PRELIMINARY/FINAL MINOR SITE PLAN

47 STATION ROAD

BLOCK 7, LOT 20.02

CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

OWNER	BLOCK	LOT
DISTRIBUTION FUND % PROLOGIS 1800 WAZEE ST. % TAX DEPT DENVER, CO 80202	7	8.01 & 9.01
RREEF AMERICA REIT II CORP YYY EPROP TX DEP 207;BOX 4900 SCOTTSDALE, AZ 85261-4900	7	20.01
CRANBURY TOWNSHIP 23-A NORTH MAIN ST CRANBURY, NJ 08512	7	20.021 & 24
PENSKE TRUCK LEASING CO LP % RE DEP 2675 MORGANTOWN RD READING, PA 19607	7	22.01
MYERS, LINDA S 503 FIRST AVE ASBURY PARK, NJ 07712	7.01	19
SNB LIBERTY CORP 18 LOVELL DR PLAINSBORO, NJ 08536	7.01	20.02
CRANBURY TOWNSHIP 23-A NORTH MAIN ST CRANBURY, NJ 08512	7.01	20.03
PROLOGIS PARK CRANBURY LLC 1800 WAZEE ST, STE 500 DENVER, CO 80202	10	4.01
CLPF CRANBURY STATION PARK LLC 230 PARK AVE NEW YORK, NY 10169	10.01	1.011 & 1.012
LIU, EDWIN 46 EVANS DR CRANBURY, NJ 08512	33	54
BOMBIERI, ENRICO & BARBARA 30 EVANS DRIVE CRANBURY, NJ 08512	33	54.02
SEDOR, JOHN ETUX 32 EVANS DRIVE CRANBURY, NJ 08512	33	54.03
TESSLER, NICHOLAS & ROBERTA 34 EVANS DRIVE CRANBURY, NJ 08512	33	54.04
PADHYE, RAHOOL & HANNAH 36 EVANS DR CRANBURY, NJ 08512	33	54.05
CRANBURY TOWNSHIP 23-A NORTH MAIN ST CRANBURY, NJ 08512	33	55 & 68
SCHULTE, GLENN J & KATHLEEN Z 43 EVANS DR CRANBURY, NJ 08512	33	58
AFFEL, JOHN H & ELLEN F 38 EVANS DR CRANBURY, NJ 08512	33	59
SCHIAVONE, GREGORY & NANCY 40 EVANS DR CRANBURY, NJ 08512	33	60
FOLEY, THOMAS 44 EVANS DR CRANBURY, NJ 08512	33	62
THOMPSON, JOHANNAH E 42 EVANS DR CRANBURY, NJ 08512	33	66

PUBLIC UTILITIES

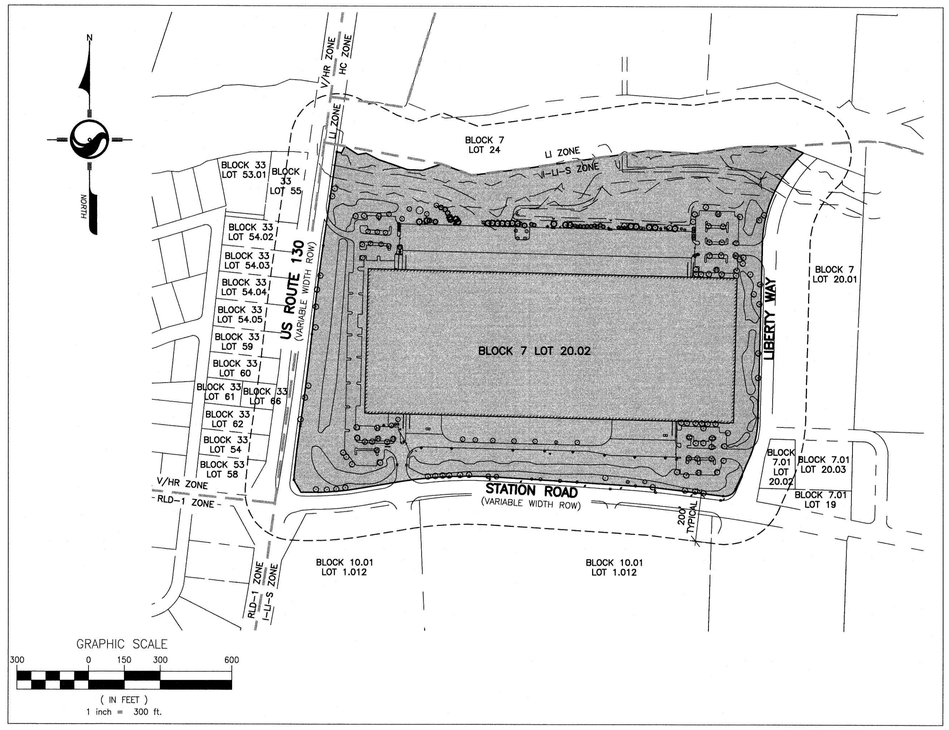
ELECTRIC & GAS
PSE&G
PO BOX 800
NEWARK, NJ 07101

