

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF CRANFORD, UNION COUNTY

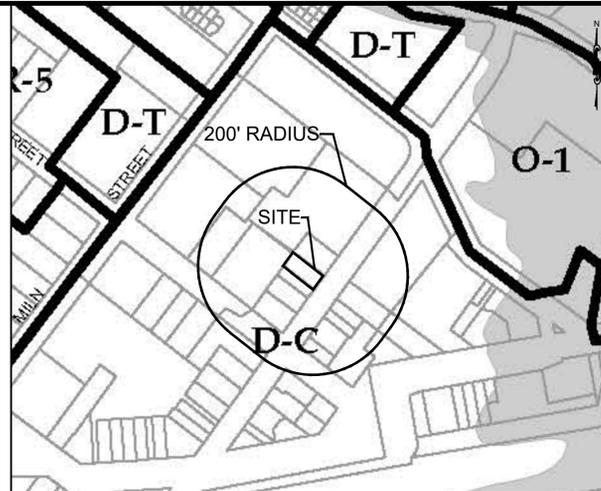
DATE _____ BOARD CHAIRMAN _____

DATE _____ BOARD SECRETARY _____

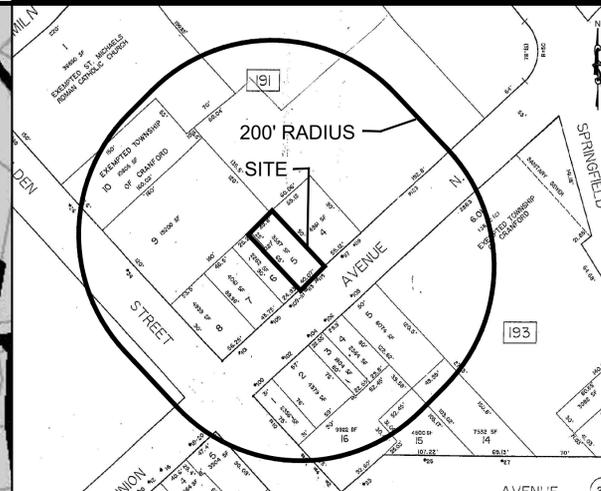
DATE _____ BOROUGH ENGINEER _____

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MINOR SITE PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF CRANFORD

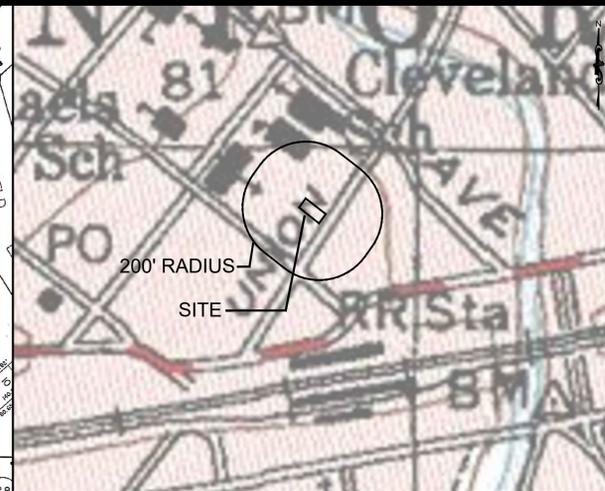
DATE _____ SURESH TANNA _____



ZONING MAP (DISTRICT D-C)
SCALE 1"=200'



TAX MAP / KEY MAP (BLOCK 191, LOT 5)
SCALE 1"=100'



USGS MAP (ROSELLE QUAD)
SCALE 1"=300'

GENERAL NOTES:

- OWNER/APPLICANT:
SURESH TANNA
177 PARKSIDE DRIVE
UNION, NJ, 07083
PHONE: 908-557-9000
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", PREPARED BY SCHMIDT SURVEYING, DATED 05/29/2019 OR LAST REVISED.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON USGS DATUM.
- THE SUBJECT PARCEL, BLOCK 191, LOT 5, CONSISTS OF 3587 S.F. (0.08 ACRES).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION. I

