

~~Piscataway~~ (Cranbury)

5/30

(1985)

Memo to counsel of ~~Piscataway~~ +
Cranbury Twp cases from Judge

+ notes

encl: reply letter

7 pgs

CA000309D
310



Superior Court of New Jersey

CHAMBERS OF
JUDGE EUGENE D. SERPENTELLI

OCEAN COUNTY COURT HOUSE
C.N. 2191
TOMS RIVER, N.J. 08754

May 30, 1985

MEMORANDUM

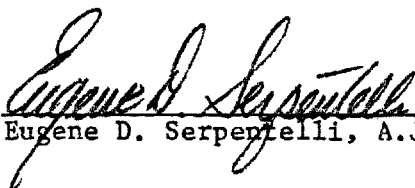
TO

ALL COUNSEL IN THE PISCATAWAY AND CRANBURY TOWNSHIP CASES
AND

MS. CARLA LERMAN AND MR. PHILIP CATON

In accordance with my memorandum of May 6, 1985, I am enclosing for your review an edited copy of notes taken on Thursday, May 16, 1985 during my tour of the sites involved in Piscataway and Cranbury Townships. The only editing which I have done was the elimination of banter and humor among the occupants of the car. Nothing of a factual nature has been deleted.

EDS:RDH


Eugene D. Serpentelli, A.J.S.C.

Copy to:

Stephen E. Barcan, Esq.
Thomas R. Farino, Esq.
Michael J. Herbert, Esq.
William C. Moran, Jr., Esq.
Allen D. Porter, Esq.
Joseph L. Stonaker, Esq.
Harry S. Pozycki, Esq.

Carl S. Bisgaier, Esq.
Martin E. Sloane, Esq.
Guilet D. Hirsch, Esq.
John Payne, Esq. ✓
Richard Schatzman, Esq.
William Warren, Esq.
Philip Caton, P. P.

Philip L. Paley, Esq.
Raymond Trombadore, Esq.
Lawrence Litwin, Esq.
Lawrence Vastola, Esq.
Howard Gran, Esq.
Edwin Kunzman, Esq.
Chris A. Nelson, Esq.

Neil Schoenhaut, Esq.
Daniel Bernstein, Esq.
Donald Daines, Esq.
Richard Salsburg, Esq.
Jack Dusingberre, Esq.
Richard Ragsdale, Esq.
Carla Lerman, P. P.



Superior Court of New Jersey

CHAMBERS OF
JUDGE EUGENE D. SERPENTELLI

OCEAN COUNTY COURT HOUSE
C.N. 2191
TOMS RIVER, N.J. 08754

CRANBURY TRIP

Thursday, May 16, 1985

We started from Bill Moran's office with Bill Moran, John Payne, Phil Caton, my about to be former law clerk and myself. Proceeded south on S. River Rd. to the intersection of Dey Road, went westerly proceeded along the border with S. Brunswick out into S. Brunswick and at that point saw the Princeton Meadow development in Plainsboro turned south at the Gentry Development. We returned towards Cranbury but proceeded west to view the commercial center, Princeton Meadows. We then proceeded back to the Cranbury border and came along Plainsboro-Cranbury Road in an easterly direction back to the village itself.

We are now proceeding easterly on Baker Road. We passed its intersection with Route 130. We saw first the Danser site and then the Garfield site. The Garfield site being approximately one quarter of a mile down from the intersection with 130, on both sides of Half-Acre Road. Just across the Turnpike, Carter Product Research Labs. Beyond that we will cross the railroad tracks into Monroe Township. We are now turning south at the Clearbrook Development onto Applegarth Road and we're turning now to Station Road to head back towards Cranbury. We've now crossed the railroad tracks into Cranbury. We're passing the Silbert piece on our right, opposite

Jamesway on Station Road, Silbert piece being on our right as we're heading west, back towards the village, followed almost immediately by the Applegate parcel, also on the right and also being actively farmed. We are now back at Rt. 130 and about ready to cross it. Again continuing to proceed westerly. As we cross Rt. 130, on the left hand side there is a development of single family homes, very attractive and obviously expensive. We are now going through the historic district itself. A number of the homes have placques on the front door. We've come to a point about a third of the way to the end of the historic district and Zirinsky parcel site six is at this point on the left hand side as we are proceeding north behind the residential homes facing Main Street. We put on the map which we are utilizing, a dotted line indicating the perimeter of the area which Phil Caton has recommended for the Zirinsky parcel so that the entire parcel is not recommended as a Mount Laurel site. We are now leaving the historic village and heading west on Cranbury Neck Road. We have just passed the intersection with Ancil Davison Road which would lead to the Cranbury Land site. We will return to that. We've reached the Plainsboro border and are turning back again to go in an easterly direction. The land uses in Plainsboro at this point are similar to those in Cranbury as opposed to the first crossover the boundary at Princeton Meadows.

