi) Site design techniques sensitive to the natural environment which should include innovative landscape, building and circulation design. **Testimony has been provided.**
  - xvii) Noise reduction techniques. **Testimony has been provided.**
  - xviii) Screening and landscaping intended to enhance the compatibility of the development with adjacent areas. This has been incorporated on the plans.
  - xix) Miscellaneous on-site and off-site public improvements. **This has been incorporated on the plans.**
  - xx) Also, though not in the ordinance, a section on any environmental spills or the use of fertilizers containing arsenic should be provided. **Testimony should be provided.**
  - xxi) A discussion of site design and project location alternatives that were considered shall be provided. The discussion shall indicate why an alternative was rejected if it would have resulted in less of a negative impact than the proposed development. **Testimony should be provided.**
  - xvii) Soil erosion and sedimentation resulting from surface runoff. **This has been provided.**
  - xviii) Flooding and floodplain disruption. **This should be provided.**
  - xix) Degradation of surface water quality. **This should be provided.**
  - xx) Groundwater pollution. **This should be provided.**
  - xxi) Reduction of groundwater capabilities. **This should be provided.**
  - xxii) Sewage disposal. **This has been provided.**

- xxiii) Solid waste disposal. **This has been provided.**
  - xxiv) Vegetation destruction. **This has been provided.**
  - xxv) Disruption of wildlife habitats of endangered species. **Not required.**
  - xxvi) Destruction or degradation of scenic and historic features on and off site. **Not required.**
  - xxvii) Air quality degradation. **Future air quality should be discussed.**
  - xxviii) Noise levels. **Future noise generation should be discussed.**
- e) Environmental performance controls. The applicant shall indicate the measures which will be employed during the planning, construction and operation phases which will minimize or eliminate negative impacts on and off site. Of specific interest are:
- i) Drainage plans which shall include but not be limited to soil erosion and sedimentation controls. **This is included on the plans.**
  - ii) Sewage disposal techniques. **This is included on the plans. The applicant shall provide calculations for pre and post sewer flow to ascertain the need for downstream pipe or pumping station enlargements.**
  - iii) Water supply and water conservation proposals. **This is included on the plans.**
  - iv) Site design techniques sensitive to the natural environment which should include innovative landscape, building and circulation design. **Testimony should be provided.**
  - v) Noise reduction techniques. **This should be provided.**
  - vi) Screening and landscaping intended to enhance the compatibility of the development with adjacent areas. **This should be provided.**
  - vii) Miscellaneous on-site and off-site public improvements. **This has been provided.**
- f) Alternatives. A discussion of site design and project location alternatives that were considered shall be provided. The discussion shall indicate why an alternative was rejected if it would have resulted in less of a negative impact than the proposed development. **This should be expanded.**
- g) Licenses, permits and other approvals required by law. The applicant shall list all known licenses, permits and other forms of approval required by law for the construction and operation of the proposed project. This list shall include, but is not be limited to, approvals required by the municipality and agencies of the County, State, and federal governments. Where approvals have been granted, copies of said approvals shall be attached. Where approvals are pending, a note shall be made to that effect. **This has been provided.**
- h) Documentation. All publications, file reports, manuscripts, or other written sources of information which we were consulted in preparation of the environmental impact statement shall be listed and footnoted. A list of all agencies and individuals from whom pertinent information was obtained orally or by letter shall be listed separately. Dates and locations of all meetings shall be specified. **This has been provided.**

24) Section 150-84 E Community Impact Statement

**A community impact statement should be provided detailing:**

- a) Population impact.
- b) School impact.
- c) Facilities impact.
- d) Service impact.
- e) Utility impacts.
- f) Financial impact.

25) Other items

- a) The aerial sheet # 2 should depict the property being demolished and reconstructed.
- b) Traffic directional arrows should be shown on all drives.
- c) All signs shall have U posts (call out needed) and shall be breakaway.
- d) Eight-inch-thick anti-seep collars are to be installed along outlet pipes. Such collars shall be constructed of reinforced concrete with minimum Number 5 bars, each way, and three inches of cover.
- e) Emergency spillways shall be suitably lined and shall comply with criteria contained in the Standards for Soil Erosion and Sediment Control. **The three new ponds have emergency spillways.**
- f) Tic marks should be shown for PC's and PT's (all sheets).
- g) Test pits should be shown on the grading and drainage plans.
- h) The saucer for the planting pits should be changed to 6-inch-deep rim.
- i) Sight triangles should be shown on the landscape sheet.
- j) A note should be provided on the Tree and Shrub Planting Details that the root ball should be placed on native soil to avoid tree settlement.
- k) Tree planting stakes should be called out as six feet long.
- l) A note should be added that breakaway posts shall be used on all signs on the site.
- m) All signs should be provided as per DOT standards (MUTCD).