MINOR SITE PLAN & C2 VARIANCE TANNA RETAIL

BLOCK 191, LOT 5
CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY
PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

PLAN INDEX	
SHEET No.	TITLE
1	COVER SHEET
2	SITE, GRADING, & UTILITIES PLAN
3	DETAILS

OUTSIDE AGENCY APPROVALS:

- COUNTY PLANNING BOARD

**CRANFORD TOWNSHIP
ZONING REQUIREMENTS**

ITEM	REQUIRED	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT	D-C (DOWNTOWN CORE DISTRICT)		
PRINCIPLE BUILDING MINIMUM YARDS			
FRONT YARD (FT)	5 FT	0 FT	V
SIDE YARD - EACH OF TWO SIDES (FT)	0	0 FT	-
REAR YARD (FT)	10 FT	10 FT	-
PRINCIPLE BUILDING MAXIMUM BULK STANDARDS			
MAXIMUM FLOOR AREA RATIO (FAR)	3.0	1.4	-
MAXIMUM LOT IMPERVIOUS COVERAGE (%)	100%	100 %	-
MAXIMUM BUILDING HEIGHT (FT)(STORIES)	45 FT (3 ST)	20 FT	-
ACCESSORY BUILDING MAXIMUM BULK STANDARDS			
MAXIMUM BUILDING HEIGHT (FT)(STORIES)	45 (3 STORIES)	N/A	-
MINIMUM DISTANCE FROM BUILDING TO 1 OR 2-FAMILY RESIDENCE ZONE (FT)	20 FT	N/A	-

- (V) INDICATES THAT A VARIANCE IS REQUIRED
(-) INDICATES NO VARIANCE IS REQUIRED
(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

200 FT CERTIFIED OWNERS' LIST			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
189	15.01	GOODMAN FAMILY PARTNERSHIP	23 NORTH AVE E CRANFORD, NJ 07016 RE: 29 UNION AVE N
190	16.01	GOODMAN FAMILY PARTNERSHIP	23 NORTH AVE E CRANFORD, NJ 07016 RE: 27 UNION AVE N
191	1	ST MICHAELS R C CHURCH	40 ALDEN ST CRANFORD, NJ 07016 RE: 40 ALDEN ST
191	2	CLEVELAND PROPERTIES LLC	14 WINCHESTER LN HOLMDEL, NJ 07733 RE: 123 UNION AVE N
191	4	117 NORTH UNION AVE LLC	117 UNION AVE N CRANFORD, NJ 07016 RE: 117 UNION AVE N
191	6	ALBAN, BRUCE & JANICE	38 MORSE ST CRANFORD, NJ 07016 RE: 109 UNION AVE N
191	7	DEPALA REALTY CO INC % MACK: A N	206 NORTH AVE WEST CRANFORD, NJ 07016 RE: 105 UNION AVE N
191	8	PATSY REALTY % WARD & O'DONNELL	PO BOX 2547 WESTFIELD, NJ 07090 RE: 101 UNION AVE N
191	9	BELL ATLANTIC-NJ % DUFF & PHELPS	PO BOX 2749 ADDISON, RX 75001 RE: 34 ALDEN ST
191	10	TOWNSHIP OF CRANFORD	8 SPRINGFIELD AVE CRANFORD, NJ 07016 RE: 36 ALDEN ST
192	5	S&P CRANFORD HOLDING LLC	118 LEXINGTON AVE CRANFORD, NJ 07016 RE: 18-20 UNION AVE N
193	1	DEPALA REALTY CO INC % MACK: A N	206 NORTH AVE WEST CRANFORD, NJ 07016 RE: 100 UNION AVE N
193	2	DEPALA REALTY CO INC % MACK: A N	206 NORTH AVE WEST CRANFORD, NJ 07016 RE: 102 UNION AVE N
193	3	NORTH UNION HOLDINGS LLC	104 UNION AVE N CRANFORD, NJ 07016 RE: 104 UNION AVE N
193	4	HAMILTON HOLDING CO % LA CORTE: P	101 MAPLE PL CRANFORD, NJ 07016 RE: 106 UNION AVE N
193	5	CENTER POINT AT CRANFORD, LLC	108 UNION AVE N CRANFORD, NJ 07016 RE: 108 UNION AVE N
193	6.01	TOWNSHIP OF CRANFORD	8 SPRINGFIELD AVE CRANFORD, NJ 07016 RE: 7 SPRINGFIELD AVE
193	14	TOWNSHIP OF CRANFORD	8 SPRINGFIELD AVE CRANFORD, NJ 07016 RE: 27 NORTH AVE E
193	15	RALPH BRUNETTE INC	101 FOREST AVE CRANFORD, NJ 07016 RE: 25 NORTH AVE E
193	16	23 NORTH AVE ASSOC % GOODMAN REALTY	23 NORTH AVE E CRANFORD, NJ 07016 RE: 23 NORTH AVE E
194	7	DEPALA REALTY CO INC % MACK: AN	206 NORTH AVE WEST CRANFORD, NJ 07016 RE: 105 UNION AVE N