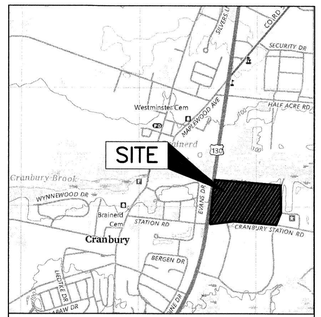
CABLE TELEVISION
COMCAST CABLEVISION
P.O. BOX 1140
HIGHSTOWN, NJ 08520

WATER
NEW JERSEY AMERICAN WATER
1 WATER STREET
CAMDEN, NJ 08102

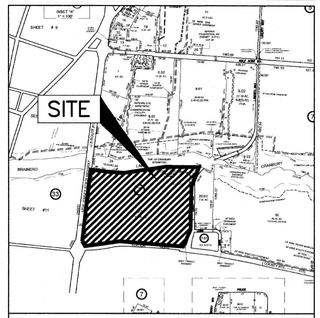
SEWER
CRANBURY TOWNSHIP SEWER UTILITY
4 AAA DRIVE, SUITE 103
HAMILTON, NJ 08619

TELEPHONE
VERIZON
ONE VERIZON WAY
BASKING RIDGE, NJ 07920

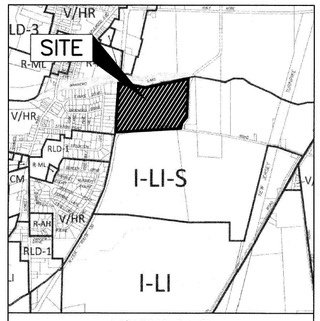




SITE LOCATION MAP
U.S.G.S. MIDDLESEX COUNTY, N.J. HIGHSTOWN QUAD
SCALE: 1" = 2,000'



TAX MAP
CRANBURY TOWNSHIP, PLATE 2
(NOT TO SCALE)



ZONING MAP
CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NJ- I-LI-S
(NOT TO SCALE)

ZONING DATA
ZONE: I-LI-S (INDUSTRIAL-LIGHT IMPACT SEWERED)

ZONING SCHEDULE

CRITERIA	REQUIRED	EXISTING LOT	PROPOSED LOT	CODE SECTION/ VARIANCE REQUIRED
A. LOT INFORMATION				
MIN. AREA	3.00 ACRES	71.02 ACRES	NO CHANGES	150-29.C(1)/NO
MIN. FRONTAGE-ROUTE 130	200 FEET	1,374.12 FEET	NO CHANGES	150-29.C(2)/NO
B. YARD AND HEIGHT REQUIREMENTS				
MIN. FRONT YARD-ROUTE 130	200 FEET	200 FEET	NO CHANGES	150-29.C(3)(a)/NO
MIN. FRONT YARD-STATION ROAD	125 FEET	251.94± FEET	NO CHANGES	150-29.C(3)(b)/NO
MIN. SIDE YARD	50 FEET	125.20± FEET	NO CHANGES	150-29.C(4)/NO
MIN. REAR YARD	50 FEET	141.16± FEET	NO CHANGES	150-29.C(5)/NO
MAX. BUILDING HEIGHT	60 FEET	45'-4" FEET	NO CHANGES	150-24.C(1)(i)/NO
FLOOR AREA RATIO (MAXIMUM)	0.30	0.30	NO CHANGES	150-29.C(2)/NO
MAXIMUM IMPERVIOUS COVERAGE	50%	49.80%	NO CHANGES	150-29.C(2)/NO
C. PARKING/CIRCULATION REQUIREMENTS				
MIN. FRONT YARD-ROUTE 130	125 FEET	116.39± FEET	NO CHANGES	150-29.C(8)(a)/NO
MIN. FRONT YARD-STATION ROAD	25 FEET	65.61± FEET	NO CHANGES	150-29.C(8)(b)/NO
C. FENCE REQUIRMENTS REQUIREMENTS WITH EXISTING LANDSCAPE BERM				
MAX. HEIGHT, TYPE 2, <50% SOLID	8 FEET	N/A	8 FEET	150-35.A(5)(2)/NO
MIN. FRONT YARD-STATION ROAD	0 FEET	N/A	95.00 FEET	150-35.A(5)(2)/NO
MIN. REAR YARD	0 FEET	N/A	190.0 FEET	150-35.A(5)(2)/NO

