

STONEFIELD

Zoning Memorandum

TO: Robin Tillou, Land Use Administrator
 Cranbury Township
 23-A North Main Street
 Cranbury, New Jersey 08512
rtillou@cranbury-nj.com

FROM: Aaron Chan, PE, CME
 Stonefield Engineering & Design

RE: Proposed Commercial Development – Informal / Conceptual Review
 Block 7, Lots 1 & 2
 376 Half Acre Road
 Cranbury Township, Middlesex County, NJ

DATE: March 5th, 2024

Below is a schedule of required and provided zoning and parking items for the proposed development, including potential relief that may be requested at the time of site plan application. Zoning was assessed against Concept C, dated 03/04/2024. Phase 1 of the plan contains an approximately 10,000 SF liquor store, approximately 10,000 SF of retail, and a 5,670 SF convenience store with an 8 MPD canopy. Phase 2 contains two 5,000 SF quick serve restaurants; the rear portion of Pad 2 is to be reserved for future development.

Zoning Table - § 150-20			
Zoning District:	HC – Highway Commercial		
Use: Convenience Store w/ Fuel Sales Liquor Store Retail Shopping Center Fast Food Restaurant	Conditional Use Permitted Use Permitted Use Prohibited Use		
Requirement:	Required:	Proposed: Pad 1	Proposed: Pad 2
Min. Lot Area	2 AC (87,120 SF)	4.48 AC (195,015 SF)	4.41 AC (192,283 SF)
Min. Lot Frontage	150 FT	US RT 130: 380 FT Half Acre Road: 545 FT	310 FT
Min. Front Yard	75 FT	US RT 130: 96.7 FT Half Acre Road: 81.1 FT	90.3 FT
Max. Front Yard	100 FT	US RT 130: 96.7 FT Half Acre Road: 81.1 FT	90.3 FT
Min. Side Yard	20 FT	86.3 FT	57.8 FT
Min. Rear Yard	35 FT	99.4 FT	287.2 FT
Max. FAR	0.30	0.13	0.05
Max. Building Height	40 FT 3 stories *	1 story – 32.0 FT (V)	1 story – < 24 FT
Max. Impervious Coverage	60%	67.2%	30.8%

(V) Variance

* One-story buildings may not exceed 24 FT in height.

STONEFIELDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070

201.340.4468 T.
 201.340.4472 F.



Conditional Use Table – Fuel Stations and Convenience Stores – § 150-20.C.(3)		
Requirement:	Required:	Proposed:
Min. Pump Setback from Property Line	35 FT	85.3 FT
Driveways: Min. Number of Driveways Min. Driveway Width Max. Driveway Width Min. Driveway Clearance Min. Driveway Separation Onsite Max. Number of Curb Cuts Per Frontage	Two 18 FT 30 FT 20 FT 100 FT Three	Two 24 FT 24 FT 215 FT N/A Two
No servicing, repair, auto body work, automobile sales, towing or any other automobile-related activities shall be permitted except for the sale of automobile accessories, such as oil or window washer fluid and the provision of one or more air pumps.		Will Comply
No overnight parking shall be permitted.		Will Comply
Max. Number of Canopy Signs	One	Two (V)
Max. Light Levels Under Canopy	1 FC	Will Comply
Freestanding Signs: Max. Number of Freestanding Signs Max. Freestanding Sign Area Per Sign Max. Total Freestanding Sign Area Max. Freestanding Sign Height Min. Freestanding Sign Setback from ROW	Two 60 SF 100 SF 20 FT 20 FT	Two 120 SF (V) 240 SF (V) 20 FT US RT 130: 20 FT Half Acre Road: 10 FT (V)
Wall Signs: Max. Number of Wall Signs Max. Wall Sign Area	One per frontage = Two 40 SF	Four (V) Wall: 57.7 SF (V) Tower: 22.6 SF
No storage or display of any kind shall be permitted outdoors.		Will Comply
A curbed, landscaped area, at least 15 feet in width, shall be installed and maintained and shall extend along all front, side, and rear property lines.		Complies
Convenience Store: Max. Height Max. Floor Area	24 FT / 1 Story 6,000 SF	Building: 27.5 FT (V) Tower: 32.0 FT (V) 5,670 SF

(V) Conditional Use Variance



Parking & Loading Table - § 150-43 & § 150-20.C.(3)		
Requirement:	Required:	Proposed:
Min. Parking Space Dimensions	90 Degree Parking: 9 FT x 18 FT *	10 FT x 18 FT
Min. Drive Aisle Width	90 Degree Parking: 24 FT	24 FT
Min. Parking Setback from Road	10 FT	25 FT
Min. Parking Setback from Prop. Line	25 FT	25 FT
Min. Parking Setback from Building	10 FT	8 FT (V)
Min. Number of Parking Spaces:	Convenience Store with Fuel Sales: Convenience Store: 1 for each 200 SF of building floor area = $(1/150) * 5,670 \text{ SF} = 38 \text{ spaces}$ Gasoline Service Station: 1 for each 2 pumps (min. 4 spaces) = $(1/2) * 16 = 8 \text{ spaces}$ Total = 46 spaces	60 spaces
	Retail: 1 for each 200 SF of building floor area = $(1/200) * 20,000 \text{ SF} = 100 \text{ spaces}$	85 spaces
	Restaurant: The greater of 1 for each 4 seats or 1 for each 40 square feet of floor area devoted to patron drinking and dining use, plus 1 for each 2 persons employed on the premises at one time =	96 spaces
Min. Loading Space Dimensions	Retail: 15 FT x 35 FT Convenience Store: 10 FT x 50 FT	Retail: 15 FT x 140 FT Convenience Store: 15 FT x 102 FT

*Plus a minimum two-foot overhang.