

TOWNSHIP OF CRANBURY
23-A North Main Street
Cranbury, New Jersey 08512
Phone (609) 664-3122
Fax (609) 664-3146
rtillou@cranbury-nj.com

The application, with supporting documentation, must be delivered & filed with the Planning/Zoning Administrative Officer for review by the Development Review Committee (ten (10) business days prior to meeting) at which time the application will be considered for completeness.

CONSULT WWW.CRANBURYTOWNSHIP.ORG FOR MEETING DATES

SUBJECT PROPERTY

Location: 326 & 322 Cranbury - Half Acre Road, Township of Cranbury, Middlesex County, New Jersey

Tax Map: Page #2 Block 8 Lot(s) 1.02 & 1.03 Zoning District LI Zone
Page _____ Block _____ Lot(s) _____ Zoning District _____

Dimensions: Frontage Ref. plans enclosed Depth Ref. plans enclosed Total Area Ref. plans enclosed (specify whether Acres or SF)

APPLICANT

Applicant's Name: Arny Associates, LLC

Firm's Name: Arny Associates, LLC

Address: 37 West Cherry Street

City, State, Zip: Rahway, NJ 07065

Telephone Number: 800-864-2660 x325

Fax Number: _____

E-Mail Address: jyoung@am-ind.com

- Applicant is a: Corporation (submit Disclosure Statement)
 Partnership (submit Disclosure Statement)
 Individual

OWNER

Owner's Name: Arny Associates, LLC (Lot 1.02) & ADM Realty Associates, LLC (Lot 1.03)

Firm's Name: Arny Associates, LLC (Lot 1.02) & ADM Realty Associates, LLC (Lot 1.03)

Address: 37 West Cherry Street (same for both entities)

City, State, Zip: Rahway, NJ 07065 (same for both entities)

Telephone Number: 800-864-2660 x325 (same for both entities)

Fax Number: _____

E-Mail Address: jyoung@am-ind.com (same for both entities)

CONTEMPLATED FORM OF OWNERSHIP:
(CHECK ALL THAT APPLY)

- Fee Simple
 Condominium
 Cooperative
 Rental

APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:
(CHECK ALL THAT APPLY)

SUBDIVISION:

- Minor Subdivision Approval
- Subdivision Approval (Preliminary)
- Subdivision Approval (Final)

SITE PLAN:

- Minor Site Plan Approval
 - Preliminary Site Plan Approval [Phases (if applicable) ____]
 - Final Site Plan Approval [Phases (if applicable) ____]
 - Amendment or Revision to an approved Preliminary and/or Final Site Plan
 - Request for waiver from Site Plan Review and Approval (if applicable) (attach sheets*)
 - Informal / Conceptual Review (Optional)
 - Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]
 - Map or Ordinance Interpretation of Special Question [N.J.S.A. 40:55D-70b]
 - Variance Relief (hardship) [N.J.S.A. 40:55D-70c(I)]*
 - Variance Relief (use) [N.J.S.A. 40:55D-70(2)]*
 - Conditional Use Approval [N.J.S.A. 40:55D-67]*
 - Exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.*
 - Waivers from the RSIS (N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to and approval of the N.J. Site Improvement Advisory Board.]*
 - Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.[N.J.S.A. 40:55D-34]
 - Direct issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-35]
- * **NOTE: If any of the above * are required, attached hereto separate exhibit(s) for each category of relief sought, stating factual basis, legal theory and whether they have been previously granted.**

PROPERTY INFORMATION

Restrictions, covenants, easements, association proposed on the property:

Yes [attach copies] _____ No _____ Proposed Copy of existing deed documents enclosed.

NOTE: All deed restriction, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

PLEASE FILL OUT THE FOLLOWING CONTACT INFORMATION COMPLETELY

APPLICANT'S ATTORNEY

Name: John H. Hague
Firm Name: Greenbaum, Rowe, Smith & Davis LLP
Field of Expertise: Land Development
Address: 99 Wood Avenue South, Iselin, NJ 08830
Telephone Number: 732-476-2466
FAX Number: _____
Email: jhague@greenbaumlaw.com

APPLICANT'S ENGINEER

Name: James E. Henry, PE, PP
Firm Name: Dynamic Engineering Consultants, PC
Field of Expertise: Land Development/Site Engineering
Address: 1904 Main Street, Lake Como, NJ 07719
Telephone
Number: 732-974-0198
FAX
Number: _____
Email: jhenry@dynamicec.com

APPLICANT'S PLANNER

Name: To be determined prior to scheduling of a public hearing.
Firm Name: _____
Field of Expertise: _____
Address: _____
Telephone
Number: _____
FAX
Number: _____
Email: _____

TRAFFIC ENGINEER

Name: Craig W. Peregoy, PE
Firm Name: Dynamic Traffic, LLC
Field of Expertise: Traffic Engineering
Address: 245 Main Street Suite 110, Chester, NJ 07930
Telephone Number: 732-974-0198
FAX Number: _____
Email: cperegoy@dynamicec.com