26) If the applicant is successful, the following items shall be provided at the appropriate time:

- a) In accordance with the Municipal Land Use Law Section C. 40:55D-53, the applicant shall post a performance guarantees and engineering observation escrow accounts with the Township of Cranbury for the proposed on-site improvements.
- b) The proposed building shall be constructed to conform exactly to the architectural elevation drawings approved by the Planning Board.
- c) A signed and sealed as-built survey, prepared by a land surveyor licensed in the State of New Jersey, for the proposed improvements shall be provided to the Township Engineer upon completion of construction and prior to release of the required performance guarantee both in paper as well as in CAD.
- d) The applicant shall enter into a Developer's Agreement with the Township for fair share offsite contribution.
- e) Contribution, sewer contributions and connections fees - Sanitary sewer flows used to calculate fair share and connection fees shall be provided.
- f) Shop drawings and submittals, stamped approved by the design engineer, shall be submitted to the Township Engineer for review and approval, prior to construction, including storm sewer inlets, manholes, castings, MTD, survey cut sheets, diversion manholes, and overflow manholes.



- 27) Outside Agency Approval - The application shall be subject to review by all regulatory agencies having jurisdiction, including:
- a) Middlesex County Planning Board
  - b) Freehold Soil Conservation District.
  - c) New Jersey Department of Environmental Protection
    - i) Flood Hazard Area application Determination received 5/30/2023.
    - ii) Freshwater Wetlands Letter of Interpretation Line Verification received 5/6/2023
  - d) Delaware and Raritan Canal Commission
  - e) Cranbury Volunteer Fire Company

Our office reserves the right to add additional comments as the plans are revised. If you have any questions regarding the above matter, please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.  
Planning and Zoning Board Engineer

DJH

cc: Sharon Dragon, Esq. Board Attorney, via Email  
Elizabeth Lehney, P.P., Board Planner, via Email  
Andrew Feranda, Board Traffic Engineer, via Email  
James E. Henry, PE, Applicants Engineer, via Email  
John H Hague, Esq Applicants Attorney  
Army Associates, Applicant via Email

# Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004  
P: 609-714-0400 F: 609-714-9944 www.sallc.org

SBE Certified

David R. Shropshire, PE, PP  
A Andrew Feranda, PE, PTOE, CME  
Randal C. Barranger, PE  
Nathan B. Mosley, PE, CME

January 9, 2024

Ms. Robin Tillou  
Land Use Administrator  
Cranbury Township  
23-A North Main Street  
Cranbury, NJ 08512

(via e-mail [RTillou@Cranbury-NJ.com](mailto:RTillou@Cranbury-NJ.com))

Re: **Traffic Engineering Review**  
**Army Associates (PB 378-23)**  
**322 & 326 Cranbury-Half Acre Rd**  
**Block 8, Lots 1.02 & 1.03**  
**Cranbury Township, Middlesex County**  
SA Project No. 23519

Dear Planning Board Chair & Board Members:

Shropshire Associates received the following documents and plans for a traffic review for the above referenced application:

1. Cover letter with Application Documents for Army Associates, proposed Warehouse Redevelopment at 322 & 326 Cranbury-Half Acre Road; prepared by Dynamic Engineering; cover letter dated December 21, 2023, other documents various dates.
2. Preliminary & Final Major Site Plan set for Army Associates, Block 8, Lots 1.02 & 1.03, 322 & 326 Cranbury-Half Acre Road; prepared by Dynamic Engineering; dated May 8, 2023, and revised to November 28, 2023.
3. Architectural Plan set for Army Associates, Block 8, Lots 1.02 & 1.03, 322 Cranbury-Half Acre Road; prepared by Ben Horten Architecture; dated April 21, 2023.
4. Boundary and Topo Survey for Army Associates, Block 8, Lots 1.02 & 1.03; prepared by Dynamic Survey; dated August 31, 2020, and revised to February 3, 2021.
5. Traffic Impact Study for Army Associates, 322 & 326 Cranbury-Half Acre Road, Block 8, Lots 1.02 & 1.03; prepared by Dynamic Engineering; dated May 8, 2023.

