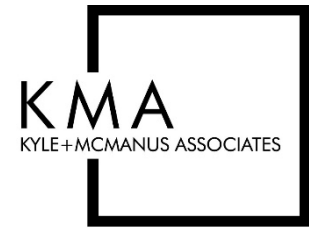


July 29, 2022

Mr. John P. Repko  
46 Cranbury Neck Road  
East Windsor, NJ 08512



POLICY  
PLANNING  
DESIGN

**Re: Block 23, Lot 141– 46 Cranbury Neck Road  
Cranbury Township, Middlesex County NJ  
Planning Analysis – Accessory Structure Use**

Dear Mr. Repko:

At your request, our office has reviewed the planning and zoning issues related to the proposed use of three existing accessory structures on the above referenced property. Our understanding is that use of the three structures is of a residential and personal nature, and that no business is proposed to be conducted in any of the structures nor is human habitation proposed. The proposal includes:

1. Renovate barn #1 (Pott’s Barn) to be used as a multipurpose family entertaining space with a powder room (no shower) and an area to reheat food; the space will include heating and air conditioning;
2. Renovate barn #2 (Pott’s Wheelhouse) to be used as a studio and for storage; the space will include a powder room and heating and air conditioning; and,
3. Renovate barn #3 (Pott’s Cider House) to be used as a greenhouse and for storage.

In reviewing the zoning officer’s February 2, 2022 correspondence deeming the application incomplete, additional information and clarification was requested. Below you will find responses, and the numbering below corresponds to his letter.

1. FAR Calculation - The subject property totals 13.2 acres, which would permit total floor area of 34,499 square feet based on the 0.06 FAR limitation. Utilizing a worst-case scenario of 3 full stories for the single-family dwelling (which would include a basement under the entire structure) and two full stories for Pott’s Barn and Pott’s Wheelhouse, total floor area existing is 21,589 square feet equating to a FAR of 0.038. This means an additional 12,909 square feet could be accommodated on the property and still be under the 0.06 FAR permitted in the A-100 zone.
2. Building plans have been provided indicating where second stories are proposed, which includes partial second floors on both Pott’s Barn and Pott’s Wheelhouse. As noted above the FAR calculation assumes full second stories on both structures. No portion of any of the accessory structures on the site will contain a dwelling unit.
3. While a “multipurpose family entertaining space” is not an expressly permitted accessory use in the A-100 zone, the use can be considered “customarily incidental” to the single-family use. The interior renovations are intended to provide a large 25’x36’ open area for entertaining. A powder room is provided for the convenience of guests and a catering kitchen is included for warming of food. Given the infrequent use anticipated, the accessory use proposed is clearly subordinate and minor in significance compared to the primary single-family use. There are a number of cases within Cranbury Township where accessory buildings, and more particularly barns, have been converted for similar use, including 15 Prospect Street, 16 South Main Street, 33 Ancil Davidson Road, 45 South Main Street and 47 South Main Street. As agricultural communities in New Jersey have developed over time, it is fairly common for structures historically utilized for farming to remain in the landscape once the large farms they supported are gone. It is common in many of the rural agricultural communities we represent for such structures to be converted to non-agricultural use such as a home office or family entertaining space. Conversion for incidental residential use is of benefit, as it ensures productive utilization and long term maintenance of accessory structures that are a reminder of a place’s agrarian roots, preserving the notion of a more rural landscape. Based on the properties

noted earlier where similar endeavors were undertaken, this is not an uncommon occurrence in the Township and could certainly be considered customarily incidental, particularly for those unique properties that have barns.

4. As noted, the A-100 Agricultural Preservation zone requires that all places of outdoor activity such as recreation areas and areas of assembly be a minimum of 150' from lot lines. As Pott's Barn is currently situated approximately 135' from the western property line, a bulk variance would be required.
5. Historic Preservation Commission approval will be sought in connection with the application.

Should you wish to discuss this correspondence or any other matter, please feel free to contact me at 609-257-6706.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Kyle", written over a light gray rectangular background.

James T. Kyle, PP/AICP  
Principal

Cc: Frank Brennan, Esq.