LIST ANY OTHER EXPERT WHO WILL SUBMIT A REPORT OR WHO WILL TESTIFY FOR THE APPLICANT: [ATTACH ADDITIONAL SHEETS AS MAY BE NECESSARY]

1. Section(s) of Ordinance from which a variance is requested: [attach Zoning Officer violation notice, if applicable] *Please refer to the enclosed Preliminary List of Variances & Waivers.*
2. Waivers Requested of Development Standards and/or Submission Requirements: [additional pages as needed] *Please refer to the enclosed Preliminary List of Variances & Waivers.*
3. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]
Please refer to the enclosed General Description of the Proposed Development.
4. Is a public water line available? Yes / No
5. Is public sanitary sewer available? Yes / No
6. Does the application propose a well or septic system? Yes / No
7. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? *No new lots are proposed as part of this application.*
8. Are any off-tract improvements required or proposed? *No off-tract improvements are required or proposed.*
9. Is the subdivision to be filed by Deed or Plat? *No subdivision is proposed as part of this application.*

10. Other approvals which may be required:

	YES	NO
Middlesex County Health Department		<input checked="" type="checkbox"/>
Middlesex County Planning Board	<input checked="" type="checkbox"/>	
Middlesex Mosquito Control (all retention/detention basin, stormwater facilities, etc.)		<input checked="" type="checkbox"/>
Freehold Soil Conservation District	<input checked="" type="checkbox"/>	
NJ Department of Environmental Protection	<input checked="" type="checkbox"/>	
Sewer Extension Permit		<input checked="" type="checkbox"/>
Stream Encroachment Permit		<input checked="" type="checkbox"/>
Wetlands Permit	<input checked="" type="checkbox"/>	
Potable Water Construction Permit (N.J. American Water Company)	<input checked="" type="checkbox"/>	
NJ Department of Transportation		<input checked="" type="checkbox"/>
NJ Turnpike Authority		<input checked="" type="checkbox"/>
Public Service Electric & Gas Company	<input checked="" type="checkbox"/>	
Historic Preservation Commission (within Historic District & 200-ft surrounding area)		<input checked="" type="checkbox"/>
Cranbury Township Environmental Commission	<input checked="" type="checkbox"/>	
Delaware and Raritan Canal Commission	<input checked="" type="checkbox"/>	

11. Include Certification from the Tax Collector that all taxes due on the subject property have been paid.
Please refer to the enclosed tax certifications.
12. List of Maps, Reports and other materials accompanying application (attach additional pages as required for complete listing). *Please refer to the enclosed submission letter.*

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney, Traffic Consultant for the Board to which the application is submitted] for their review. The professional staff in accordance with the suggested deadline submission of ten (10) business days prior to date of meeting, must receive the documentation prior to the Development Review Committee meeting at which the application is to be considered for completeness, otherwise the application will be deemed incomplete.

REQUEST FOR INTERPRETATION OF ZONING REGULATIONS MAP

1. Request is hereby made for an interpretation of the following provision of the Zoning Ordinance and/or Map in their application to the following case: (state facts of case, parts of Zoning Ordinance involved, and questioned propounded)

SOIL DISTURBANCE

§ 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. However, nothing in this subsection shall be construed to prevent any owner, otherwise eligible in accordance with law, from excavating or cutting, stripping or otherwise disturbing lands or soil for the following purposes:

- A. Construction, uses and modifications of a one-family dwelling and its normal accessory and appurtenant uses.
- B. Gardening for noncommercial purposes.
- C. Commercial, agricultural or horticultural use when in accordance with accepted farm agricultural practices, approved by the Freehold Soil Conservation District.
- D. Excavation or cutting, stripping or other land or soil disturbance, other than removal from the site, necessary for the construction or reconstruction of curbs, sidewalks, private residential driveways, drainage systems, sewage disposal systems, swimming pools and other utility service connections, provided that all other Township, County, State and district approvals have been received.
- E. Installation, removal, replacement or maintenance of landscaping, including trees, shrubs, flowers and cover, where the existing land contours are not changed by more than one foot.
- F. Subdivision or site plans where the Board has approved the proposed soil disturbance and earthwork balance.

1. Accompanying the application for major soil permit shall be eight (8) copies of a topographical map at a scale of not less than 1"= 50' and showing contour intervals at five (5) feet for grades of ten percent or greater, and contour intervals at two (2) feet for grades of less than ten percent. The map shall be prepared and certified by a New Jersey licensed engineer and shall show:

- a. The present grades on a 100-foot grid layout.
- b. The proposed grades a said point when the work has been completed.
- c. The quantity, in cubic yards, of soil involved in the work.
- d. The grades of all abutting streets and lots.
- e. Proposed slopes and lateral supports.
- f. Present and proposed surface-water drainage.
- g. All areas within 100 feet of that portion of the property which will be involved in the soil mining activities, including trees and wooded therein.
- h. Such other pertinent data as the Board may hereafter by resolution require.