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS 47 STATION ROAD (BLOCK 7, LOT 20.02) CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY.
2. OWNER/APPLICANT: RREEF AMERICA REIT II CORP YYY
   PO BOX 4900, #207
   SCOTTSDALE, AZ 85261
   PHONE: (607) 221-4189
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE INSTALLATION OF A NEW FENCE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC. IN JANUARY 2024, FOR THE PURPOSES OF THIS PLAN.
6. THE FOLLOWING REFERENCES WERE USED TO CREATE THIS PLAN:
   A. TAX MAP REFERENCE: LOT AND BLOCK NUMBERS SHOWN HEREON ARE BASED UPON THE CURRENT TAX MAPS OF CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, PLATE #2.
   B. FILED MAP NUMBER 6185, FILE 935, "FINAL MAJOR SUBDIVISION PLAT FOR CABOT DISTRIBUTION CENTER, BLOCK 7, LOTS 20 & 21, CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY GLEN J. LLOYD OF SCHOOR DEPALMA.; DATED MAY 22, 2001.
   C. DEED BOOK 5335, PAGE 223.
   D. "PRELIMINARY AND FINAL SITE PLAN & MAJOR PRELIMINARY SUBDIVISION PLAT FOR CABOT DISTRIBUTION CENTER, BLOCK 7, LOTS 20 & 21, CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY ROCCO PAMIERI OF SCHOOR DEPALMA.; DATED MAY 22, 2001.
7. EXISTING USE: WAREHOUSE
   PROPOSED USE: WAREHOUSE

I HEREBY STATE THAT I AM THE OWNER/APPLICANT OF LANDS SHOWN HEREON.

OWNER/APPLICANT DATE:

THIS PLAN IS HEREBY APPROVED BY THE TOWNSHIP OF CRANBURY PLANNING BOARD.

CHAIRMAN: DATE:

SECRETARY: DATE:

TOWNSHIP CLERK: DATE:

TOWNSHIP ENGINEER: DATE:

THIS PLAN IS HEREBY APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD SUBJECT THE THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MIDDLESEX COUNTY PLANNING BOARD.

CHAIRMAN: DATE:

APPLICATION NO. _____

SITE SAFETY:

THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).

OTHER REQUIRED APPROVALS:

1) MIDDLESEX COUNTY PLANNING BOARD – PENDING
2) NJDEP – LETTER OF NO INTEREST – PENDING

DRAWING INDEX

SHEET TITLE	DRAWING	SHEET
GENERAL INFORMATION PLAN	G-001	1
PROPOSED FENCE SITE PLAN	FP-101	2
DETAILS SHEET	DT-101	3

Stantec
10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800
Mount Laurel, NJ 08054-1140 Fax. 856.234.5928
www.stantec.com
Certificate of Auth: 24GA28064600

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Revision	By	Appd.	MM.DD.YY

Project
47 STATION ROAD
BLOCK 7, LOT 20.02
CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NJ

Client
VOLKSWAGEN GROUP OF AMERICA, INC.

Title
DETAILS

Permit-Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J.P.E. LICENSE #42670, N.J.P.P. LICENSE #LI05653

2.9.24
DATE

Project Number: 192520492			
MAI	RPV	TAB	02.09.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY
Scale: AS NOTED			
Drawing No. G-001			
Revision 0	Sheet 1 of 3		