ADDITIONAL AGENCIES TO BE NOTIFIED	
PROPERTY OWNER	ADDRESS
COMCAST CABLEVISION C/O - CORPORATION TRUST CO.	820 BEAR TAVERN ROAD WEST TRENTON, NJ 08628
NEW JERSEY AMERICAN WATER, INC. ATTN: GIS SUPERVISOR	1025 LAUREL OAK ROAD VOORHEES, NJ 08043
VERIZON EXECUTIVE OFFICES	1 VERIZON WAY ATTN: CORPORATE SECRETARY BASKING RIDGE, NJ 07920
ELIZABETHTOWN GAS COMPANY ENGINEERING DEPARTMENT	520 GREEN LANE UNION, NJ 07083
PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER -- CORPORATE PROPERTIES	80 PARK PLAZA, T6B NEWARK, NJ 07101
RAHWAY VALLEY SEWERAGE AUTHORITY ATTN: CHIEF ENGINEER	1050 EAST HAZELWOOD AVENUE RAHWAY, NJ 07065
WESTFIELD LEADER NEWSPAPER	legals@goleader.com PHONE: 908-232-4407
THE STAR LEDGER	legals@njadvancemedia.com PHONE: 732-902-4318 FAX: 732-243-2750

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	03/26/20
2	PER TOWNSHIP COMMENTS	JZ	11/6/19
1	PER TOWNSHIP COMMENTS	ADR	8/5/19

DATE: 03/26/20
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
TANNA RETAIL
111-115 NORTH UNION AVENUE
BLOCK 191; LOT 5
CRANFORD TOWNSHIP
UNION COUNTY NEW JERSEY

TITLE:
COVER SHEET

JOB NO.:	19194	DRAWING NO.:	1
SCALE:	N.T.S.		3
DESIGNED:	AKW		
CHECKED:	ADR		
FILENAME:	01_COVER.DWG		
DATE:	6/20/19		

PARKING SCHEDULE

REQUIREMENT	SQUARE FOOTAGE	REQUIRED	PROPOSED
1 PARKING SPACE PER 250 S.F. (RETAIL SERVICE)	3,045 S.F.	13 SPACES	0 SPACES
TOTAL		13 SPACES	0 SPACES

NOTE:
A PARKING VARIANCE IS REQUIRED WITH THIS APPLICATION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- ===== EXISTING CURB
- 99--- PROPOSED CONTOURS
- 99--- EXISTING CONTOURS
- x FG:85.00 SPOT GRADE
- SAN --- PROPOSED SANITARY LINE
- W --- PROPOSED WATER LINE
- E --- PROPOSED ELECTRIC LINE
- G --- PROPOSED GAS LINE