2. What is the purpose for moving the soil?

- To grade land by moving soil within the property lines.
- To grade land by removing soil outside property lines.
- To grade land by filling in.
- Other (specify):

3. Kind of soil to be removed:

_____	Top Soil	_____	Cubic yards
_____	Subsoil	_____	Cubic yards
_____	Sand	_____	Cubic yards
_____	Gravel	_____	Cubic yards
_____	Other	_____	Cubic yards

SOIL DISTURBANCE (Part 2)

4. Total quantity of soil to be removed: _____ Cubic yards
5. In case of removal, the address to where the soil is going.
6. Date proposed work will be completed: _____
7. Provide name and address of the excavator, contractor or the person having express charge, supervision and control of the proposed excavation work.
8. Provide name and address of the person to have control of the operation of hauling away the excavated material.
9. Number, capacity, type and description of each piece of equipment to be used in the operation and the number of truck loads to be removed.
10. The routes over which the material will be transported and the method of traffic control.
11. Method of abating noise and dust in the operation.
12. Mean of assuring lateral support and preventing erosion, floods, the washing of silt into streams.
13. The means of protection downstream properties from the effects of the operation.
14. Any importation of soil shall be in accordance with the certification of Clean Fill Material being from virgin source or testing be provided for certification of the material prior to any importing.

APPLICATION FOR BULK VARIANCE

1. Application is hereby made for a variance from the strict application of the following provision of the Zoning Ordinance: (specify parts of ordinance involved).
150-24.1(C)(3)(G) to allow parking within 21' of a property line where 25' is required.
150-43.A(4) to allow parking between the front building line and street line.
150-44.A(4) to allow a driveway 0' from the property line where 5' is required.
150-44.A(8) to allow a driveway 23.1' wide where 30' is required for two-way operation.
150-37.L(3)(D) to allow building mounted signage of 172 and 306 s.f. where 100 s.f. is allowed.
2. Applicant requests a variance to the following extent: (set forth specific variances requested).

See above.

3. The strict application of said provisions would result in: (complete one or both of the following in detail).

A. The following peculiar and exceptional practical difficulties:

The property being redeveloped shares access with an adjacent property and will make use of existing driveways, therefore driveway widths are being maintained. A common driveway for the loading court is on the property line and cannot meet the setback standard. Parking can only be configured between the building and street line due to constraints and the existing configuration. Signage conforming to size will not be large enough to be readily visible and is not in scale with the proposed structure.

B. The following exceptional and undue hardship:

4. Said difficulties or hardship are by reason of:

Existing shared access configuration and constraints present on the property. Shared access and the development configuration on Lot 1.03 limits options for redeveloping the site due to the need to preserve shared access.

5. Said reasons are unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to land or buildings in the neighborhood, because:

Access to adjacent Lot 1.03 is through Lot 1.02.

6. The requested variance is the minimum reasonable needed, because:

Due to the need to conserve access to Lot 1.03 and to improve visibility of signage based on the location and shared access.

CERTIFICATION OF APPLICANT

I certify that the foregoing statements and the materials submitted, and the materials submitted are true. I further certify that I am the individual applicant or that I am the Officer of the Corporate applicant and that I am authorizing to sign the application for the Corporation or that I am a general partner of the Partnership applicant.

[If the applicant is a corporation, this must be signed be an authorized corporate office. If the Applicant is a partnership, a general partner must sign this.]



DATE:

5/2/23

SIGNATURE OF APPLICANT

Arny Associates, LLC (Lot 1.02)

PRINT NAME AND TITLE

Sworn to and subscribed before me this

2 day of May, 2023 (year)


(NOTARY PUBLIC)

LOUISE P COLLINS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 9, 2026



CERTIFICATION OF PROPERTY OWNER

I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, that representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate office. If the owner is a partnership, a general partner must sign this.]



DATE:

5/2/23


SIGNATURE OF OWNER

Arny Associates, LLC (Lot 1.02)

PRINT NAME AND TITLE

Sworn to and subscribed before me this

2 day of May, 2023 (year)


(NOTARY PUBLIC)

LOUISE P COLLINS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 9, 2026



CERTIFICATION OF AUTHORIZATION

(If anyone other than property owner is making the application, the following must be executed)

Amy Associates, LLC (Lot 1.02) is hereby authorized to make the within application.
(Name of Applicant)



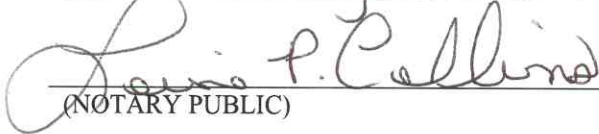
DATE: 5/2/23

SIGNATURE OF PROPERTY OWNER

ADM Realty Associates, LLC (Lot 1.03)
PRINT NAME AND TITLE

Sworn to and subscribed before me this

2 day of May 2023 (year)


(NOTARY PUBLIC)

LOUISE P COLLINS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 9, 2026



CERTIFICATION OF ESCROW

I understand that the sum of \$ \$12,505.30 has been deposited in an escrow account in accordance with the Ordinances of the Township of Cranbury. I further understand that the escrow account is established to cover the cost of professional service including engineering, planning, legal and other expenses associated the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary. I understand that I will be notified of the required additional amount that shall add the sum of the escrow account within fifteen [15} days.

