

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 (COLATED) & 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: 376 HALF ACRE ROAD & 2678 RT 130

Tax Map: Page 2 Block 7 Lot(s) 1 & 2 Zoning District HC
Page _____ Block _____ Lot(s) _____ Zoning District _____

Dimensions: Frontage _____ Depth _____ Total Area _____ (specify whether Acres or SF)

APPLICANT

Applicant's Name: ARJUN BATHENA

Firm's Name: 222 ROUTE 31 ASSOCIATES LLC

Address: 12 PERRINE ROAD

City, State, Zip: MONMOUTH JUNCTION, NJ 08852

Telephone Number: 609-737-0358

Fax Number: _____

E-Mail Address: aj@buyritecorp.com

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

OWNER

Owner's Name: ARJUN BATHENA

Firm's Name: 222 ROUTE 31 ASSOCIATES LLC

Address: 12 PERRINE ROAD

City, State, Zip: MONMOUTH JUNCTION, NJ 08852

Telephone Number: 609-737-0358

Fax Number: _____

E-Mail Address: aj@buyritecorp.com

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

<p>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.</p>

TO BE PROVIDED AT THE TIME OF SITE PLAN

PLEASE FILL OUT THE FOLLOWING CONTACT INFORMATION COMPLETELY

APPLICANT'S ATTORNEY

Name: SALVATORE ALFIERI, ESQ.
Firm Name: CLEARY | GIACOBBE | ALFIERI | JACOBS LLC
Field of Expertise: LAND USE LAW
Address: 955 STATE ROUTE 34, SUITE 200, MATAWAN, NJ 07747
Telephone Number: (732) 583-7474 X117
FAX Number: (732) 290-0753 FAX
Email: SALFIERI@CGAJLAW.COM

APPLICANT'S ENGINEER

Name: AARON CHAN, PE, CME
Firm Name: STONEFIELD ENGINEERING & DESIGN
Field of Expertise: CIVIL ENGINEERING (PE LICENSE #57348)
Address: 15 SPRING STREET, PRINCETON NJ 08542
Telephone
Number: 609-362-6900
FAX
Number: _____
Email: achan@stonefieldeng.com

APPLICANT'S PLANNER

Name: _____
Firm Name: _____
Field of Expertise: _____
Address: _____
Telephone
Number: _____
FAX
Number: _____
Email: _____

TRAFFIC ENGINEER

Name: JOHN CORAK, PE
Firm Name: STONEFIELD ENGINEERING & DESIGN
Field of Expertise: CIVIL ENGINEERING
Address: 15 SPRING STREET, PRINCETON NJ 08542
Telephone Number: 609-362-6900
FAX Number: _____
Email: jcorak@stonefieldeng.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]
2. Waivers Requested of Development Standards and/or Submission Requirements: [additional pages as needed]
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]
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? TO BE REVIEWED AT THE TIME OF SITE PLAN / SUBDIVISION APPLICATION
8. Are any off-tract improvements required or proposed? N/A
9. Is the subdivision to be filed by Deed or Plat? TO BE CONFIRMED AT THE TIME OF SUBDIVISION APPLICATION

10. Other approvals which may be required:

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

11. Include Certification from the Tax Collector that all taxes due on the subject property have been paid.
 TO BE PROVIDED AT THE TIME OF SITE PLAN / SUBDIVISION APPLICATION
12. List of Maps, Reports and other materials accompanying application (attach additional pages as required for complete listing).

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.

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.]

AB

DATE: 3/5/2024

SIGNATURE OF APPLICANT

Arjun Bathena & Owner of 222 rt 31 Associates LLC

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____(year)

(NOTARY PUBLIC)

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.]

AB

DATE: 3/5/2024

SIGNATURE OF OWNER

Arjun Bathena & Owner of 222 rt 31 Associates LLC

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____(year)

(NOTARY PUBLIC)

CERTIFICATION OF AUTHORIZATION

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

Arjun Bathena

(Name of Applicant)

AB

DATE:

SIGNATURE OF PROPERTY OWNER

Arjun Bathena & Owner of 222 rt 31 Associates LLC

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____ (year)

(NOTARY PUBLIC)

CERTIFICATION OF ESCROW

I understand that the sum of \$ **\$1,500.00** 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]

AB

DATE:

3/5/2024

SIGNATURE

Arjun Bathena & Owner of 222 rt 31 Associates LLC

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____ (year)

(NOTARY PUBLIC)

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.	Arjun Bathena 100% Owner	12 Perrine Rd. Monmouth Junction NJ, 08852 Suite 100
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

 DATE: 3/5/2024

Signature of Officer/Partner
Arjun Bathena & Owner of 222 rt 31 Associates LLC

Name of Applicant Corporation/Partnership

**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
✓	✓	✓	✓	✓	✓	✓	1. Name, address, and telephone number of owner and applicant.	Complies	X
								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	X
								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	X
								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	X
								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	X
								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	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	7. Authorized affidavit of ownership.	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓		✓	✓	8. Acreage of tract to the nearest tenth of an acre	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	9. Size and general location of any existing or proposed structures with all Setbacks dimensioned.	Complies	X
								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	X
								Not Applicable	
								Waiver Requested	
✓							11. Approximate location of all proposed lot lines and area of lots in square feet.	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	12. Location and acreage of any existing or proposed easement or land reserved for or dedicated to public or utility use.	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	13. List of variances required or requested	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	14. Payment of application fees and escrow fees.	Complies	X
								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	X
								Not Applicable	
								Waiver Requested	
			✓	✓	✓	✓	16. Development Stages or staging plans.	Complies	
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	17. Existing streets, rights-of-way and/or easements on and within 200 feet of tract.	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	18. Architectural or historic significance of any existing buildings to remain or to be removed.	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	19. Compliance with all Master Plan proposals affecting the development	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	20. Additional road right of-way as specified in Township Master Plan or Official Map.	Complies	
								Not Applicable	X
								Waiver Requested	
✓	✓	✓					21. Topographical features of subject property from best available public source.	Complies	X
								Not Applicable	
								Waiver Requested	
✓	✓	✓	✓	✓	✓	✓	22. Boundary, limits, nature and general extent of wooded areas, specimen trees and other significant physical features.	Complies	X
								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	X
								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	X
								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	
								Waiver Requested	
	✓				✓		28. Monumentation as specified by the Map Filing Law	Complies	
								Not Applicable	
								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	
								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	
								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	
								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	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.	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.
 - (2) Final approval: \$500.00.
 - (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:
 - (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
 - Final:* \$1,000.00 plus \$50.00 per 1,000 square feet of gross floor area
- 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.
- 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