

**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: PB386-23

Application Title: Shrugi Estates

Block(s): 16 Lot: 1

Street Address: 2 Brickyard Road

Type of Application: Prel. & Final

Date of Board Hearing: 4/4/24

DATE REPORT WAS RECEIVED BY PB/ZBA OFFICE	NAME OF AUTHOR OF REPORT	FIRM OR AGENCY NAME
3/22/24	Hoder Associates	David Hoder

March 22, 2024

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

Re: **PB 386-23 2 Brickyard Road**  
Preliminary and Final Site Plan  
Technical Review Memo #01  
Block 16; Lot 1  
HACE # CBP-105

Dear Ms. Tillou:

Our office is in receipt of a Minor Site Plan application for technical review for the subject property. The submission information is as follows:

Documentation submitted:

- Transmittal letter and application package including application, checklist from Walter Toto, Esq. dated February 29, 2024.
- Signed and sealed copy of the Site Plan drawings, entitled Site Plan, Tax Map Lot 1 in Block 16, Cranbury Township, Middlesex County, NJ, prepared by Amertech Engineering, Inc dated 10/26/23, revised 2/12/24 consisting of 3 sheets.

**A) Project Description**

The subject property is located in the GC General Commercial Zone with a frontage on Brickyard Road and Hightstown Road (County Route 539) and contains 1.482 Acres. The property contains two buildings and some asphalt and stone areas. No new building or additions are contemplated. The applicant is proposing to use the property to house multiple tenants and to create parking areas.

The applicant submitted the application as a Minor Site Plan but the project as submitted should be considered a Major Preliminary and Final Site Plan because it has numerous non conformities from the check list and one waiver from Section 150-85 2 c. The applicant has revised the plan to read Major Preliminary and Final Site Plan and paid said fees.

**B) Fees**

Item	Application fees:	Escrow fees:
Totals:	\$ 2,100.00	\$5,600.00

**All fees have been paid.**

**C) Completeness**

The application was deemed complete on March 12, 2024.

**D) Technical Review**

- 1) The applicant has two preexisting nonconformities for lot area (3 acres vs. 1.482 acres) and side yard setback (200 ft vs 14.9 ft). Since no new buildings are being built, additional bulk variances are not being requested.
- 2) Six (6) checklist waivers are being requested for this application. The Board will need to rule on these waivers, and whether they should be granted.
  - a) Item 40 - Drainage Calculations – these should be provided. Not Satisfied, but applicant has asked for a Waiver. **We believe this should be provided.**
  - b) Item 47 - Lighting Plan - The applicant should provide a lighting plan. Not Satisfied, applicant has requested a waiver. **We believe this should be provided.**
  - c) Item 54 - Traffic Report - The applicant should provide a traffic report. Not Satisfied, applicant has requested a waiver. **We defer this item to Andrew Feranda, PE, the Boards Traffic Engineer.**
  - d) Item 58 - Drainage area map – This should be provided. Not Satisfied, applicant has requested a waiver. **We believe this should be part of item a above and be provided.**
  - e) Item 59 - Environmental Impact report – Not Satisfied, applicant has requested a waiver. **We believe this is not needed, but the board should listen to testimony on the uses being contemplated and decide if they need additional information.**
  - f) Item 60 - Earthwork calculation – this should be provided. Not Satisfied, applicant has requested a waiver. **We believe this is not required.**
- 3) We believe this site plan will be impacted by the changes contemplated by the New Jersey Department of Transportation for the Cranbury Circle. The plan should show their plans and provide the necessary changes.
- 4) Ordinance 150-42 B Design standards for the GC General Commercial Zone.
  - a) Design setbacks. A ten-foot landscaped setback from the primary frontage street to the front parking bay, including a low wall or fence, or plantings shall be provided. **The applicant complies, but the loading area runs to the property line.**