NOTES:

- TRASH AND RECYCLING IS TO BE CURBSIDE PICKUP. AREA NOT TO BE USED FOR LOADING OR UNLOADING.
- ALL EXISTING UTILITY LOCATIONS TO BE CONFIRMED BY CONTRACTOR IN FIELD.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY CONNECTIONS ARE SUITABLE AND IN COMPLIANCE WITH CURRENT STANDARDS.
- A ROAD OPENING PERMIT WILL BE REQUIRED TO ACCESS UTILITIES UNDER NORTH UNION AVENUE.
- CONTRACTORS TO USE CAUTION WHEN WORKING NEAR THE WALL TO NOT HAVE A NEGATIVE IMPACT ON THE STRUCTURAL INTEGRITY OF THE WALL.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE. NO MATERIAL IS TO BE STORED ON TOWNSHIP PROPERTY.
- IT IS THE RESPONSIBILITY OF THE APPLICANT TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY.
- THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED 24-HOURS PRIOR TO START OF CONSTRUCTION.
- ACCESS FROM THE SIDEWALK INTO THE PROPOSED RETAIL BUILDING IS TO BE ADA COMPLIANT.
- PRIOR TO CONSTRUCTION THE EXISTING SANITARY LINE IS TO BE INSPECTED AND CONFIRMED THAT IT IS IN GOOD CONDITION.
- LOCATION OF ROOF LEADER PENETRATION THROUGH FOUNDATION WALL TO BE COORDINATED WITH ARCHITECT.

REFERENCE: A PLAN ENTITLED "BOUNDARY AND TOPOLOGICAL SURVEY", PREPARED BY SCHMIDT SURVEYING, DATED 05/29/2019 OR LAST REVISED.

