

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 & 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: 1-20 Park Place West

Tax Map: Page 10 Block 23 Lot(s) 63.02 Zoning District R-ML
Page _____ Block _____ Lot(s) _____ Zoning District _____

Dimensions: Frontage 283.77 Depth Average 218.68 Total Area 1.6040 (specify whether Acres or SF)

APPLICANT

Applicant's Name: Cranbury Housing Associates, Inc.
Firm's Name: c/o Berkowsky and Associates, Inc.
Address: 2551 Rt 130
City, State, Zip: Cranbury, NJ 08512
Telephone Number: 609-866-2400
Fax Number: _____
E-Mail Address: mberkowsky@berkowsky.com
Applicant is a: Corporation (submit Disclosure Statement)
 Partnership (submit Disclosure Statement)
 Individual

OWNER

Owner's Name: Same
Firm's Name: _____
Address: _____
City, State, Zip: _____
Telephone Number: _____
Fax Number: _____
E-Mail Address: _____

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(1)]*
 - 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

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.

PLEASE FILL OUT THE FOLLOWING CONTACT INFORMATION COMPLETELY

APPLICANT'S ATTORNEY

Name: Christopher S. Tarr
Firm Name: Stevens & Lee
Field of Expertise: Land Use
Address: 100 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
Telephone Number: 609-462-9104
FAX Number: 610-371-7935
Email: christopher.tarr@stevenslee.com

APPLICANT'S ENGINEER LAND SURVEYOR

Name: John Helser
Firm Name: DPK Consulting
Field of Expertise: Land Surveying
Address: 200 Metroplex Drive, Suite 285, Edison, NJ 08817
Telephone
Number: (732) 764-0990
FAX
Number: (732) 764-0990
Email: jhelser@dpkconsulting.net

APPLICANT'S PLANNER

Name: NONE
Firm Name: _____
Field of Expertise: _____
Address: _____
Telephone
Number: _____
FAX
Number: _____
Email: _____

TRAFFIC ENGINEER

Name: NONE
Firm Name: _____
Field of Expertise: _____
Address: _____
Telephone Number: _____
FAX Number: _____
Email: _____

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^X / No
5. Is public sanitary sewer available? Yes^X / No
6. Does the application propose a well or septic system? Yes / No^X
7. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?
8. Are any off-tract improvements required or proposed? No
9. Is the subdivision to be filed by Deed or Plat? Deed

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
NJ Turnpike Authority		X
Public Service Electric & Gas Company		X
Historic Preservation Commission (within Historic District & 200-ft surrounding area)		
Cranbury Township Environmental Commission		X

11. Include Certification from the Tax Collector that all taxes due on the subject property have been paid.
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.

ALLEGING
APPEAL ALLEGING ERROR IN ADMINISTRATIVE DECISION

1. Appeal is hereby made from the action of the _____ taken on _____, Based on or made in the enforcement of the Zoning Ordinance; (state action appealed from)

N/A

2. The following section of the Zoning Ordinance and State Statutes are involved:

3. Applicant is aggrieved or affected by said action and alleges that same is in error on the following grounds; (set forth legal and factual argument indicating error).

REQUEST FOR INTERPRETATION OF ZONING REGULATIONS MAP

1. Request is hereby made for an interpretation of the following provision of the Zoning Ordinance and/or Map in their application to the following case: (state facts of case, parts of Zoning Ordinance involved, and questioned propounded)

N/A

SOIL DISTURBANCE

§ 150-62. Soil disturbance. N/A

No soil disturbance shall be permitted and no earth shall be moved on or off a site, regardless of the time span to accomplish such activity. However, nothing in this subsection shall be construed to prevent any owner, otherwise eligible in accordance with law, from excavating or cutting, stripping or otherwise disturbing lands or soil for the following purposes:

