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November 30, 2023  
Via FedEx 2-Day & Newforma  
([rtillou@cranbury-nj.com](mailto:rtillou@cranbury-nj.com))

Township of Cranbury  
Planning Department  
23-A North Main Street  
Cranbury, NJ 08512

Attn: Robin Tillou  
Land Use Administration

**RE: Army Associates, LLC  
Proposed Warehouse Redevelopment  
326 & 322 Half Acre Road  
Block 8, Lot 1.02 & 1.03  
Township of Cranbury  
Middlesex County, NJ  
DEC# 3529-99-001  
Application No. #PB378-23**

Dear Ms. Tillou,

On behalf of the applicant, Army Associates, LLC, enclosed please find the following documents constituting our formal resubmission to the Township of Cranbury towards issuance of completeness for the above referenced project:

- One (1) check in the amount of **\$5,099.47**, made payable to the “Township of Cranbury” to satisfy the application fee;
- One (1) check in the amount of **\$4,397.70**, made payable to “Township of Cranbury” to satisfy the escrow fee;
- One (1) copy of the NJDEP Flood Hazard Applicability Determination Response Letter, prepared by Dennis Contois, dated 5/30/2023;
- One (1) signed and sealed copy of the Stormwater Management Report, prepared by our office, dated May 2023, last revised November 2023;
- One (1) signed and sealed copy of the Stormwater Basin Area Investigation, prepared by Dynamic Earth, dated 02/08/2022;
- One (1) signed and sealed copy of the Stormwater Management Operations & Maintenance Manual, prepared by our office, dated November 2023;

- One (1) copy of the Solid Waste and Recycling Management Report, prepared by our office, dated November 2023;
- One (1) signed copy of the Sign Visibility Analysis, prepared by Dynamic Traffic, dated 09/08/2023;
- One (1) copy of the Earthwork Exhibit, prepared by our office, dated 11/28/2023; and
- One (1) signed and sealed copy of the Preliminary and Final Major Site Plan drawings, prepared by our office, dated 05/08/2023, last revised 11/28/2023.

The above information has been provided to address the comments received in the Township of Cranbury Planning Board and Zoning Board of Adjustment Letter of Incompleteness, prepared by Robin Tillou, Administrative Officer, dated May 24, 2023. In order to facilitate the review, we have provided the following itemized responses.

1. The additional escrow/application fees are enclosed.
2. The Site Plan (Sheet 5 of 18) has been revised to provide sight triangles for the roadways providing access to the site.
3. A Solid Waste and Recycling Management Report has been enclosed for your review.
4. An Earthwork Analysis Exhibit & associated calculations has been enclosed for your review.

We request that you please review the above information towards issuance of Completeness and scheduling of a public hearing for the above referenced project. Should you have any questions, comments, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**DYNAMIC ENGINEERING CONSULTANTS, PC**



James E. Henry, PE, PP



Richard T. Ortiz

Enclosures

cc: Josh Young (via Newforma)  
David Young (via Newforma)  
Steve Mlenak (via Newforma)  
Joseph M. Oriolo (via Newforma)  
Benjamin J. Horten, AIA (via Newforma)  
Craig Peregoy, PE (via Newforma)  
Connor Hughes, PE (via Newforma)  
Elizabeth Leheny, Board Planner (via Newforma w/ electronic enclosure only)  
David J. Hoder, PE, PP, CPWM, CME, Board Engineer (via Newforma w/ hard copy enclosure)  
Andrew Feranda, Board Traffic Engineer (via Newforma w/ hard copy enclosure)  
Sharon Dragan, Esq., Board Attorney (via Newforma w/ hard copy enclosure of reduced copy of plans only)