Now turning south on Ancil Davison Road to head towards the Cranbury Land site. We are now passing the Cranbury Land site which is on both sides of the road. On the left side there is a large open area at the rear of which is Shadow Oaks development. Now turning right on Old Trenton Road, about ready to pass over the bridge into E. Windsor, in which I'm supposed to see a significant change of land uses. The Windsor Mill multiple dwelling units on my left and old single family homes on the right and

immediately past them the RCA complex, a large industrial commercial area. We're turned around and are coming back into Cranbury by the same route. The crest over the bridge leading to Cranbury and this time we are going up Old Trenton Road to go into the Shadow Oaks development. The right hand side as we proceed is a two acre zone with 30 or 40 houses under development for a total of 75 houses. Now we are turning left into Shadow Oaks development on the other side of the road.

Now we are coming to the end of Old Trenton Road which deadends into Hightstown Road and essentially through the deadend would be the Morris site which is obstructed from view by a fence. We've made a short turn over into Hightstown Road proceeding south and immediately to our left is the Morris site which backs onto 130.

We are out on 130 proceeding south towards E. Windsor and just across the municipal boundary at the Millstone River. We've come back up Rt. 130 and turned onto Brickyard Road and passing the Cranbury Development site, approximately 300 acres not presently being utilized for any purpose, heavily wooded, at least from the road. We've turned around, come back to 130, we're going north on 130 to Station Road. As we're proceeding north we see the Morris site which was a second phase site proposed by the Township through which the extension of Old Trenton Road would go. Morris is proposing to dedicate a portion of the land, 10 acres for senior citizen's lower income housing. We're now back in the historic village and coming towards the town hall, adjacent to which is the school, K through 8.

OVERALL IMPRESSIONS

Cranbury is a unique community with a lovely historic center or village and the balance of the community is essentially either wooded or farm land. I expected to find more residential or commercial activity east of the village but in fact found that its characteristic was quite similar to that which is west of the village. Much of the land is being actively farmed. However, immediately across the boundaries of the towns, particularly in E. Windsor and in Plainsboro there is substantial residential and commercial activity. As one proceeds west along Dey Road into Plainsboro and then turns south, there is a major condominium development which is known overall as Princeton Meadows. It consisted of some 5,000 units. There is also substantial commercial activity in the area. As one proceeds out of Cranbury into E. Windsor via Old Trenton Road which runs past the Cranbury Land sites, there is immediately visible multiple family development and other commercial uses. In fact, to the rear of the Cranbury Land parcels within Cranbury there is a development underway of high priced single family residential homes. Development on the Cranbury Land parcel slated for the higher density would immediately abut these high price homes. The other parcel owned by Cranbury Land is on the other side of Ancil Davison Road and would not abut the housing development. It was clear that almost any development west of the village would, in fact, intrude upon an area which is essentially agricultural. The Toll Brothers site is in the middle of the agricultural area. The primary Zirinsky site which is recommended by the court appointed expert for 300 homes, 60 of which would be low and moderate, immediately abuts the northern end of the historic village. The expert recommends a loop

road at the rear of the site in order to provide some bypass of the village. The Morris site also immediately abuts the village on the south and is not presently in active farming. The community essentially is an island surrounded by impinging growth although not as much growth was noticeable from the Monroe Township side to the extent that we entered Monroe Township at all. We did leave Cranbury Township to proceed down Rt. 130 to the closest shopping area which appears to be approximately two to three miles from the center of town. There is no significant commercial activity in the township itself. It is clear that the issue of phasing is a substantial one in this case given the very limited development of the community at the present time.

BISGAIER AND PANCOTTO

ATTORNEYS AT LAW
510 PARK BLVD
CHERRY HILL, N.J. 08034
TEL. (609) 665-1911

CARL S. BISGAIER
LINDA PANCOTTO

June 5, 1985

HONORABLE EUGENE D. SERPENTELLI, A.J.S.C.
Ocean County Court House
CN 2191
Toms River, New Jersey 08754

Re: Cranbury Land Company v. Cranbury Tp.
Docket No. L-070841-83

Dear Judge Serpentelli:

I am in receipt of a copy of the Court's memorandum of May 30, 1985, regarding the tour of the Cranbury sites. My only initial comment is with regard to a statement on page 4: "Development on the Cranbury Land parcel slated for the higher density would immediately abut these high price homes (referring to Shadow Oaks)". While this is generally true, the concept plan prepared for the site and presented to the Township and Mr. Caton mitigates this impact. Provision has been made for forty-four (44) single-family, detached units on 10.7 acres or approximately 8,000 square foot lots as a transition between Shadow Oaks and any multi-family housing. Further, all of the land in the SDGP Limited Growth Area is planned for low density (one acre or less) single-family, detached units.

The plan will be the subject of expert reports and testimony.

Respectfully yours,

CARL S. BISGAIER

CSB:emm
cc: all counsel of record