- A. Construction, uses and modifications of a one-family dwelling and its normal accessory and appurtenant uses.
- B. Gardening for noncommercial purposes.
- C. Commercial, agricultural or horticultural use when in accordance with accepted farm agricultural practices, approved by the Freehold Soil Conservation District.
- D. Excavation or cutting, stripping or other land or soil disturbance, other than removal from the site, necessary for the construction or reconstruction of curbs, sidewalks, private residential driveways, drainage systems, sewage disposal systems, swimming pools and other utility service connections, provided that all other Township, County, State and district approvals have been received.
- E. Installation, removal, replacement or maintenance of landscaping, including trees, shrubs, flowers and cover, where the existing land contours are not changed by more than one foot.
- F. Subdivision or site plans where the Board has approved the proposed soil disturbance and earthwork balance.

1. Accompanying the application for major soil permit shall be eight (8) copies of a topographical map at a scale of not less than 1" = 50' and showing contour intervals at five (5) feet for grades of ten percent or greater, and contour intervals at two (2) feet for grades of less than ten percent. The map shall be prepared and certified by a New Jersey licensed engineer and shall show:

- a. The present grades on a 100-foot grid layout.
- b. The proposed grades at said point when the work has been completed.
- c. The quantity, in cubic yards, of soil involved in the work.
- d. The grades of all abutting streets and lots.
- e. Proposed slopes and lateral supports.
- f. Present and proposed surface-water drainage.
- g. All areas within 100 feet of that portion of the property which will be involved in the soil mining activities, including trees and wooded therein.
- h. Such other pertinent data as the Board may hereafter by resolution require.

2. What is the purpose for moving the soil?

- e. To grade land by moving soil within the property lines.
- f. To grade land by removing soil outside property lines.
- g. To grade land by filling in.
- h. Other (specify):

3. Kind of soil to be removed: None

_____	Top Soil	_____	Cubic yards
_____	Subsoil	_____	Cubic yards
_____	Sand	_____	Cubic yards
_____	Gravel	_____	Cubic yards
_____	Other	_____	Cubic yards

SOIL DISTURBANCE (Part 2)

4. Total quantity of soil to be removed: _____ Cubic yards
5. In case of removal, the address to where the soil is going.
6. Date proposed work will be completed: _____
7. Provide name and address of the excavator, contractor or the person having express charge, supervision and control of the proposed excavation work.
8. Provide name and address of the person to have control of the operation of hauling away the excavated material.
9. Number, capacity, type and description of each piece of equipment to be used in the operation and the number of truck loads to be removed.
10. The routes over which the material will be transported and the method of traffic control.
11. Method of abating noise and dust in the operation.
12. Mean of assuring lateral support and preventing erosion, floods, the washing of silt into streams.
13. The means of protection downstream properties from the effects of the operation.
14. Any importation of soil shall be in accordance with the certification of Clean Fill Material being from virgin source or testing be provided for certification of the material prior to any importing.

APPLICATION FOR BULK VARIANCE

1. Application is hereby made for a variance from the strict application of the following provision of the Zoning Ordinance: (specify parts of ordinance involved),

See narrative attached

2. Applicant requests a variance to the following extent: (set forth specific variances requested),

3. The strict application of said provisions would result in: (complete one or both of the following in detail),

A. The following peculiar and exceptional practical difficulties:

B. The following exceptional and undue hardship:

4. Said difficulties or hardship are by reason of:

5. Said reasons are unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to land or buildings in the neighborhood, because:

6. The requested variance is the minimum reasonable needed, because:

APPLICATION FOR A USE VARIANCE

1. Application is hereby made for the granting of a variance from the Zoning Ordinance to allow the following structures or uses:

See narrative attached.

2. Said structures or uses are proposed to be located in _____
Zoning District which is restricted against same by the following provision of the Zoning Ordinance.

3. The application is based upon the following special reasons:

4. Said reasons are unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to land or buildings in the neighborhood, because:

5. The strict application of the regulations prohibiting said structure or use would deprive applicant of the reasonable use of the lands or buildings involved, because:

6. The requested variance is the minimum reasonable needed, because:

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 by an authorized corporate officer. If the Applicant is a partnership, a general partner must sign this.]