[Please be sure to attach a copy of W-9 Form with an original signature]



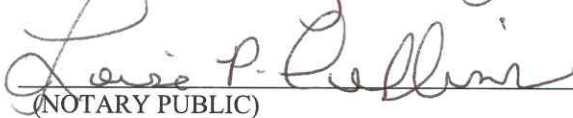
DATE: 5/2/23

SIGNATURE

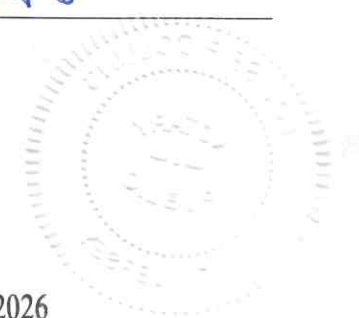
Amy Associates, LLC (Lot 1.02)
PRINT NAME AND TITLE

Sworn to and subscribed before me this

2 day of May 2023 (year)


(NOTARY PUBLIC)

LOUISE P COLLINS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 9, 2026



DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or Partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the mom-corporate stockholders and partners exceeding the 10% been disclosed.

**CERTIFICATION OF OWNERSHIP OF APPLICANT
AS REQUIRED BY THE NEW JERSEY LAW
(P.L. 997, Chapter 336)**

NAME	ADDRESS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	



DATE: 5/8/23

Signature of Officer/Partner
Arny Associates, LLC

Name of Applicant Corporation/Partnership

CONSENT TO ENTRY

The undersigned property owner hereby consents to the entry onto the property known as Block 8, Lot &1.03^{1.02}, on the Tax Map of the Township of Cranbury by members of the Township of Cranbury Planning board to perform an inspection(s) of the property, at reasonable times, in combination with the application for a bulk variance, use variance, site plan or subdivision which has been submitted herewith.

This consent permits entry onto the property only by the above-mentioned Board Members for the purpose of conducting visual inspection during the pendency of the aforesaid application. This right of entry is limited to entry onto the subject property only by those persons hold the designated position listed herein.

DATE: 5/8/23



Property Owner Arny Associates, LLC (Lot 1.02)

DATE: 5/8/23



Property Owner ADM Realty Associates, LLC (Lot 1.03)

TO: **CRANBURY TOWNSHIP ASSESSOR TAX COLLECTOR'S OFFICE**

FROM: _____

DATE: _____

SUBJECT: **CERTIFIED LIST REQUEST**

Request is hereby made for certified list of names and addresses of all property owners within a 200-ft radius of Block(s) _____, Lot(s) _____ on Sheet _____ of the Cranbury Township Tax Map.

I understand that the attached list of utility companies will also need to be notified.

Understand that upon application of said certified lists, payment in the amount of twenty-five cents (.25) per name or ten dollars (\$10.00, whichever is greater, must be rendered.

(Signature)

PRINT FULL NAME: _____

ADDRESS: _____

FAX NUMBER: _____

TELEPHONE NUMBER: _____

E-MAIL ADDRESS: _____

Fax or mail above request to:

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST

Address:

Applicant: Amy Associates, LLC

37 West Cherry Street, Rahway, NJ 07065

Site location: 322 Half Acre Road, Township of Cranbury, Middlesex County, NJ

Date: April 18, 2023

Completed by Applicant:

Yes / No

Key: (X) Complete

(NA) Not Applicable

(W) Request Waiver

All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an environmental impact assessment. All applications for Phase I preliminary approval of a planned development shall include an environmental impact assessment detailed only to the extent required by elements of the plan.

Please refer to the enclosed Environment Impact Assessment for additional information regarding the information below.

Description of proposed project – purpose & scope, benefits to public:

- Site suitability for proposed use
- Facilities to be constructed and intended use(s)
- Resident, working & visitor populations(s)
- Master Plan compatibility statement
- Description of environmental conditions to include:
- Description of each soil type
- Percolation data, if applicable
- Soils with moderate or severe limitations
- Topographic conditions
- Description & map of existing vegetation
- Major vegetative groups
- Woodlands Open Field Wetlands
- Trees greater than 6” in diameter
- Forest types indicated
- Identify/describe unique wildlife habitats
- Subsurface water conditions
- Water quality
- Water supply capabilities
- Depth to groundwater
- Existing air quality analysis
- Existing noise levels
- Map/describe distinctive scenic and/or historic features
- Existing features description, to include roads, housing, accessory structures, & utility lines
- Screening & landscaping
- Licenses, permits & other approvals required by law
- Approvals granted & pending (copies attached)
- Environmental assessment documentation

Negative & positive impacts during & after construction, to include:

- Soil erosion & sedimentation
- Flooding & floodplain disruption
- Degradation of surface water quality
- Groundwater pollution
- Reduction of groundwater capabilities
- Sewage disposal
- Solid waste disposal
- Vegetation destruction
- Disruption of wildlife habitats
- Destruction of degradation of scenic & historic features
- Air quality degradation
- Noise levels
- Energy utilization

Environmental performance controls, to include:

- Drainage plans, including soil erosion & sedimentation controls
- Sewage disposal techniques
- Water supply & water conservation proposals
- Energy conservation measures
- Noise reduction techniques
- Solid Waste & Recycling Management Plan
(Twp Code, Chapter 120, Recycling)

Location, depth, capacity, & quality of existing wells & wells within 500 ft. of site

COMMUNITY IMPACT ASSESSMENT CHECKLIST

Address: _____

Applicant: _____

Site location: _____

Date: _____ Completed by Applicant: _____ Yes / No

Key: (X) Complete

(NA) Not Applicable

(W) Request Waiver

All applications for preliminary major subdivision or site plan approval for projects on a site of 50 acres or more or involving not less than 100 dwelling units or 250,000 square feet of non-residential floor space shall be accompanied by a community impact assessment.

- People added to municipal population according to the following age groups:
 - Pre-school-aged children, school-aged children, adults of childbearing age, middle-aged adults,
 - persons of retirement age
- Total pupils added to student population
- Anticipated school operating & capital improvement costs
- Adequacy of existing facilities, to include:
 - Public water facilities, public sewerage facilities, recreational facilities, library facilities
- Adequacy of public service, to include:
 - Police protection, fire protection, solid waste disposal, street maintenance services
- Utility construction & design approvals
- Anticipated traffic volumes
- Capacity of existing & proposed roadways
- Traffic volume impacts from other developments
- Existing & anticipated road network problems spots:
 - Unsafe intersections, turns, grades
- Anticipated project revenues & costs, shown for:
 - Municipality, school system, County

**CRANBURY TOWNSHIP
 APPLICATION CHECKLIST**

The following checklist was designed to assist applicants in preparing plans for review. Applicants should check off each item to ensure that is included on the plans. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. It is necessary to adhere to the requirements of the TECHNICAL STANDARDS ORDINANCE as well as to the requirements of the applicable zoning district. **ITEMS OMITTED CONSTITUTE AN INCOMPLETE APPLICATION AN MAY DELAY CONSIDERATION BY THE BOARD AND ARE SUBJECT TO AN ADDITIONAL APPLICATION FEE PER SECTIONS 76-3.C AND 76-4.B (3). APPLICATION MUST INCLUDE REASONS IN WRITING FOR REQUESTED WAIVERS.**

Concept Plan*	Minor Subdivision	Minor Site Plan	Major Preliminary Subdivision	Major Preliminary Site Plan	Major Final Subdivision	Major Final Site Plan	ITEM DESCRIPTION	STATUS			Applicant's Mark
								Complies	Not Applicable	Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	1. Name, address, and telephone number of owner and applicant.	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	2. Name, signature, license number. Address and telephone number of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, responsible for preparation of plat.	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	3. Title block denoting name of project, type of application, tax map sheet, county, name of municipality, block and lot, and street location.	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	4. A key map at not more than 1" 1000' showing location of tract with reference to surrounding properties, streets, zone lines and municipal boundaries within 500 feet.	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	5. A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, floor area ratio, open space, and parking.	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	6. North arrow and scale of: 1" = 50' for tracts up to 40 acres; 1" = 100' for tracts greater than 40 acres	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	7. Authorized affidavit of ownership.	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓		✓	✓	8. Acreage of tract to the nearest tenth of an acre	Complies			✓
								Not Applicable			
								Waiver Requested			
✓	✓	✓	✓	✓	✓	✓	9. Size and general location of any existing or proposed structures with all Setbacks dimensioned.	Complies			✓
								Not Applicable			
								Waiver Requested			

Concept Plan*	Minor Subdivision	Minor Site Plan	Major Preliminary Subdivision	Major Preliminary Site Plan	Major Final Subdivision	Major Final Site Plan	ITEM DESCRIPTION	STATUS	Applicant's Mark
✓	✓	✓	✓	✓	✓	✓	10. General location and dimension of any existing or proposed streets	Complies Not Applicable Waiver Requested	✓
✓							11. Approximate location of all proposed lot lines and area of lots in square feet.	Complies Not Applicable Waiver Requested	N/A
✓	✓	✓	✓	✓	✓	✓	12. Location and acreage of any existing or proposed easement or land reserved for or dedicated to public or utility use.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	13. List of variances required or requested	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	14. Payment of application fees and escrow fees.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	15. All existing water courses, flood plains, floodway and flood fringe areas, wetlands, marshes, ponds and land subject to flooding on the site and within 200 feet of the site.	Complies Not Applicable Waiver Requested	✓
			✓	✓	✓	✓	16. Development Stages or staging plans. No staging is proposed, therefore, this is not applicable.	Complies Not Applicable Waiver Requested	N/A
✓	✓	✓	✓	✓	✓	✓	17. Existing streets, rights-of-way and/or easements on and within 200 feet of tract.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	18. Architectural or historic significance of any existing buildings to remain or to be removed. No existing buildings of architectural or historical are part of this application. Therefore, this is not applicable.	Complies Not Applicable Waiver Requested	N/A
✓	✓	✓	✓	✓	✓	✓	19. Compliance with all Master Plan proposals affecting the development	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	20. Additional road right of-way as specified in Township Master Plan or Official Map.	Complies Not Applicable Waiver Requested	N/A
✓	✓	✓					21. Topographical features of subject property from best available public source.	Complies Not Applicable Waiver Requested	N/A
✓	✓	✓	✓	✓	✓	✓	22. Boundary, limits, nature and general extent of wooded areas, specimen trees and other significant physical features.	Complies Not Applicable Waiver Requested	✓