The Applicant, Army Associates, LLC requests Preliminary and Final Major Site Plan approval for redevelopment including replacement of an existing industrial / office building on Lot 1.02 and improvements to an existing warehouse on Lot 1.03. The site is located within an existing warehouse complex, to the east of the New Jersey Turnpike, at 322 and 326 Cranbury-Half Acre Road, in the Light Industrial (LI) Zone. The existing 2-story 35,631 square feet (sf) industrial / office building on Lot 1.02 will be replaced by a 94,287 sf warehouse including 81,879 sf warehouse space and 12,408 sf office space with corresponding parking and loading improvements. The existing 159,951 sf warehouse building on Lot 1.03 will remain, but parking and loading improvements will be made to the west side of the building. The site makes use of



existing circulation roadways within the warehouse complex to connect with two (2) existing signalized intersections along Cranbury Half Acre Road for access.

Based on traffic review of the plans, traffic impact study and corresponding application documents the following comments are offered:

**Access:**

Access to the site, including warehouses on both Lots 1.02 & 1.03, will remain via the traffic signal at the intersections of Cranbury-Half Acre Road & Gavette Drive and of Cranbury-Half Acre Road & the West Driveway. Existing internal circulation roads connect the warehouses to the signalized intersections. No changes are proposed for the access driveways or their intersections with Cranbury-Half Acre Road.

***No access comments.***

**Circulation:**

On-site vehicular circulation remains substantially unchanged. The proposed warehouse and the existing warehouse of this application shared internal circulation roadways within the warehouse complex. The existing circulation roadways are a minimum of 28 ft wide for two-way travel. The west side of the existing warehouse on Lot 1.03 has a south driveway along Gavette Drive for access to parking spaces. There is a second driveway along Gavett Drive for access to the south end of the loading area on the east side of the warehouse and a driveway to the north connecting with another circulation roadway. The industrial / office building on Lot 1.02 has an existing driveway to the circulation roadway that will remain for access to parking on the west side of the proposed warehouse. The new parking area will have a 24 ft wide aisle for access to parking. There is a driveway for access to a shared loading area between the buildings. This driveway will also remain but be improved to correspond with improvements to the loading area and for proposed parking spaces.

- 1. The centerline stripe along the circulation roadway between Gavett Drive and the driveway to Lot 1.02 parking requires replacement and shall be shown on the plan as proposed.***
- 2. Existing pavement markings such as stop bars, crosswalks, shoulder stripes, etc., at driveway intersections for both Lot 1.02 and 1.03 shall be replaced with in kind pavement markings in accordance with MUTCD guidelines. These markings shall be shown on the plans as proposed and corresponding details provided as needed.***
- 3. A bus shelter exists near the northeast corner of the building on Lot 1.02. The Applicant shall indicate if the shelter will remain and if it will be used for drop-offs and pick-ups. Pedestrian accommodation may be required.***
- 4. Tractor trailers are prohibited from using the west circulation roadway to access Cranbury-Half Acre Road. Tractor trailers must use Gavett Drive to and from Cranbury-Half Acre Road. A sign shall be provided for the exit from the shared loading area between the buildings indicating trucks shall turn right.***





- 5. The circulation aisle for two-way access to the reconfigured parking area near the southwest corner of the existing warehouse shall be dimensioned.**
- 6. Guide Rail is proposed along the west side of the parking area for the proposed warehouse on Lot 1.02. A guide rail detail shall be provided.**

*Parking & Loading:*

The existing 159,951 sf warehouse on Lot 1.03 has 65 parking spaces to which seven (7) parking spaces will be added, for a total of 72 parking spaces. The proposed 94,287 sf warehouse on Lot 1.02 will have 73 parking spaces including three (3) handicap parking (HC) spaces and two (2) electronic vehicle (EV) charging spaces. The number of loading docks for the Warehouse on Lot 1.03 will remain the same. A total of 17 loading docks are proposed for the warehouse on Lot 1.02.