Plotted: 2-14-24 @2:20pm By: tmgoyen
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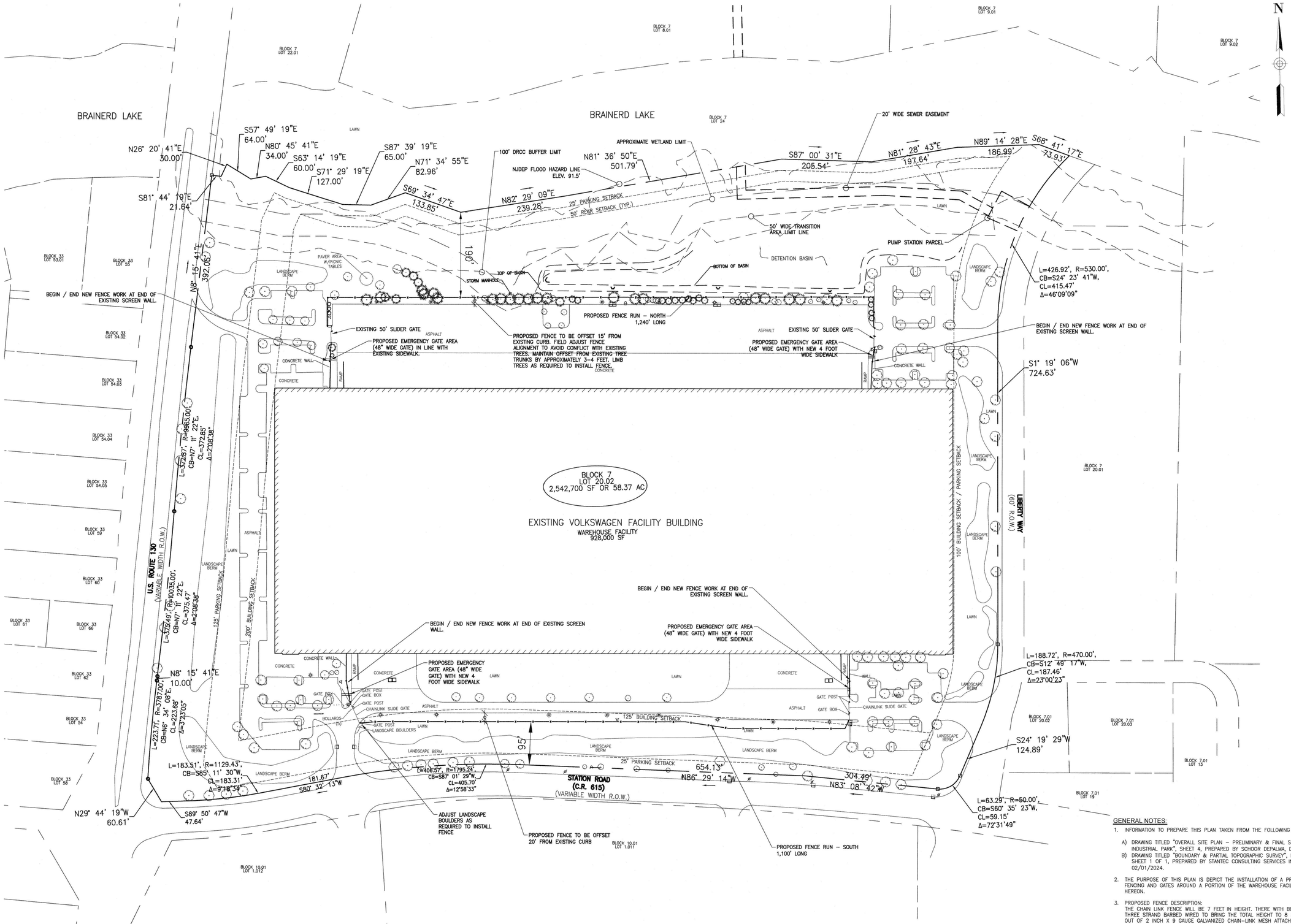

GENERAL NOTES:

1. INFORMATION TO PREPARE THIS PLAN TAKEN FROM THE FOLLOWING SOURCES:
   A) DRAWING TITLED "OVERALL SITE PLAN – PRELIMINARY & FINAL SITE PLAN – CABOT INDUSTRIAL PARK", SHEET 4, PREPARED BY SCHOOR DEPALMA, DATED 05/22/01.
   B) DRAWING TITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY", DRAWING No. V-101, SHEET 1 OF 1, PREPARED BY STANTEC CONSULTING SERVICES INC., DATED 02/01/2024.
2. THE PURPOSE OF THIS PLAN IS DEPICT THE INSTALLATION OF A PROPOSED SECURITY FENCING AND GATES AROUND A PORTION OF THE WAREHOUSE FACILITY AS DEPICTED HEREON.
3. PROPOSED FENCE DESCRIPTION:
   THE CHAIN LINK FENCE WILL BE 7 FEET IN HEIGHT. THERE WITH BE AN ADDED FOOT OF THREE STRAND BARBED WIRED TO BRING THE TOTAL HEIGHT TO 8 FEET. IT WILL BE MADE OUT OF 2 INCH X 9 GAUGE GALVANIZED CHAIN-LINK MESH ATTACHED TO A SCHEDULE 40 GALVANIZED FRAME SYSTEM. TO ADHERE TO SECURITY STANDARDS, THE INSTALLER WILL ALSO BE BURYING 6 INCHES OF THE FENCE UNDERGROUND.