Concept Plan*	Minor Subdivision	Minor Site Plan	Major Preliminary Subdivision	Major Preliminary Site Plan	Major Final Subdivision	Major Final Site Plan	ITEM DESCRIPTION	STATUS	Applicant's Mark
✓	✓	✓	✓	✓	✓	✓	23. General soil types	Complies	✓
								Not Applicable	
								Waiver Requested	
✓		✓	✓	✓	✓	✓	24. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	25. Proof that taxes are current.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	26. Signature blocks for Chairman, Secretary, and Municipal Engineer.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓		✓		✓		27. Appropriate certification blocks as required by the Map Filing Law.	Complies	
								Not Applicable	N/A
								Waiver Requested	
	✓				✓		28. Monumentation as specified by the Map Filing Law	Complies	
								Not Applicable	N/A
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	29. Source and date of current property survey	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓		✓		✓		30. One (1) of four (4) standardized sheets:30" x 42", 24" x 36", 15" x 21", 8.5" Y 13".	Complies	
								Not Applicable	N/A
								Waiver Requested	
	✓			✓	✓	✓	31. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way, and centerline curves on streets.	Complies	
								Not Applicable	N/A
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	32. Revision box showing date of original and all revisions.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	33. All proposed lot lines and area of lots in square feet.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓		✓		34. Building envelopes with front/rear, side yard setback lines dimensioned for newly proposed and existing lots.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	35. Copy and/or delineation of any existing or proposed deed restrictions or covenants.	Complies	✓
								Not Applicable	
								Waiver Requested	

Concept Plan*	Minor Subdivision	Minor Site Plan	Major Preliminary Subdivision	Major Preliminary Site Plan	Major Final Subdivision	Major Final Site Plan	ITEM DESCRIPTION	STATUS	Applicant's Mark
	✓	✓	✓	✓	✓	✓	36. Location and acreage of any existing or proposed easement or land reserved for or dedicated to public or utility use.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓			✓	✓	37. List of required regulatory approvals or permits.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	38. Requested or obtained design waivers.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	39. Names, block and lot numbers and addresses of property owners and lot lines of all parcels within 200 feet identified on most recent tax map sheet.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	40. Drainage calculations.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	41. Percolation tests and soil lot test results in area of proposed building at a minimum of 2-ft below detention basin floor elevations.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓				✓		42. New block and lot numbers confirmed with local assessor	Complies	
								Not Applicable	N/A
								Waiver Requested	
	✓	✓	✓	✓		✓	43. Sight triangles	Complies	✓
								Not Applicable	
								Waiver Requested	
		✓	✓	✓	✓	✓	44. Proposed utility infrastructure plans, including disposal of sanitary sewerage, water and storm water management, Telephone, electric and cable TV may be shown by footnote.	Complies	✓
								Not Applicable	
								Waiver Requested	
		✓	✓	✓	✓	✓	45. Soil Erosion and Sediment Control Plan, if soil disturbance exceeds 5,000 square feet.	Complies	✓
								Not Applicable	
								Waiver Requested	
		✓	✓	✓	✓	✓	46. Spot and finished elevations at all property corners.	Complies	
								Not Applicable	
								Waiver Requested	✓
		✓	✓	✓	✓	✓	47. Lighting plan and details	Complies	✓
								Not Applicable	
								Waiver Requested	
		✓		✓		✓	48. Landscape plan and details	Complies	✓
								Not Applicable	
								Waiver Requested	

Concept Plan*	Minor Subdivision	Minor Site Plan	Major Preliminary Subdivision	Major Preliminary Site Plan	Major Final Subdivision	Major Final Site Plan	ITEM DESCRIPTION	STATUS	Applicant's Mark
		✓		✓		✓	49. Solid Waste and Recycling Management Plan	Complies	✓
								Not Applicable	
								Waiver Requested	
		✓	✓	✓	✓	✓	50. Site identification signs, traffic control signs and directional signs	Complies	✓
								Not Applicable	
								Waiver Requested	
		✓		✓		✓	51. Preliminary architectural plan and elevations.	Complies	✓
								Not Applicable	
								Waiver Requested	
			✓	✓	✓	✓	52. Construction details, as required by ordinance	Complies	✓
								Not Applicable	
								Waiver Requested	
			✓	✓		✓	53. Road and underground utility cross-sections and profiles Temporary waiver request for underground utility profiles pending initial engineering/design review.	Complies	
								Not Applicable	
								Waiver Requested	✓
			✓	✓			54. Traffic Impact Statement	Complies	✓
								Not Applicable	
								Waiver Requested	
			✓	✓	✓	✓	55. Existing and proposed contour intervals based on U.S.C. and G.S. datum. Contours to extend at least 200 feet beyond subject property' as follows: Up to 3% grade = 1 foot, 3% + grade = 2 feet.	Complies	
								Not Applicable	
								Waiver Requested	✓
			✓	✓	✓	✓	56. Existing system of drainage of subject site.	Complies	✓
								Not Applicable	
								Waiver Requested	
			✓	✓	✓	✓	57. Proposed street names and street address numbers confirmed with the Township Engineer.	Complies	
								Not Applicable	✓
								Waiver Requested	
			✓	✓	✓	✓	58. Drainage Area Map.	Complies	✓
								Not Applicable	
								Waiver Requested	
				✓			59. Environmental Impact Statement.	Complies	✓
								Not Applicable	
								Waiver Requested	
	✓	✓	✓	✓	✓	✓	60. Add earthwork calculations. Temporary waiver request for earthwork calculations pending initial engineering/design review.	Complies	
								Not Applicable	
								Waiver Requested	✓