- 1. The parking requirement for the 159,951 sf warehouse on Lot 1.03 is 1 space / 5,000 sf or a total of 32 parking spaces. Sixty-five 65 parking spaces exist which will be increased to 72 parking spaces. Parking requirements for the warehouse on Lot 1.03 are satisfied.**
- 2. The parking requirement for the 94,287 sf proposed warehouse on Lot 1.02 is 1 space / 5,000 sf for the 81,879 sf warehouse space or a total of 17 parking spaces plus 1 space / 250 sf for the 12,408 sf office space or a total of 50 parking spaces. The total requirement for the proposed warehouse is 67 parking spaces whereas 73 parking spaces are proposed. Parking requirements for the proposed warehouse on Lot 1.03 are satisfied.**
- 3. The three (3) HC parking spaces are proposed for the proposed warehouse on Lot 1.02 which satisfy Americans with Disabilities Act (ADA) requirements for the 73 parking spaces provided.**
- 4. Two (2) EV charging spaces are required for up to 75 parking spaces. The 73 parking spaces provided for the warehouse on Lot 1.02 require two (2) EV spaces and two (2) EV spaces are proposed. The EV charging space requirement is satisfied.**
- 5. There are no trailer spaces provided for the proposed warehouse on Lot 1.02. The Applicant shall confirm trailer spaces are not needed for the new warehouse and shall indicate where trailers will be stored.**

*Traffic:*

A Traffic Impact Study was prepared to determine site trips generated by the proposed 94,287 sf warehouse and the impact on the two (2) signalized intersections for access to the warehouse complex. The report indicates that there will be a total of 35 AM trips and 38 PM trips during the commuter peak hours. The report concludes the proposed warehouse will not cause significant degradation of the two signalized access intersections.



- 1. The access intersections for the warehouse complex will remain at good or very good levels of service with very little additional delay. A summary of the findings shall be provided for the two (2) access intersections.**
  
- 2. The path for all tractor trailers to access the shared loading area between the warehouse buildings will be via Gavette Drive. Passenger vehicles may use the west circulation roadway for access to and from Cranbury-Half Acre Road.**

The Applicant shall obtain all outside agency approvals as required including Cranbury Township Fire Department, Middlesex County, and other required approvals. Copies of outside agency approvals shall be provided to Cranbury Township.

Sincerely,  
**Shropshire Associates LLC**

  
A Andrew Feranda, PE, PTOE, CME  
Traffic Consultant  
AAF/aaf

cc: Sharon Dragan, Board Attorney (via e-mail S.Dragan@MGPLaw.com)  
David Hoder, Board Engineer (via e-mail DHoder@HoderAssociates.com)  
Elizabeth Leheny, Board Planner (via e-mail ELeheny@PhillipsPreiss.com)

# 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 322 & 326 Half Acre Rd.  
application No. #PB378-23

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 feet apart. The building should be sprinklered and the Fire Department Connection shall be located no more than 75 feet from a hydrant connected to a city supplied water source, separate from the sprinkler system fire pump or yard hydrant. As these plans do not show the location of the hydrant and FDC as stated above, we cannot comment on this aspect of the application.

The building should be numbered with 24" numbers of contrasting colors installed on the uppermost section of the building so it is clearly visible and easily identifiable from the main access road. Multiple locations for numbers may be necessary if there is more than one point of access to the property.

The site plan should take in to consideration the size of the Cranbury Vol. Fire Co. Apparatus and turning radius of the same. Consideration should also be given to landscape design as placement of trees can affect accessibility. Trees should not be planted on the street side of the sidewalk and should not block ladder access. 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

## Robin Tillou

---

**From:** Kathy Easton  
**Sent:** Tuesday, January 30, 2024 8:30 PM  
**To:** Robin Tillou  
**Cc:** Jackie Johnson  
**Subject:** Re: PB378-23 Arny Associates, LLC - 322 Half Acre Road - Block 8, Lot(s) 1.02 & 1.03

Hi Robin,

Application No. PB378-23  
Arny Associates, LLC  
Landscape Plan - sheet 10 of 18  
Dated: 5-8-23

The Cranbury Shade Tree Commission is satisfied with the landscape plant species list.

Regards,  
Kathy

---

**From:** Robin Tillou <rtillou@cranbury-nj.com>  
**Sent:** Monday, January 8, 2024 11:42 AM  
**To:** Gary Junkroft <GJunkroft@cranbury-nj.com>; Giuseppe DeChiara <gdechiera@cranbury-nj.com>; Andrei Alexeev <aalexeev@cranbury-nj.com>; Kathy Easton <keaston@cranbury-nj.com>; Dianne Borsuk <dborsuk@cranbury-nj.com>; Donna Wyckoff <dWyckoff@cranbury-nj.com>  
**Subject:** PB378-23 Arny Associates, LLC - 322 Half Acre Road - Block 8, Lot(s) 1.02 & 1.03

Hello Everyone,

The following is the link for the above said application that is doing a warehouse redevelopment project on the above said properties:

[PB378-23 Arny Associates, LLC](#)

Please let me know if you have any comments.

