

December 23, 2023  
Revised January 9, 2024

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

Re: **PB 387-23 Breakwater Treatment & Wellness Corp.  
Completeness Review Memo # 01**  
Preliminary & Final Site Plan  
Block 2; Lot 3.04  
HACE # CBP-110

Dear Ms. Tillou:

Our office is in receipt of a Preliminary and Final Site Plan application for completeness review for the subject property. The submission information is as follows:

Documentation submitted:

- Application submittal letter with application from Frank Brennen, Esq. dated 12/8/2023, with application, addendum to the application and checklist.
- Check in the amount of \$1,975.00 for Filing Fees.
- Check in the amount of \$ 7,500.00 for Escrow Fees
- Certified Tax List of Owners of Property within 200 Ft. of Application dated August 13, 2023.
- Certification of Proof of Tax Payment dated July 5, 2023.
- Site Plan entitled “Preliminary and Final Site Plan” prepared by Geoff Brown, P.E., Princeton Junction Engineering, Inc., dated December 6, 2023.
- “Planner’s Report” prepared by Charles Latini, Jr., P.P., dated December 9, 2023.

**Project Description**

The subject property is located at the corner of County Route 535 and Corporate Drive in the LI Light Industrial / Planned Industrial Park Zone District, and contains 12.39 Acres. The applicant is proposing to continue the use of a bio-security entrance trailer and an emergency generator.

**Fees**

The fees required under the Cranbury ordinances are as follows:

	Fee notes	Application fees:	Fee per SF	Escrow fees
Preliminary Site Plan		\$ 750.00		\$ 3,000.00
First 50,000 SF	Plus \$ 25/1,000 SF	\$ 25.00	Plus \$ 50/1000 SF	\$ 50.00
Final Site Plan		\$ 500.00		\$ 1,000.00
			Plus \$ 50/1000 SF	\$ 50.00
Checklist Waivers (4)	\$150 plus \$100 after	\$ 150.00	\$1000 plus 100 after	\$ 1,000.00
		\$ 300.00		\$ 300.00
Publication		\$ 100.00		
<b>Totals:</b>		<b>\$1,825.00</b>		<b>\$5,400.00</b>

The applicant submitted \$1,975.00 for the application fee and \$7,500 for the escrow fee. Please be advised that this office may find additional variances or exceptions during the course of the future technical review and if so, the fees above may change accordingly.

**Completeness**

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has marked items 11, 15, 16, 18, 20, 27, 28, 30, 38, 40, 41, 42, 45, 46, 47, 49, 50, 51, 53, 55, 57, 58, and 60 as not applicable and we concur. A waiver has been requested for items 23, 48, 54, and 59. **Item 7 (Authorized affidavit of ownership), and a W-9 has not been provided.**

**Please be advised that the board has in these type of applications required the applicant to provide some landscaping or lighting as well as detail plans of the generator and fuel source.**

**We would recommend that the Site Plan be considered not complete until items 7, the W-9 and the additional fees have been provided.** If you have any questions regarding the above matter, please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.  
Planning and Zoning Board Engineer

cc: Sharon Dragan, Esq. Board Attorney, via Email  
Elizabeth Leheny, P.P., Board Planner, via Email  
Andrew Feranda, Board Traffic Engineer, via Email  
Frank Brennen, Esq. Applicants attorney, via Email