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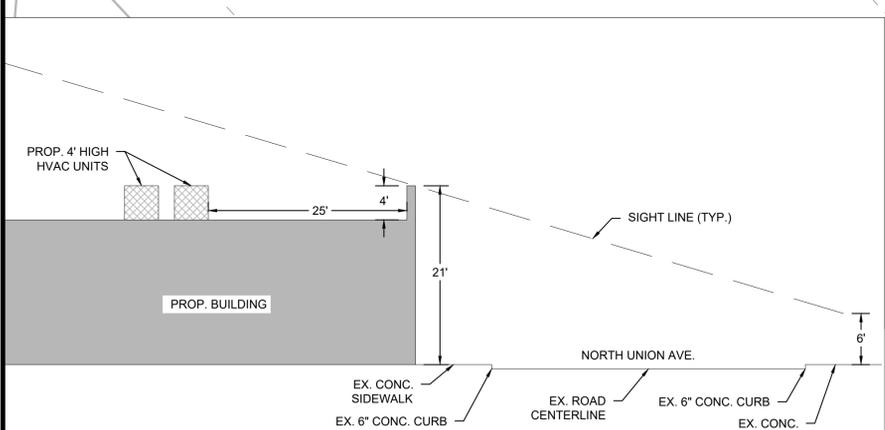
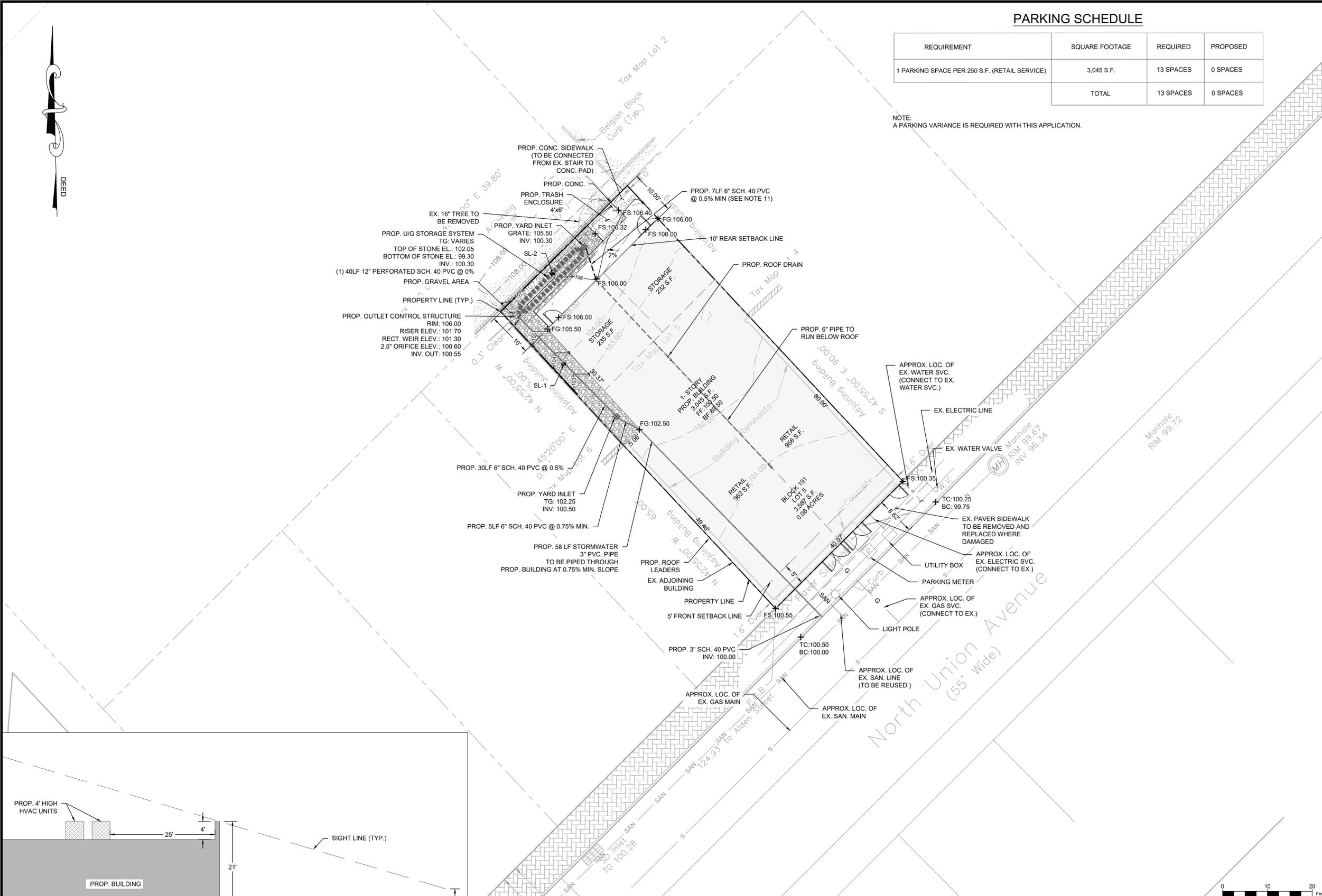
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1	PER TOWNSHIP COMMENTS	ADR	8/5/19

DATE: 03/26/20
WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:
TANNA RETAIL
111-115 NORTH UNION AVENUE
BLOCK 191; LOT 5
CRANFORD TOWNSHIP
UNION COUNTY NEW JERSEY

TITLE:
SITE, GRADING & UTILITIES PLAN

JOB NO.:	19194	DRAWING NO.:	2
SCALE:	1"=10'		3
DESIGNED:	AKW		
CHECKED:	CRN		
FILENAME:	05-SITE GRADING AND UTILITIES		
DATE:	6/20/19		



SIGHT LINE PROFILE



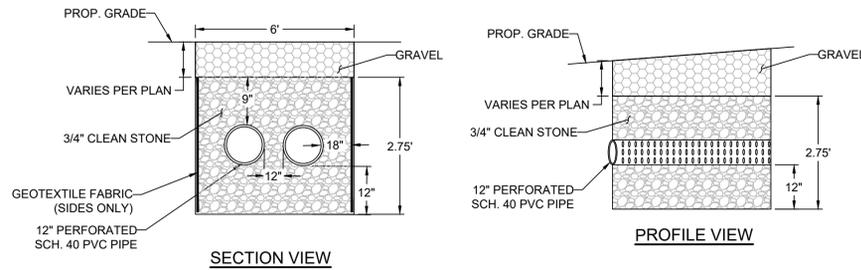
GENERAL NOTES:

- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE, AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".