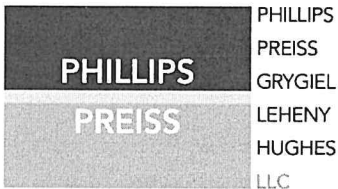
Donna, please provide to the Board of Health and the Environmental Commission (EC). I know the EC has a new Chair, so if he would like a hard copy of the plans, I can provide him with them.

Kathy, please see sheet 10 of 18 for the landscape plan in "Combined Signed Set".

Thank you all,

Robin Tillou  
**Cranbury Township**  
Historic Preservation Commission Administrative Officer  
Planning and Zoning Board Administrative Officer





Planning & Real Estate Consultants

## 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

CRANBURY TOWNSHIP

**FEB 29 2024**

Planning and Zoning  
Land Use Administrator

Date: February 28, 2024

RE: **Application No.:** PB 378-23  
**Owner & Applicant:** Arny Associates, LLC.  
**Application:** Preliminary and Final Site Plan  
Warehouse Redevelopment  
Bulk Variances and Design Waivers  
**Address:** 326 & 322 Half Acre Road  
**Block/Lot:** Block 8/ Lot 1.02 & 1.03  
**Zone:** LI (Light Industrial)  
**PLANNING REVIEW LETTER**

---

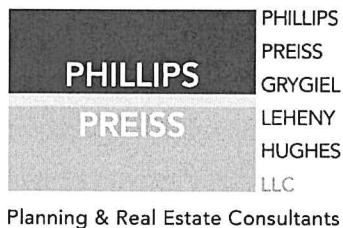
## INTRODUCTION

Arny Associates, LLC (the "Applicant") is seeking preliminary and final site plan approval for a proposed warehouse redevelopment and associated driveways, parking areas and other related site improvements on their property located at 326 & 322 Half Acre Road.

## SITE DESCRIPTION

The subject property (i.e., 326 & 322 Half Acre Road) is identified as Lot 1.02 & 1.03 of Block 8 on the Township Tax Maps. The site measures approximately 21.7 acres in total. The ±14.1-acre Lot 1.03 is improved with a ±159,951 square foot 1-story warehouse building. The ±7.7-acre Lot 1.02 is improved with a ±35,631 square foot 2-story building (first floor is ±22,610 square feet and the second floor is ±13,021 square feet). Both lots contain improvements associated with the warehouse uses including driveways, as well as parking and loading areas.

The subject property is bound by the New Jersey Turnpike Highway along its western lot line and Gavett Drive to its eastern lot line. Further to the east is the Cranbury Brook Tributary and residential uses in Monroe Township. There is a warehouse development



to the immediate north, between the subject property and Half Acre Road. The remainder of the site is largely wooded with wetlands and a drainage basin located to the west of the parking area on Lot 1.02. A billboard is located in the southwestern corner of Lot 1.02 adjacent to the Turnpike.

#### **PROPOSED DEVELOPMENT**

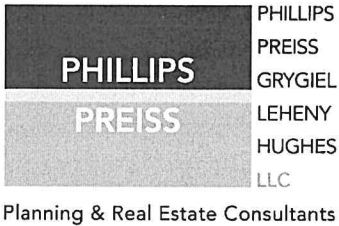
The applicant proposes to demolish the existing 2-story warehouse building and associated improvements on Lot 1.02 in order to construct a 40-foot high, 2-story warehouse building. The gross floor area of the proposed warehouse will be an  $\pm 94,287$  square foot containing  $\pm 85,053$  square feet on the ground floor ( $\pm 81,879$  square feet of warehouse space and  $\pm 3,174$  square feet of office space) and  $\pm 9,234$  square feet of office space on the second floor. The architectural plans indicate that solar panels will be placed on the roof. The architectural drawings indicate that the southern section of the warehouse will be occupied by A&M Industrial. This tenant space will include  $\pm 53,285$  square feet of warehouse space on the ground floor and  $\pm 9,234$  square feet of upper story office space. The remainder of the building (i.e.,  $\pm 28,594$  square feet of warehouse space and  $\pm 3,174$  square feet of office space) will be devoted to a future tenant.