- 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 contain a sidewalk or walkway of a maximum of five feet in width. **The applicant does not comply, both existing and proposed.**
  - c) Vehicular circulation- Minimum distance between curb cuts along any one road is 100 feet. **The applicant conforms.**
  - d) 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. **The applicant does not conform; all drives in the area should be shown.**
  - e) Pedestrian circulation. Sidewalks 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. The applicant is not showing sidewalks. **Testimony should be provided.**
  - f) Ordinance 150-42 B 3 a 1 - Parking may be provided in the front, side or rear yard. **Applicant is providing parking in the front yards.**
  - g) Section 150-47 A-1 Curbing - The applicant is proposing no new curbing. **Curbing should be provided near the entrances to buildings and in areas to control stormwater.**
- 5) Ordinance 150-48 A Lighting
- a) Section 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.
  - b) Section A 3 - The style of the light and light standard shall be compatible with the architectural style of the principal building.
  - c) Section A 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. Spotlight-type fixtures attached to buildings are prohibited.
  - d) Section A 5 - When lights are provided, the intensity shall comply with the following standards:

- i. Parking lots: a minimum of 0.2 footcandle and a maximum average of 1.0 footcandle.
  - ii. Intersections: a minimum of 1.0 footcandle and maximum average of 3.0 footcandles.
  - iii. At property lines: a maximum of 0.2 footcandle.
- e) Ordinance Section A 9 - Concrete foundation bases shall not exceed six inches above the surrounding grade.

**We believe that the applicant should provide a lighting plan conforming to the above standards.**

- 6) Loading areas - The applicant is providing a loading area on the North 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 area conforms but should be buffered from the roadway.**
- 7) Section 150-50 A Storage and Disposal of Waste 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 applicant complies.**
- 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 area is 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 does not conform, and should provide testimony.**
- 8) Ordinance Section 130-56 - Landscaping  
The applicant has provided a partial landscape plan showing street trees on both Hightstown Road and Brickyard Road. This plan includes 12 Red Maples and 5 Eastern Redbud trees spaced at about 40-50 foot centers. Both trees are on the approved tree plant list, which is acceptable.
- a) On Brickyard Road the trees should be moved off the property line in to the property a couple feet.
  - b) Section 56 F 1 - Landscaping is required in nonresidential areas where the proper placement of trees and shrubs can soften the appearance of large buildings and reinforce the berms that screen parking lots, buildings and structures, loading areas, utility and telecommunications equipment and storage areas.

- c) Section 56 F 2a - The entire lot, except for areas covered by buildings, parking, recreation or service areas, shall be seeded, sodded or planted with ground cover and suitably landscaped in accordance with an overall landscape plan.
- d) Section 56 F 2b - Landscaping shall be used to accent and complement buildings. For example, groupings of tall trees to break up long, low buildings and lower plantings for tall buildings.
- e) Section 56 F 2d - Massing trees shall be planted at critical points rather than in a straight line along buildings.
- f) Section 56 F 2e - Entrances to lots shall be given special landscaping treatment.
- g) Section 56 F 2f - All landscaping in parking areas shall be carefully located so as not to obstruct vision. A variety of different types of trees shall be grouped to break up the mass of cars and as required in § 150-43B.

**We believe that the applicant should provide a landscaping plan conforming to the above standards.**

9) Ordinance Section 150-61 - Stormwater Management

- a) This project cannot be considered a Major Development in that the application is not disturbing more than one acre of land or is building more than one quarter of an acre of new impervious surface. **All flows will run to the street gutters as they do now. As stated above, we believe a short drainage statement should be submitted for the record.**

10) Section 150 84 D Environmental Impact Statement

An environmental impact statement has not been provided. **If the Board does not require same, testimony on the uses contemplated should be provided.**

11) Other items

- a) The NJ DOT plan for the Cranbury Circle improvements should be superimposed on the plan. The entrance on this concept plan is off realigned Brick Yard Road to the South. **An alternate plan should be provided.**
- b) All signage should have breakaway posts.
- c) All signs should be provided as per DOT standards (MUTCD).

12) 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) 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.

- c) 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.
- 13) 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) Delaware and Raritan Canal Commission
  - d) 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 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

cc: Sharon Dragan, Esq. Board Attorney, via email  
Elizabeth Lehney, P.P., Board Planner, via email  
Andrew Feranda, Board Traffic Engineer, via email  
Walter Toto, Esq, Applicants Attorney, via email  
Sharif Aly, PE, Applicants Engineer, via email