**CRANBURY TOWNSHIP
FEE SCHEDULE**

Upon submission of an application for development, the following fees and escrow deposits shall be paid by applicant in two separate checks (one for total application fees and one for total escrow fee deposit) made payable to the Township of Cranbury along with a copy of the signed escrow agreement and W9 form *(all applications must include Publication of Notices Fee \$100.00, not be confused with the applicant's publication of notice responsibilities):*

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

ORDINANCE # 08-13-23

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 76, "DEVELOPMENT FEES," OF THE CODE OF THE TOWNSHIP OF CRANBURY BY REVISING VARIOUS APPLICATION AND ESCROW FEES.

BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

1. Sections 76-2 through 76-7 revised. Sections 76-2, 76-3, 76-4, 76-5, 76-6, and 76-7 of Article I, "Miscellaneous Fees" in Chapter 76, "Development Fees," of the Code of the Township of Cranbury ("Code") are hereby amended as follows:

§ 76-2. Fees required upon submission of application for development.

The application fees as set forth in §§ 76-3 through 76-6 hereof shall be applied to cover direct administrative expenses and other incidental expenses connected with processing and checking all of the materials of the application. Application fees are nonrefundable.

§ 76-3. Subdivision fees.

The application fee for a subdivision shall be as follows:

- A. Minor subdivision plat: \$300.
- B. Major subdivision.
 - (1) Preliminary plat: \$500.00 plus \$25.00 per lot.
 - (2) Final plat: \$500.00 plus \$20.00 per lot.
- C. Resubmittal fees for an application for preliminary or final subdivision approval where the applicant has submitted an incomplete application requiring further review by Township staff and experts shall be as follows:
 - (1) Single-family or two-family residential: \$100.00
 - (2) All others: \$200.00

§ 76-4. Site plan fees.

The application fees for submission of a site plan for approval shall be as follows:

- A. Minor site plan: \$200.00.
- B. Major site plan.
 - (1) Preliminary approval:
Multi-Family Residential: \$750.00, plus \$75.00 per unit

Nonresidential: \$750.00, plus \$25.00 per 1,000 square feet of gross floor area for the first 50,000 square feet and \$10.00 per 1,000 square feet of gross floor area for any additional square footage beyond 50,000 square feet.
$$\$750 + [\$25/1,000 \text{ SF} * (50,000 \text{ SF})] + [\$10/1,000 \text{ SF} * (35,053 \text{ SF})] = \$2,350.53$$
 - (2) **Final approval: \$500.00.**
$$\text{Total Application Fee} = \$2,350.53 + \$500.00 = \$2,850.53$$
 - (3) Resubmittal where the applicant has submitted an incomplete application requiring further review by Township staff and experts: \$200.00.

§ 76-5. Variance and exceptions fees.

Any application for a variance pursuant to N.J.S.A. 40:55D-70 or exception pursuant to N.J.S.A. 40:55D-51 shall require the following application fees in addition to such application fee as may be required for site plan or subdivision approval:

- A. Use or other variance pursuant to N.J.S.A. 40:55-70d:
 - (1) Single-family or two-family residential: \$200.00 for first variance, plus \$25.00 for each additional variance.
 - (2) All other development: \$500.00 for first variance plus \$100.00 for each additional variance.
- B. Bulk or other variance pursuant to N.J.S.A. 40:55D-70c:
 - (1) Single-family or two-family residential: \$100.00 for first variance plus \$25.00 for each additional variance.
 - (2) **All other development: \$250.00 for first variance, plus \$150.00 for each additional variance.**
- C. Exceptions pursuant to N.J.S.A. 40:55D-51:
$$\$250.00 + \$150.00 = \$400.00$$
 - (1) Single-family or two-family residential: \$50.00 per exception
 - (2) All others: \$150.00 for first exception, plus \$100.00 for each additional exception.
- D. Appeals pursuant to N.J.S.A. 40:55D-70a or requests for interpretation of zoning ordinance pursuant to N.J.S.A. 40:55D-70b:
 - (1) Single-family or two-family residential: \$100.00.
 - (2) All others: \$250.00.