The proposed warehouse will be setback  $\pm 137.5$  feet from the western property (the existing structure is setback  $\pm 268.8$  feet);  $\pm 55.8$  feet from the northern property line (the existing structure is setback  $\pm 79.4$  feet); approximately  $\pm 300$  feet from the southern property line (the existing structure is setback approximately  $\pm 375$  feet); and  $\pm 81.9$  feet from the shared lot line with Lot 1.03 (the existing structure is setback  $\pm 94.2$  feet). The proposed building will share a loading circulation area with the existing warehouse building on Lot 1.03. The two buildings will be approximately  $\pm 215.9$  feet apart and cross easements for access and drainage are proposed.

A total of seventy- three parking spaces are proposed as part of the development. Sixty-eight parking spaces will be located to the west of the proposed building and five parking spaces to the east of the building, south of the loading area. A bioretention basin is proposed to the north of the structure (basin "A") and bioretention basins are proposed to the southeast (basin "B") and southwest (basin "C") of the proposed warehouse.

Approximately  $\pm 4,233$  square feet of existing wetland transition area will be disturbed by the southern portion of the proposed warehouse. A  $\pm 4,233$  square foot wetland transition compensation area is proposed to the southwest of the building, subject to approval by NJDEP. The proposed development also includes associated driveways, parking areas, landscaping, and other related site improvements.

Two wall signs are proposed along the western façade facing the Turnpike. The northerly sign will be for the future tenant. It is proposed to be 5-feet in height and 34 feet, 5 inches in width for a total of 172 square feet in size. The sign will contain internally lit channel letters. The southerly sign will be for A&M Industrial. It will be 6 feet, 3 inches in height and 48 feet, 7 inches in width for a total of 306 square feet. The sign will include internally



lit channel letters and an internally lit A&M logo. An existing ground sign is proposed to be refaced with the A&M signage.

**ZONING COMPLIANCE**

The subject property is in the Light Industrial (LI) zone. The Board may recall during the application for US Industrial REIT II (PB381-23) on (Block 8, Lot 1.01), that in 2004 the Planning Board granted Major Site Plan Approval for development of a Planned Industrial Park on Block 8, Lots 1.01, 1.02, 1.03 and 1.04. As such, the two subject lots in this application (i.e., Block 8, Lots 1.02 and 1.03) are part of a Planned Industrial Park. Offices are a permitted use in the LI zone. Warehouse storage facilities are a permitted use in the LI zone only if the site is part of a Planned Industrial Park which is the case here. So, this application requires no use variances.

Tables indicating required variances and design waivers are provided below.

Variances from Cranbury's Zoning Districts, Rules and Regulations (Deviations require variances denoted as "V" below)		
Standard	Proposed	Relief Required
<b>§150-24.1(C)(3)(g):</b> Parking: 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.	68 of 73 parking spaces are located between the proposed building and the NJ Turnpike.	V
	Parking proposed 21 feet from property line between Lots 1.02 and 1.03.	V
<b>§150-37(L)(3)(b):</b> In multi-tenant buildings, a maximum of one wall sign shall be permitted for each tenant with a maximum of four wall signs in total, and with no more than one wall sign per facade.	Two wall signs are proposed for the front façade	V
<b>§150-37(L)(3)(d):</b> The total area of a single wall sign shall not exceed 2% of the area of the facade to which it is affixed or 100 square feet, whichever is less. The height of the sign itself shall not exceed 10 feet.	A&M Industrial wall sign proposed to be 306 square feet	V
	Future tenant wall sign proposed to be 172 square feet	V