Cranbury Housing Associates, Inc.

By: 
SIGNATURE OF APPLICANT

DATE: July 14, 2023

Mark Berkowsky, President
PRINT NAME AND TITLE

Sworn to and subscribed before me this

14 day of July, 2023 (year)


(NOTARY PUBLIC)

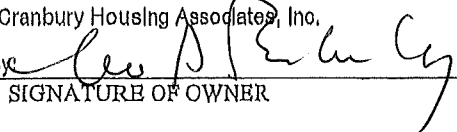
RENEE A RIVERA
Notary Public, State of New Jersey
Comm. # 50187673
My Commission Expires 3-4-2027

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 officer. If the owner is a partnership, a general partner must sign this.]

Cranbury Housing Associates, Inc.

By: 
SIGNATURE OF OWNER

DATE: July 14, 2023

Mark Berkowsky, President
PRINT NAME AND TITLE

Sworn to and subscribed before me this

14 day of July, 2023 (year)


(NOTARY PUBLIC)

RENEE A RIVERA
Notary Public, State of New Jersey
Comm. # 50187673
My Commission Expires 3-4-2027

CERTIFICATION OF AUTHORIZATION N/A

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

_____ is hereby authorized to make the within application.
(Name of Applicant)

DATE:

SIGNATURE OF PROPERTY OWNER

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____ (year)

(NOTARY PUBLIC)

CERTIFICATION OF ESCROW N/A

I understand that the sum of \$_____ 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]

DATE:

SIGNATURE

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____ (year)

(NOTARY PUBLIC)

DISCLOSURE STATEMENT

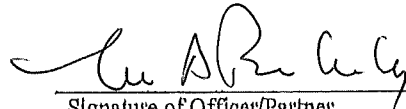
Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or Partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% been disclosed.

CERTIFICATION OF OWNERSHIP OF APPLICANT
AS REQUIRED BY THE NEW JERSEY LAW
(P.L. 997, Chapter 336)

NAME

ADDRESS

1. Cranbury Housing Associates, Inc. is a nonprofit corporation of which there are no owners.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.



DATE: July 14, 2023

Signature of Officer/Partner
Cranbury Housing Associates

Name of Applicant Corporation/Partnership

CONSENT TO ENTRY

The undersigned property owner hereby consents to the entry onto the property known as Block 23, Lot 63,02, on the Tax Map of the Township of Cranbury by members of the Township of Cranbury Zoning _____ board to perform an inspection(s) of the property, at reasonable times, in combination with the application for a bulk variance, use variance, site plan or subdivision which has been submitted herewith.

This consent permits entry onto the property only by the above-mentioned Board Members for the purpose of conducting visual inspection during the pendency of the aforesaid application. This right of entry is limited to entry onto the subject property only by those persons hold the designated position listed herein.

DATE: July 14, 2023 _____

Cranbury Housing Associates, Inc.

By: [Signature]
Property Owner

TO: CRANBURY TOWNSHIP ASSESSOR TAX COLLECTOR'S OFFICE

FROM: Cranbury Housing Associates, Inc.
o/o Berkowsky & Associates, Inc.
2551 Route 130, Cranbury, NJ 08512

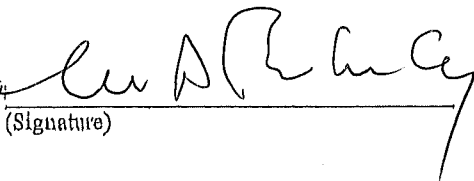
DATE: JULY 14, 2023

SUBJECT: CERTIFIED LIST REQUEST

Request is hereby made for certified list of names and addresses of all property owners within a 200-ft radius of Block(s) 23, Lot(s) 63,02 on Sheet 10 of the Cranbury Township Tax Map.