TREE REPLACEMENT CALCULATIONS

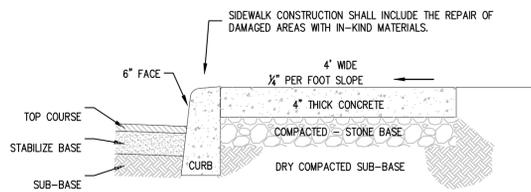
DIAMETER OF EXISTING TREE	NUMBER OF TREES TO BE REMOVED	NUMBER OF REQUIRED REPLACEMENT TREES
16"	1	4

NOTES:
CALCULATIONS PER SECTION 255-26(N) OF TOWNSHIP ORDINANCE.



1 U/G STORAGE SYSTEM DETAIL

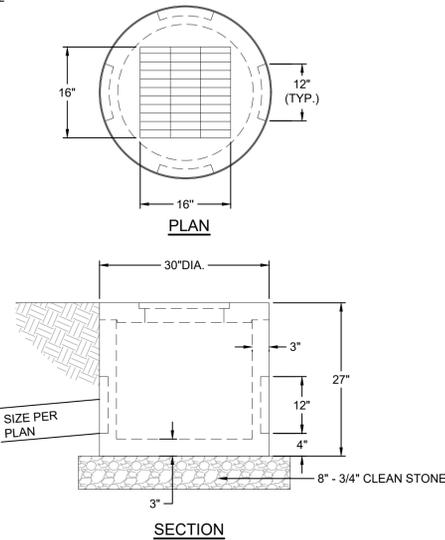
NTS



2 CONCRETE SIDEWALK DETAIL

NTS

NOTE:
1. PLACE TRANSVERSE JOINT EVERY 4' AND EXPANSION JOINTS EVERY 8'.
2. USE 4000 P.S.I. CONCRETE TO MEET N.J.D.O.T. STANDARDS.

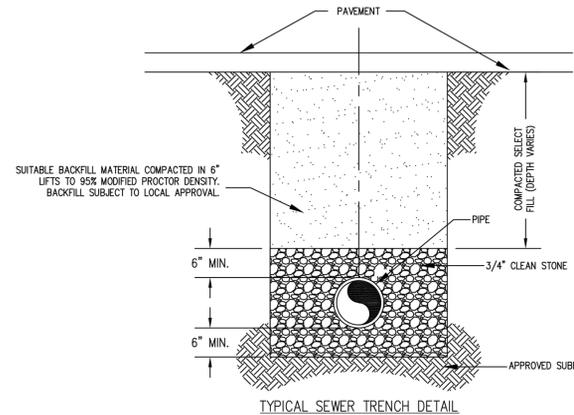


3 YARD INLET DETAIL

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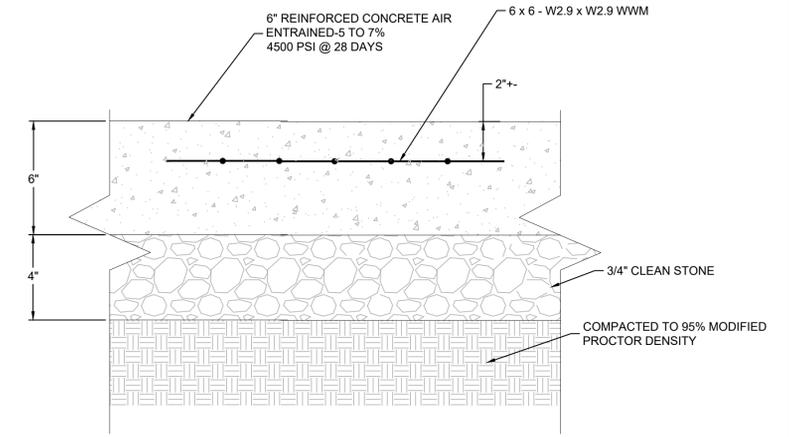
MODERN PRECAST PRODUCTS COMPANY 41-L CATCH BASIN OR APPROVED EQUAL

