

December 11, 2023

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

Re: **PB 373-23 283 Army Associates**
326 & 322 Cranbury Half Acre Road
Preliminary and Final Site Plan with Variances
Completeness Review Memo #02
Block 8; Lot 1.02 & 1.03
HACE # CBP-101

Dear Ms. Tillou:

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

Documentation submitted:

- Transmittal letter from Dynamic Engineering dated November 30, 2023.
- Stormwater Basin Area Investigation, prepared by Dynamic Earth, dated February 8, 2022.
- Stormwater Management Report, dated May 2023, revised November 2023.
- Earthwork Exhibit from Dynamic Engineering dated November 28, 2023.
- Signed and sealed full-size copy of the Preliminary and Final Major Site Plan drawings, prepared by our office, dated 05/08/2023 revised November 28, 2023.
- Stormwater Management Operations and Maintenance Manual prepared by Dynamic Earth, dated November 2023.
- Solid Waste and Recycling Management Report prepared by Dynamic Earth, dated November 2023.
- Sign Visibility Analysis by Dynamic Earth, dated September 8, 2023.
- Flood Hazard Area Applicability Determination dated May 30, 2023.

Previously submitted.

- Transmittal letter and application package including application, checklist from Dynamic Engineering dated May 15, 2023.
- Check in the amount of \$2,850.53, made payable to the "Township of Cranbury" to satisfy the application fee.
- Check in the amount of \$12,505.30, made payable to "Township of Cranbury" to satisfy the escrow fee.
- Completed and endorsed Planning Board Application Packet.
- Completed and endorsed of the W9 Tax Form.
- Tax Certification, included as the first page of the POL List provided by the Township, for the above referenced properties.
- Copy of the deed package for the above referenced properties.
- Wetlands LOI for the above referenced properties.

- Preliminary List of Variances and Waivers, prepared by our office, dated May 2023.
- General Description of the Proposed Development, prepared by our office, dated May 2023.
- Signed and sealed copy of the Traffic Impact Statement, prepared by Dynamic Traffic, dated 05/01/2023.
- Signed and sealed copy of the Environmental Impact Assessment, dated May 2023.
- Signed and sealed copy of the Stormwater Basin Area Investigation, prepared by Dynamic Earth, dated 02/08/2022.
- Signed and sealed copy of the Stormwater Management Report, dated May 2023.
- Signed and sealed full-size copy of the Boundary and Topographic Survey, prepared by Dynamic Survey, LLC, dated 08/31/2020, last revised 02/03/2021.
- Reduced sized (11" x 17") copies of the Boundary and Topographic Survey, prepared by Dynamic Survey, LLC, dated 08/31/2020, last revised 02/03/2021..
- Signed and sealed copy of the Architectural Drawings, prepared by Ben Horten Architecture & Design, dated 04/21/2023.
- Reduced sized (11" x 17") copies of the Architectural Drawings, prepared by Ben Horten Architecture & Design, dated 04/21/2023.
- Signed and sealed full-size copy of the Preliminary and Final Major Site Plan drawings, prepared by our office, dated 05/08/2023.
- Reduced sized (11" x 17") copies of the Preliminary and Final Major Site Plan drawings, prepared by our office, dated 05/08/2023.

Project Description

The subject property is located in the LI-Light Industrial Zone with approximately 770 feet of frontage on an internal road off Cranbury Half Acre Road. Lot 1.02 is 7.74 Acres and Lot 1.03 is 14.093 Acres. The property contains one 159,951 SF one story Warehouse and one 35,631 SF 2 story building. The 2 story building will be removed and be replaced with a 94,287 SF building. The applicant is also proposing associated parking areas, loading bays, trailer storage, lighting, landscaping and other improvements.

Fees

Item	Application fees:	Escrow fees:
Preliminary Site Plan	\$ 750.00	\$ 7,700.00
Plus \$25.00 per 1000 SF (first 50,000)	\$1250.00	
Plus \$ 10.00 per 1000 SF over	\$4500.00	
Final Site Plan	\$ 500.00	\$5,700.00
Variances 2 ea.	\$400.00	\$2,200.00
Check list waivers (4 ea.)	\$450.00	\$1,300.00
Publication	\$ 100.00	
Totals:	\$7,950.00	\$16,900.00

The applicant submitted \$2,850.53 application and \$ 12,505.30 Escrow fee. They should provide the additional application and Escrow fees. **Satisfied, additional escrow fees have been submitted.**

Completeness

We have reviewed the application for completeness in accordance with the Cranbury Township Application Checklist. The applicant has requested Waivers for Items 46, (spots at all property corners) 53 (Cross sections and profiles) and 60 (earth work calculations). We concur with Item 46 and 53 as a waiver but believe that item 60 should be provided. **Satisfied, (item 60 has now been provided).**

The applicant has marked items 16, 18, 20, 21, 27, 28, 30, 31, 42, 46, and 57 as not applicable. We agree with the not applicable items. The applicant has not provided item 43 (Sight triangles) **Satisfied, have now been provided,** and 49 (Solid waste plan) **Satisfied, have now been provided.**

We would recommend that the Site Plan be considered complete from an engineering standpoint. If you have any questions regarding the 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 Lehney, P.P., Board Planner, via Email
Andrew Feranda, Board Traffic Engineer, via Email
James Henry PE, Applicants engineer, via Email