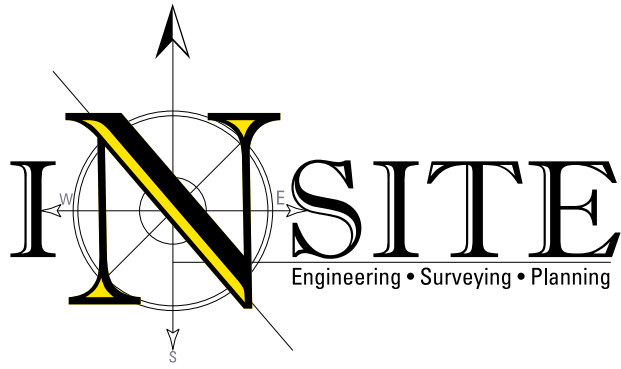


Township of Cranbury  
Planning and Zoning Department  
Attn: Robin Tillou  
Land Use Administrator  
23-A North Main Street  
Cranbury, NJ 08512



May 30, 2023

Via FedEx and Email <rtillou@cranbury-nj.com>

RE: LINK INDUSTRIES REAL ESTATE, LLC  
**Completeness Review (HACE# CBZ-039)**  
Block 3, Lot 1.01;  
257 Prospect Plains Road  
Township of Cranbury, Middlesex, New Jersey

Ms. Tillou:

We are submitting this letter on behalf of the Owner/Applicant in response to Hoder Associates Completeness Review dated March 7, 2023. Each comment and response are numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference;* non-italicized text represents our responses.

Hoder Associates Completeness Review Letter, dated March 7, 2023

Fees:

<u>Item</u>	<u>Application fees:</u>	<u>Escrow fees:</u>
First Variance	\$ 250	\$ 2,000
Second Variance	\$ 150	\$ 200
Third Variance	\$ 150	\$ 200
Publication	\$ 100	
Totals:	\$ 650	\$ 2,400

*Note: If checklist waivers are requested their fees will need to be added to the above.*

**As discussed with the Board Engineer, there is only one variance for the sign area, therefore the additional variance fees are not required. The application and escrow fees will be submitted under a separate cover.**

Completeness

*We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. We are using the "Concept Plan" Checklist as we have done in the past. The following items will need to be provided:*

<u>Item</u>	<u>Item Description</u>
1.	Name, address, and telephone number of owner and applicant

**InSite Engineering, LLC**

1955 Route 34, Suite 1A • Wall, NJ 07719  
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net  
Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

**The requested information is provided in the application and titleblock.**

2. *Name, signature, license number. Address and telephone number of engineer, land surveyor, architect, professional planner and or landscape architect, as applicable, responsible for the preparation of the plat.*

**The requested information may be found in the title block of site plans prepared by this office.**

3. *Title block denoting name of project, type of application, tax map sheet, county, name of municipality, block and lot, and street location.*

**The requested information may be found in the title block of site plans prepared by this office.**

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.*

**A key map showing the requested information is provided on the site plan.**

5. *A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building \*overage, Mamma ratio, open space, and parking*

**The scope of the project is to replace the existing Link sign with a new sign. The signage compliance chart is provided on the site plan. There are no changes to the other bulk requirements such as yard setbacks and parking.**

6. *North arrow and sage of: 1"=50' for tracts up to 40 acres; 1"=100' for tracts greater than 40 acres*

**North arrow and scale are provided on the site plans.**

7. *Authorized affidavit of ownership.*

**The attorney is representing the owner and applicant for this application.**

8. *Acreage of tract to the nearest tenth of an acre*

**The acreage of the property is shown on the site plan.**

9. *Size and general location of any existing or proposed structures with all Setbacks dimensioned.*

**The existing structures are shown and setbacks are dimensioned on the site plan.**

13. *List of Variances required or requested.*

**List of variances is provided in the Signage Compliance Chart. There is one proposed variance for the sign area. 240.8 SF are proposed whereas 100 SF is permitted.**

**InSite Engineering, LLC**

14. *Payment of application & escrow fees*

**Application and escrow fees will be submitted under a separate cover.**

17. *Existing streets, rights of way and or easements on and within 200 feet of the site.*

**Existing streets, right of ways, and easements are shown on and within 200 feet of the site.**

In accordance with the above, enclosed please find the following:

- One (1) copy of the plan entitled, "Proposed Wall Sign", dated 05/30/23, as prepared by this office;

All enclosures listed above may be accessed digitally by [clicking here](#) or by manually entering the URL listed below<sup>1</sup>.

Thank you for your kind consideration of this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,  
**InSite Engineering, LLC**



Stephen G. Musto, PE, CME

Job #23-2112-01  
SGM/mn

cc: Laura Spencer, Applicant  
Armen McOmer, Esq., Applicant's Attorney  
David J Hoder, PE, PP, CPWM, CME, Board Engineer (w/ attachments)  
Elizabeth Leheny, Board Planner (w/ electronic attachments)  
Andrew Feranda, Traffic Consultant (w/ attachments)  
Sharon Dragan, Esquire, Board Attorney (w/ reduced attachments)

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<sup>1</sup> [https://insiteeng-my.sharepoint.com/:f/g/personal/stephen\\_musto\\_insiteeng\\_net/Egg7I7IzmclBpMAV1WM0PqIBPF4h9v0PsV815yNnNwpgRQ?e=VLZQcB](https://insiteeng-my.sharepoint.com/:f/g/personal/stephen_musto_insiteeng_net/Egg7I7IzmclBpMAV1WM0PqIBPF4h9v0PsV815yNnNwpgRQ?e=VLZQcB)