

**ADDENDUM TO LAND USE APPLICATION
BEFORE THE TOWNSHIP OF CRANBURY
DEVELOPMENT REVIEW COMMISSION
FOR THE PREMISES LOCATED AT
47 STATION ROAD, CRANBURY, NEW JERSEY
(BLOCK 7, LOT 20.02)
DATED: February 15, 2024**

(Submitted by Francis J. Brennan, III, Attorney for Applicants)

I. Nature and Scope of Application.

The Applicant, Volkswagen Group of America, Inc. (“VWGoA”), is seeking any and all variances, exceptions, and waivers necessary, appropriate, or required in order to obtain Minor Site Plan Approval so that a security fence can be installed and used for the purposes set forth in the Application and this Addendum.

The Property is located at 47 Station Road, designated as Block 7, Lot 20.02 on the Cranbury Township Tax Map (“Property”), and currently zoned Light Impact Industrial - Sewer Area (“I-LI-S”).

The Applicant operates a warehouse/distribution center at the Property and proposes to construct a fence to increase security measures to protect the loading bays, and shipping containers parked on the north and south side of the facility. The proposed fence will also bring the facility in conformance with VWGoA security guidelines. The fence will tie into and match the existing gates located on each corner of the warehouse. Man gates are proposed at each corner of the fence which will only be utilized by truck operators exiting the Property during off hours.

The overall use of the Property will remain the same, which is for the warehousing and distribution of automotive parts. The fence has been designed to be consistent with the appearance of the existing gates, which are made of galvanized steel. The layout and location of the proposed fence is designed to eliminate any jagged or aesthetically unpleasant angles. The fence will be buried at a depth of 6’ to prevent people from going under the fence. The fence will not exceed 8’ at any point, consistent with the zoning regulations. Three (3) strands of barbed wire will run along the top of the fence to discourage people from climbing over the fence. The existing gates will not have barbed wire added.

Most of the fence on the south side of the Property will be hidden from view by an existing berm, as noted on the Site Plan and in the Photos included in this Application. The only visible section of the fence from a public access way is at the entrance off of Station Road on the southwest side of the Property. There is an existing gate erected in this location. There is no public view of the proposed fence on the north side of the Property as it will be blocked by existing trees, a wooded area and a detention pond, as noted on the Site Plan.

This area of Cranbury hosts several facilities that have implemented security measures similar to those proposed in this Application. For example, Home Depot located at 58 Station Road

utilizes a similar chain link fence as shown in **Exhibit C**. Finally, the subject Site has existing fencing in several locations similar to the fencing proposed including the entrance gates at several driveways and the water pump just off the northeast end of the building which is enclosed by chain link fencing with three (3) strands of wire on the top of the fence, as shown in **Exhibit D**.

II. Variances and Exceptions.

- A. No use or bulk variances are requested. Applicant seeks approval for the proposed improvement to the Property as detailed in Section I.
- B. Applicant also seeks relief from any and all variances, exceptions or waivers which the Board may deem necessary or required so as to permit the Applicant to construct the fence with related improvements as set forth in the Application, this Addendum and as proposed on the Plans entitled “Minor Site Plan” prepared by Clifton W. Quay, P.E., License No. 42670, Stantec, dated February 9, 2024, and other supporting documents.
- C. Finally, Applicant seeks relief from any other Sections of the Land Development Ordinance for the Township of Cranbury to which the conditions or uses currently existing at the Property do not conform.

III. Items Not Applicable.

- 1) Soil Disturbance calculations and requirements are not needed or applicable as the amount of soil to be disturbed is below the requirements (1,027 square feet of soil will be disturbed which is below the 5,000 square foot trigger).
- 2) A Community Impact Assessment is not needed or applicable as the Property does not meet the requirements for submission.
- 3) An Environmental Impact Statement is not needed or applicable as the Applicant is not seeking preliminary major site plan approval.

IV. List of Maps/ Plans/ Reports.

Plan entitled “Minor Site Plan” prepared by Clifton W. Quay, P.E., License No. 42670, Stantec, dated February 9, 2024.

Plan entitled “Boundary and Partial Topographic Survey” prepared by Edward S. McDonnell, P.L.S. License No. 17432, Stantec, dated February 1, 2024.

Photographs attached as Exhibits A through J, which consist of:

Exhibit A – Photographs of Southwest Entrance to Property;
Exhibit B – Photographs of North Side of Property;
Exhibit C – Photograph of Fence at Home Depot (58 Station Road);

Exhibit D – Photographs of Water Pump located at Northeast End of VWGoA Building;
Exhibit E – Photograph of Southeast Entrance to Property;
Exhibit F – Photographs of South Side of Property;
Exhibit G – Photographs of Northeast Entrance – North Side of Warehouse;
Exhibit H – Photographs of Northwest Entrance to Property; and
Exhibit I – Photographs of South Side of Warehouse showing existing gate.
Exhibit J - Photograph of Crate & Barrell and photograph of Amazon Facility.
Exhibit K – Streetview Exhibits (8 photographs).

Exhibit A

Southwest Entrance



- These pictures are taken from the entrance off 47 Station Road
- This entrance is the only visible point from a public access way

Exhibit B

North Side



Both pictures depict the detention pond on the north side of the warehouse

Exhibit C

This fence is for Home Depot located at 58 Station Road



Exhibit D



This water pump is located off the northeast end of the VWGoA building

Exhibit E

Southeast Entrance



Exhibit F



Facing the SE entrance

South Side



Facing the SW entrance

Exhibit G

North Side of Warehouse



Northeast Entrance

Exhibit H



Northwest Entrance



Exhibit I

South Side of Warehouse



Example of existing gate and existing screen wall



SW Entrance

Exhibit J



Crate & Barrel off Cranbury Half Acre Road



Amazon Facility off Cranbury Half Acre Road

EXHIBIT K

STREETVIEW EXHIBIT



Photo 1 – Station Road Entrance



Photo 2 – Along Station Road

STREETVIEW EXHIBIT



Photo 3 – Station Road & Liberty Way Intersection



Photo 4 – Liberty Way Entrance

STREETVIEW EXHIBIT



Photo 5 – Route 130 Access



Photo 6 – Route 130 Access

STREETVIEW EXHIBIT



Photo 7 – Berm Side View



Photo 8 – Berm View