AREA OF DISTURBANCE AND VOLUME CALCULATION

TOTAL LENGTH OF PROPOSED FENCE = 2,649 LF
TOTAL AMOUNT OF POST = 2,649 LF/10 = 265 POSTS
WITH 10" DIAMETER POST FOOTING, AND 39" DEPTH

AREA OF DISTURBANCE:
4" TRENCH X 2,649 LF + 265 POSTS X 0.545 SF = 1,027 SF

VOLUME OF EARTHWORK:
THE TOTAL VOLUME = 265 POSTS X 0.545 SF X 3.25 LF = 469.38 CF (17.38 CY)

Stantec
10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800
Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
www.stantec.com
Certificate of Auth: 24GA28044400

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Project
47 STATION ROAD
BLOCK 7, LOT 20.02
CRANBURY TOWNSHIP, MIDDLESEX COUNTY, NJ

Client
VOLKSWAGEN GROUP OF AMERICA, INC.

Title
PROPOSED FENCE SITE PLAN

Permit-Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J.P.E. LICENSE #42670, N.J.P.P. LICENSE #LI05653
2.9.24
DATE

Project Number: 192520492

TAB	RPV	TAB	02.09.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: 1" = 100'

Drawing No. FP-101

Revision 0

Sheet 2 of 3

Plotted: 2-14-24 @2:17pm By: tmayen

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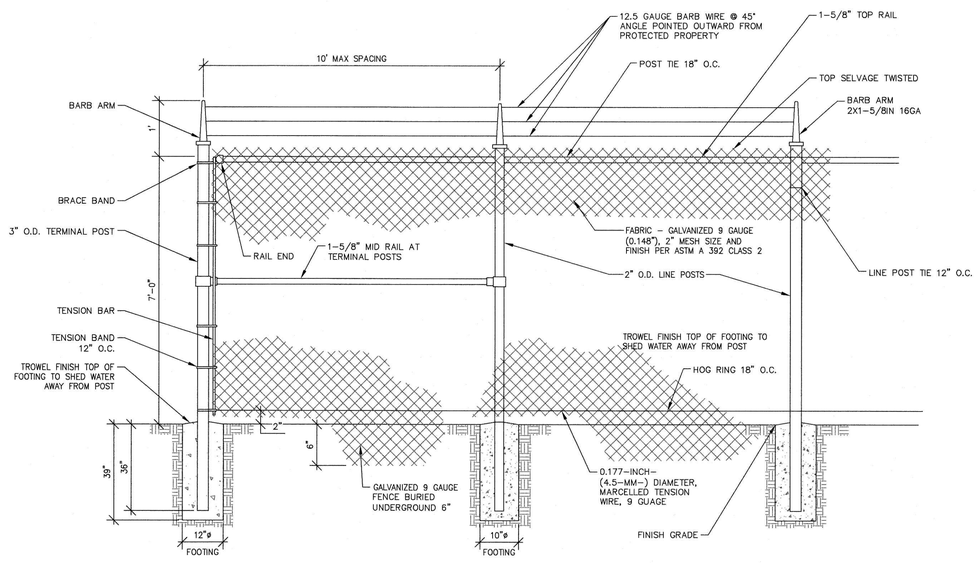
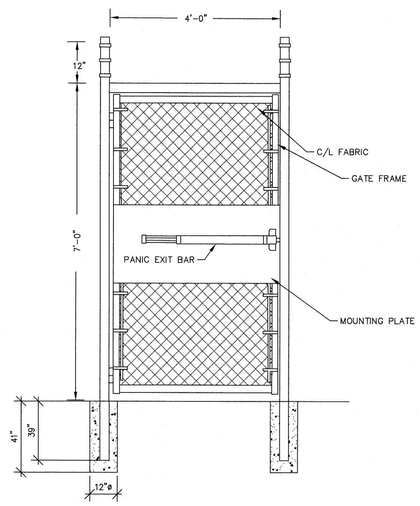


2 DT-101 **CHAIN LINK FENCE**

NOT TO SCALE



1 DT-101 **CHAIN LINK FENCE GATE DETAIL**

NOT TO SCALE

Stantec

10000 Midlantic Drive, Suite 300 W
Mount Laurel, NJ 08054-1740
www.stantec.com

Tel. 856.234.0800
Fax. 856.234.5928

Certificate of Auth. 24GA28044400

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Scale: AS NOTED

Drawing No. DT-101

Revision 0

Sheet 3 of 3