I understand that the attached list of utility companies will also need to be notified.

Understand that upon application of said certified lists, payment in the amount of twenty-five cents (.25) per name or ten dollars (\$10.00, whichever is greater, must be rendered.

BY: 
(Signature)

PRINT FULL NAME: Cranbury Housing Associates, Inc.

ADDRESS: 2551 Route 130, Cranbury, NJ 08512

FAX NUMBER: _____

TELEPHONE NUMBER: 609-656-2400

E-MAIL ADDRESS: mberkowsky@berkowsky.com

Fax or mail above request to: Mark Berkowsky

ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST N/A

Applicant: _____ Address: _____

Site location: _____

Date: _____ Completed by Applicant: _____ Yes/No _____

Key: (X) Complete

(NA) Not Applicable

(W) Request Waiver

All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an environmental impact assessment. All applications for Phase I preliminary approval of a planned development shall include an environmental impact assessment detailed only to the extent required by elements of the plan.

Description of proposed project – purpose & scope, benefits to public:

- Site suitability for proposed use
- Facilities to be constructed and intended use(s)
- Resident, working & visitor populations(s)
- Master Plan compatibility statement
- Description of environmental conditions to include:
- Description of each soil type
- Percolation data, if applicable
- Soils with moderate or severe limitations
- Topographic conditions
- Description & map of existing vegetation
- Major vegetative groups
- Woodlands Open Field Wetlands
- Trees greater than 6" in diameter
- Forest types indicated
- Identify/describe unique wildlife habitats
- Subsurface water conditions
- Water quality
- Water supply capabilities
- Depth to groundwater
- Existing air quality analysis
- Existing noise levels
- Map/describe distinctive scenic and/or historic features
- Existing features description, to include roads, housing, accessory structures, & utility lines
- Screening & landscaping
- Licenses, permits & other approvals required by law
- Approvals granted & pending (copies attached)
- Environmental assessment documentation

Negative & positive impacts during & after construction, to include:

- Soil erosion & sedimentation
- Flooding & floodplain disruption
- Degradation of surface water quality
- Groundwater pollution
- Reduction of groundwater capabilities
- Sewage disposal
- Solid waste disposal
- Vegetation destruction
- Disruption of wildlife habitats
- Destruction of degradation of scenic & historic features
- Air quality degradation
- Noise levels
- Energy utilization

Environmental performance controls, to include:

- Drainage plans, including soil erosion & sedimentation controls
- Sewage disposal techniques
- Water supply & water conservation proposals
- Energy conservation measures
- Noise reduction techniques
- Solid Waste & Recycling Management Plan
(Typ Code, Chapter 120, Recycling)

Location, depth, capacity, & quality of existing wells & wells within 500 ft. of site

COMMUNITY IMPACT ASSESSMENT CHECKLIST

Applicant: _____ Address: _____
Site location: N/A
Date: _____ Completed by Applicant: _____ Yes / No _____
Key: (X) Complete (NA) Not Applicable (W) Request Waiver

All applications for preliminary major subdivision or site plan approval for projects on a site of 50 acres or more or involving not less than 100 dwelling units or 250,000 square feet of non-residential floor space shall be accompanied by a community impact assessment.

- People added to municipal population according to the following age groups:
 - Pre-school-aged children, school-aged children, adults of childbearing age, middle-aged adults, persons of retirement age
- Total pupils added to student population
- Anticipated school operating & capital improvement costs
- Adequacy of existing facilities, to include:
 - Public water facilities, public sewerage facilities, recreational facilities, library facilities
- Adequacy of public service, to include:
 - Police protection, fire protection, solid waste disposal, street maintenance services
- Utility construction & design approvals
- Anticipated traffic volumes
- Capacity of existing & proposed roadways
- Traffic volume impacts from other developments
- Existing & anticipated road network problems spots:
 - Unsafe intersections, turns, grades
- Anticipated project revenues & costs, shown for:
 - Municipality, school system, County