**PHILLIPS**  
PREISS  
GRYGIEL

**PREISS**  
LEHENY  
HUGHES  
LLC

Planning & Real Estate Consultants

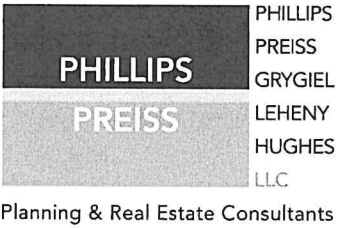
<b>Variations from Cranbury's Site Plan and Subdivision Standards (Deviations require design waivers denoted as "DW" below)</b>		
<b>Standard</b>	<b>Proposed</b>	<b>Relief Required</b>
<b>Section 150-41(C)(2)(b):</b> Development areas shall not include wetlands, buffer transition areas and floodplains areas and floodplains.	Development is in the wetlands transition areas on the south side of the proposed warehouse building.	<b>DW</b>
<b>§150-43(A)(3):</b> Parking areas for nonresidential uses shall be clearly delineated and separated from loading areas and shall not be permitted within twenty-five (25) feet from any property line or ten (10) feet from any building.	Parking proposed 21 feet from property line between Lots 1.02 and 1.03.	<b>DW</b>
<b>§150-43(A)(4):</b> Parking spaces or loading berths for nonresidential uses shall not be located on streets, access aisles or driveways. No areas specifically intended for parking or loading use shall be located between the front building line and the street line unless otherwise specified in other sections of this chapter.	68 of 73 parking spaces are located between the proposed building and the NJ Turnpike.	<b>DW</b>
<b>§150-43(A)(10):</b> Off-street parking and loading areas in nonresidential zones in excess of the minimum required may be provided only with the approval of the Board. The Board shall grant such approval only where it determines that such additional facilities are needed for the actual operation of a proposed use.	Parking provided in excess of requirement.	<b>DW</b>
<b>§150-43(B)(2)(d):</b> Parking areas with a capacity of 40 spaces or more are required to provide landscaped dividers and islands which, in the aggregate, shall cover not less than 10% of the total uncovered or unenclosed parking area inclusive of all islands, aisles and other paved areas. The landscaping shall include at least one deciduous tree for each 10 parking spaces, and the trees shall be evenly distributed. The landscaped dividers and islands shall have the surrounding grade flush and provide wheel stops to allow for the discharge of stormwater from impervious areas.	Less than 10 percent of parking area (including islands, aisles, and other paved areas) is to be landscaped dividers and islands.	<b>DW</b>
<b>§150-43(B)(2)(g):</b> All parking lots with a capacity of 40 or more vehicles shall be designed to include pedestrian walkways throughout the lot constructed with pervious paving systems	The existing pedestrian walkway are concrete rather than pervious paving systems.	<b>DW</b>
<b>§150-43(B)(4)(b):</b> Any required loading area shall be paved and shall be at least 15 feet wide, 35 feet long and shall have a vertical clearance of at least 14 feet.	Loading areas are 12 feet wide, 50 feet long	<b>DW</b>
<b>§150-44(A)(4):</b> A driveway shall not be located within five feet of any side property line unless there is a common driveway as approved by the Board	The existing driveway to be reused serves both Lots 1.02 and 1.03 is in each lot's respective side yard.	<b>DW</b>

<b>Variations from Cranbury’s Site Plan and Subdivision Standards            (Deviations require design waivers denoted as “DW” below)</b>		
<b>§150-44(A)(8):</b> (8) Driveways for commercial and industrial uses shall be designed to have a minimum width of thirty (30) feet for two-way operation.	The existing drive to be reused is 23.1 feet wide for two-way operation.	<b>DW</b>

**PLANNING EVALUATION**

1. The application requires “c” bulk variances. In order to grant a “c” variance, the Board must find that there is either (1) undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that (2) one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In either case the negative criteria must also be satisfied.
2. The application requires design waivers. A waiver may be granted when in the opinion of the Board, such waiver will result in an improvement in the design and layout of the development plan when compared to the design and layout which would result from the strict application of the regulation. The resulting design and layout shall be reasonable and fulfill the general purpose and intent of the regulations.
3. The applicant should provide testimony as to general site operations, including the type of user(s) anticipated to occupy the warehouse space and associated truck traffic, hours of operation, number of employees, trash, and recycling pick-up, etc., to the extent known.
4. The applicant should provide testimony as to whether the proposed warehouse building meets §150-41(l) Industrial Design Standards, particularly with regard to reducing the visual impact and mass of the building.
5. The applicant should provide more details regarding the ground sign proposed to be refaced for A&M Industrial and should confirm compliance with §150-37(L)(1) Freestanding Signs.
6. The applicant is required to amend a minor error on the front page of the final site plan document regarding the size of Lot 1.02. The area should be shown as 7.74 acres instead of 8.74 acres as per tax records.





- 7. The applicant should demonstrate compliance (or agree to comply) with §150-11(C) Public Utility and Service Structures; as well as §150-55 Screening of Exterior Mechanical Equipment.