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL MEET STANDARD DOT SPECIFICATIONS, THE LATEST EDITIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. TRENCHES IN UNIMPROVED AREAS TO BE BACKFILLED WITH SUITABLE MATERIAL UNLESS OTHERWISE ORDERED BY THE ENGINEER.



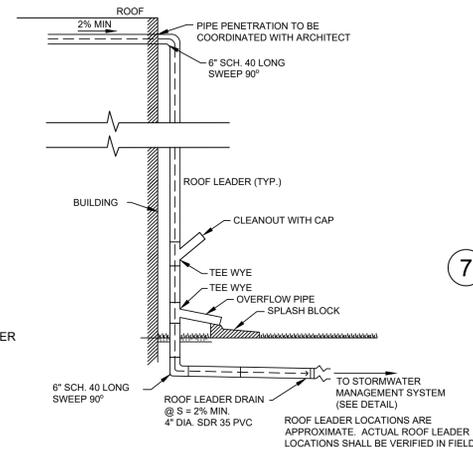
4 SEWER TRENCH DETAIL UNDER PAVEMENT

NTS



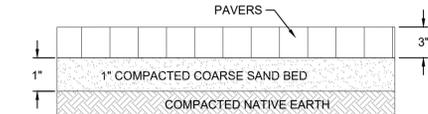
5 TRASH ENCLOSURE CONCRETE PAD DETAIL

NTS



6 ROOF LEADER DETAIL

NTS



7 BRICK PAVER SIDEWALK DETAIL

NTS

NOTES:
1. PLATE COMPACTOR TO BE USED TO COMPACT SAND BED AND TO LEVEL PAVERS UPON INSTALLATION.
2. EDGE RESTRAINTS TO BE INSTALLED ALONG LENGTH OF WALK WITHIN GRASSED AREAS.
3. PAVER VOIDS TO BE FILLED WITH JOINTING SAND TO PREVENT SHIFTING.
4. SEALANT TO BE APPLIED AFTER INSTALLATION.
5. PAVERS TO MATCH SURROUNDING PAVER PATTERN/TYPE.