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 AND 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 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 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 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 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 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 Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	7. Authorized affidavit of ownership.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	8. Acreage of tract to the nearest tenth of an acre	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	9. Size and general location of any existing or proposed structures with all Setbacks dimensioned.	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
✓	✓	✓	✓	✓	✓	✓	10. General location and dimension of any existing or proposed streets	Complies Not Applicable Waiver Requested	✓
✓							11. Approximate location of all proposed lot lines and area of lots in square feet.	Complies 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 Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	13. List of variances required or requested	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	14. Payment of application fees and escrow fees.	Complies 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 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 Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	18. Architectural or historic significance of any existing buildings to remain or to be removed.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	19. Compliance with all Master Plan proposals affecting the development	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	20. Additional road right-of-way as specified in Township Master Plan or Official Map.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓					21. Topographical features of subject property from best available public source.	Complies Not Applicable Waiver Requested	✓
✓	✓	✓	✓	✓	✓	✓	22. Boundary, limits, nature and general extent of wooded areas, specimen trees and other significant physical features.	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 JAMES
✓	✓	✓	✓	✓	✓	✓	23. General soil types	Complies 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 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" x 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 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	✓

NARRATIVE IN SUPPORT OF DENSITY AND BULK VARIANCES FOR
CRANBURY HOUSING ASSOCIATES, INC.

BLOCK 23, LOT 63.02

In 1987, in the "Mount Laurel II" Supreme Court case and in the subsequent legislation, Cranbury was required to construct affordable housing. In response to that requirement, Cranbury Housing Associates, Inc. ("CHA"), in partnership with the Township, has developed over 130 affordable housing units over the past 35 years.

The first phase started in 1990, when CHA developed the Village Senior Affordable Housing project, which is the subject of this application. The 2-acre site was owned jointly by the Township and the School Board and was donated to CHA to enable it to build this project.

The 2-acre site was at the end of the original Park Place West, which dead-ended into the parcel where 2 old tennis courts existed. Twenty units of senior affordable housing were built on the parcel, now known as 1-20 West Park Circle. The project conformed as to lot size and met the then-existing bulk standards, which were created specifically for this project.

An unusual feature of the project was the reservation by the Township of a fifty-foot-wide public ingress and utility easement across the northern portion of CHA's property, together with a small area for parking just north of the access easement. The access easement gave vehicular access from Main Street to Township-owned property adjacent the Cranbury School, in the northwest corner of the CHA site. The access easement reservation contemplated the development of the adjacent property in the future and to allow for additional parking to serve the village.

Since the new Cranbury Public Library has been constructed, the originally dead-ended Park Place West now provides access to the Library. Due to the increased traffic on what has been the access easement, CHA asked the Township Committee to take formal ownership of the road, to which they agreed.

The Township Committee has asked CHA to apply to the Zoning Board to subdivide from CHA's lot the 0.4521 acres that will make up the public roadway. Doing so will leave CHA with a lot of 1.6040, where the Zoning Ordinance requires 2 acres.

Visually and functionally, there will be no change to what currently exists, either to the area where CHA's dwellings are located or to the area which will be converted from an access easement to a municipally-owned public right-of-way.

In addition to the density variance, there are several bulk variances caused by the subdivision. First, the required average lot depth is 250 feet, whereas removing the roadway from the site will create an average lot depth of 218.66 feet.

Next, the front yard setback will be reduced. The required depth is 50 feet, whereas the new dimension will be 10.2 feet.

Finally, the permitted maximum lot density is 10 units to the acre, but the lot size reduction triggers a variance in that the number of units per acre is now 12.5, even though there are no new units.

Again, this variance application is being made to protect CHA from liability for the increased road traffic to the new Public Library. This change was anticipated and built into the site design many years ago and the Township and CHA are now merely taking the necessary technical steps to have the Township take full ownership of the segment of West Park Place which is located on CHA's property.

CHA looks forward to presenting this matter to the Zoning Board.