§ 76-6. Other Application and Special fees.

- A. Applications for a conditional use: \$200.00.
- B. Publication of Notice: \$100.00

- C. Special Meeting Fee (if meeting requested by applicant): \$500.00 per special meeting
- D. Informal Concept Plan/Sketch Plan Review
 - (1) Single-family or two-family residential: \$0 for first review; \$150.00 per review thereafter
 - (2) All other development:
 - Site plan:* \$250.00
 - Subdivision:* \$300.00
 - All applications involving more than 1,000,000 square feet of gross floor area or parcels exceeding 10 acres:* \$500.00.
- E. General Development Plans pursuant to N.J.S.A. 40:55D-45 and Planned Developments
 - (1) Preliminary approval: \$500.00
 - (2) Final approval: \$500.00.
- F. Resubmittal of amended application during pendency of an application
 - (1) Single-family or two-family residential: \$100.00
 - (2) Multi-family residential: \$300.00
 - (3) All other applications: \$1,000.00
- G. Soil Movement applications
 - (1) Single-family or two-family residential: \$100.00
 - (2) All other development: \$500.00.
- H. Extension of Approvals
 - (1) Single-family and two-family residential: \$100.00
 - (2) All other development: \$300.00.

§ 76-7. Escrow Deposits.

In addition to the application fees set forth in sections 76-3 through 76-6 above, each applicant shall be required to submit with the application a review fee escrow deposit in accordance with the following schedule:

- A. Minor subdivision plat: \$1,500.00.
- B. Major subdivision plat:
 - (1) Preliminary approval: \$3,000.00, plus \$200.00 per lot
 - (2) Final approval: \$1,000.00, plus \$100.00 per lot
- C. Minor site plan: \$2,000.00.

D. Major site plan:

(1) Residential

Preliminary: \$2,000.00, plus \$100.00 per dwelling unit

Final: \$1,000.00, plus \$50.00 per dwelling unit

(2) Nonresidential

***Preliminary:* \$3,000.00 plus \$50.00 per 1,000 square feet of gross floor area**

$\$3,000.00 + [\$50/1,000 \text{ SF} * (85,053 \text{ SF})] = \$7,252.65$

***Final:* \$1,000.00 plus \$50.00 per 1,000 square feet of gross floor area**

$\$1,000.00 + [\$50/1,000 \text{ SF} * (85,053 \text{ SF})] = \$5,252.65$

$\text{Total Escrow Fee} = \$7,252.65 + \$5,252.65 = \$12,505.30$

E. Use or other variance pursuant to N.J.S.A. 40:55D-70d:

(1) Single-family or two-family residential: \$1,000.00 for the first variance plus \$200.00 for each additional variance.

(2) All other development: \$3,000.00 for the first variance plus \$300.00 for each additional variance.

F. Bulk or other variance pursuant to N.J.S.A. 40:55D-70c:

(1) Single-family or two-family residential: \$100.00 for the first variance plus \$50.00 for each additional variance.

(2) All other development: \$2,000.00 for the first variance plus \$200.00 for each additional variance.

$\$2,000.00 + \$200.00 = \$2,200.00$

G. Conditional use permit: \$500.

H. Requests for exceptions pursuant to N.J.S.A. 40:55D-51:

(1) Single-family and two-family residential: \$200.00 for the first exception plus \$25.00 for each additional exception.

(2) All other development: \$1,000.00 for the first exception plus \$100.00 for additional exception.

I. Extension of approvals:

(1) Single-family or two-family residential: \$100.00

(2) All others: \$1,000.00

J. Informal concept plan/sketch plat review:

(1) Single-family and two-family residential: \$0 for first review; \$300.00 per review thereafter.

(2) All other applications: \$1,500.00, plus \$3,000.00 for applications involving more than 10 acres or 1,000,000 square feet of gross floor area of development.

K. General development plans pursuant to N.J.S.A. 40:55D-45 and planned developments:

- (1) Preliminary approval: \$2,000.00 plus \$20.00 per acre
 - (2) Final approval: \$2,000.00 plus \$20.00 per acre
 - L. Appeals pursuant to N.J.S.A. 40:55D-70a or requests for interpretation of zoning ordinance pursuant to N.J.S.A. 40:55D-70b:
 - (1) Single-family and two-family residential: \$300.00
 - (2) All others: \$2,000.00
 - M. Resubmittal of amended application during pendency of application:
 - (1) Single-family and two-family residential: \$200.00
 - (2) Multi-family residential: \$500.00
 - (3) Nonresidential: \$2,500.00
 - N. Soil movement pursuant to section 150-62:
 - (1) Single-family and two-family residential: \$0
 - (2) All others: \$2,000.00
2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.
3. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged and the remainder of the ordinance shall be deemed valid.
4. Effective date. This ordinance will take effect upon its passage and publication, as required by law.

The ordinance published herewith was originally introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on August 12, 2013. The ordinance will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23A North Main Street, in the Township of Cranbury on September 9, 2013 at 7 p.m., and during the week prior and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

Kathleen R. Cunningham, RMC, Clerk