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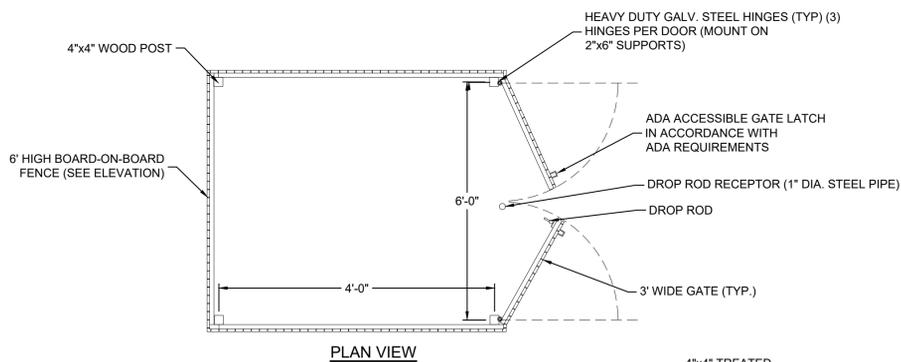
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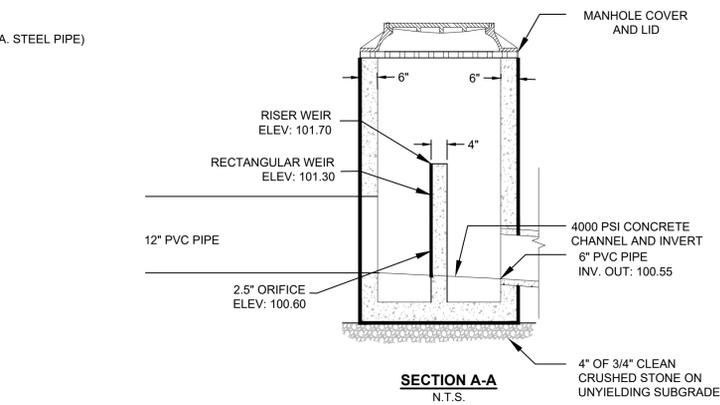
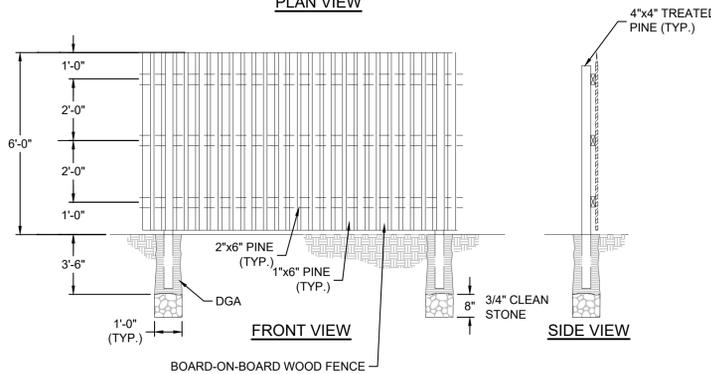
TITLE:
CONSTRUCTION DETAILS

JOB NO.:	19194	DRAWING NO.:	3
SCALE:	N.T.S.		
DESIGNED:	AKW		
CHECKED:	ADR		
FILENAME:	10_DETAILS.DWG		
DATE:	06/07/19		



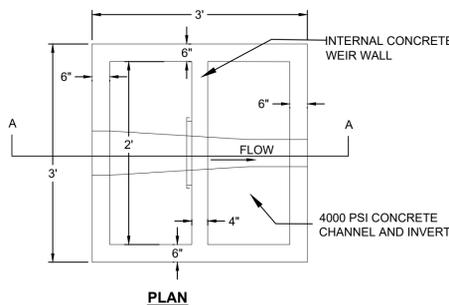
8 BOARD-ON-BOARD FENCE "TRASH ENCLOSURE" DETAIL

NTS

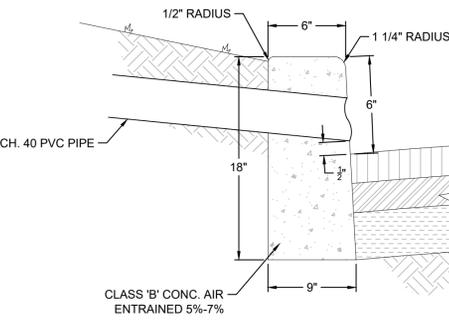
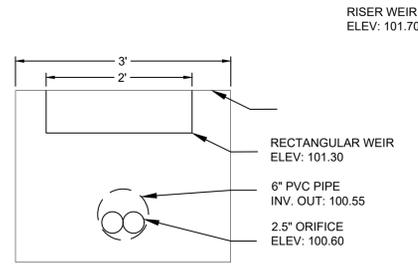


9 OUTLET CONTROL STRUCTURE DETAIL

NTS



WEIR DETAIL



10 CURB WITH DRAINPIPE DETAIL

NTS

NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN CURB 20"-0" APART & SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF ASTM D 1751-83, RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF CURB.
2. CONTRACTION JOINTS SHALL BE PROVIDED EVERY 10 FEET.