

**LOCATION MAP**  
SCALE: 1" = 2,000'±

# ZONING PLANS FOR HARTZ MOUNTAIN INDUSTRIES, INC. PROPOSED RESIDENTIAL REDEVELOPMENT PLAN

BLOCK 541, LOT 2  
750 WALNUT AVENUE  
TOWNSHIP OF CRANFORD  
UNION COUNTY, NEW JERSEY

## OWNER / APPLICANT

HARTZ MOUNTAIN INDUSTRIES, INC.  
400 PLAZA DRIVE  
TOWN OF SECAUCUS, NEW JERSEY 07094

HARTZ  
MOUNTAIN  
INDUSTRIES  
400 PLAZA DRIVE  
P.O. BOX 1515  
SECAUCUS, N.J. 07096-1515



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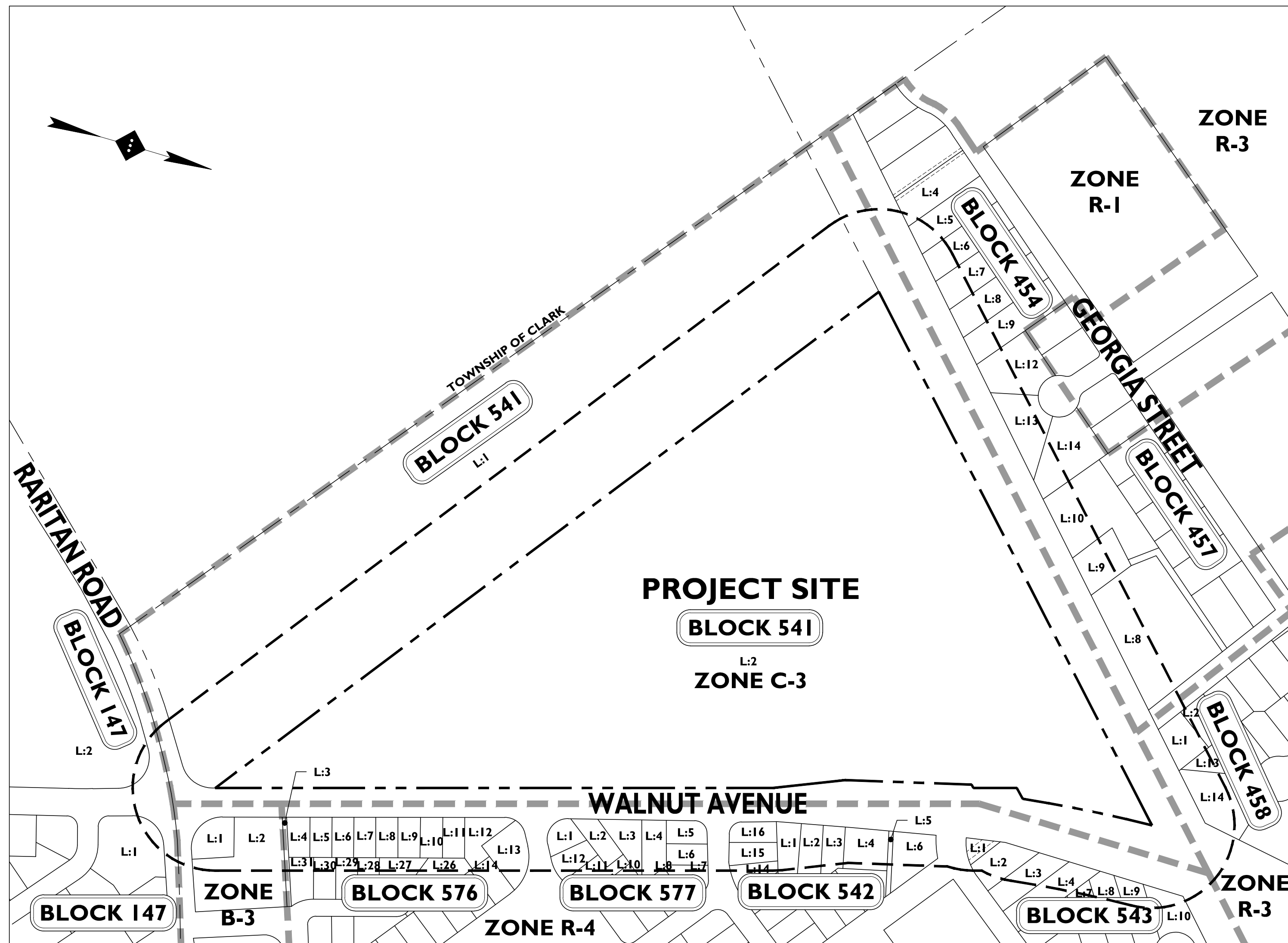
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



SOURCE: AERIAL MAP FROM GOOGLE EARTH PRO, DATED NOVEMBER 17, 2016.

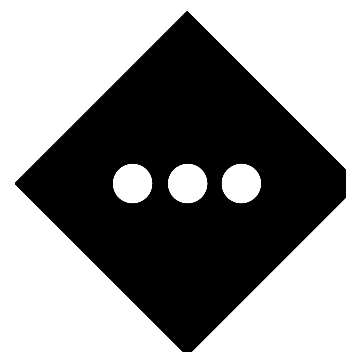
**AERIAL MAP**  
SCALE: 1" = 200'±



SOURCE: TOWNSHIP OF CRANFORD TAX MAP SHEETS 96, 97, 129, 133, & 142, AND TOWNSHIP OF CLARK TAX MAP SHEET 35.

**KEY MAP**  
SCALE: 1" = 200'±

PLANS PREPARED BY:



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Phone 201.340.4468 · Fax 201.340.4472

## PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - BOUNDARY & TOPOGRAPHIC SURVEY, PREPARED BY CONTROL LAYOUTS, INC.
  - ARCHITECTURAL PLANS PREPARED BY MINNO & WASKO ARCHITECTS AND PLANNERS, DATED 02/06/2017.
  - AERIAL MAP FROM GOOGLE EARTH PRO IMAGERY, DATED NOVEMBER 16, 2016.
  - LOCATION MAP OBTAINED FROM THE US DEPT. OF THE INTERIOR US GEOLOGICAL SURVEY 7.5 MINUTE SERIES ROSELLE & PERTH AMBOY QUADRANGLE 2016.
  - TOWNSHIP OF CRANFORD TAX MAP SHEETS 96, 97, 129, 133, & 142, AND TOWNSHIP OF CLARK TAX MAP SHEET 35.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

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02	AA	05-24-17	REVISED PER DBC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROPOSED RESIDENTIAL  
REDEVELOPMENT  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**COVER SHEET**

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 47290

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY: DB

CHECK BY: ZC

DWG NO.

**C-1**

CADD FILE NO.

1 OF 23



Know what's below  
Call before you dig.



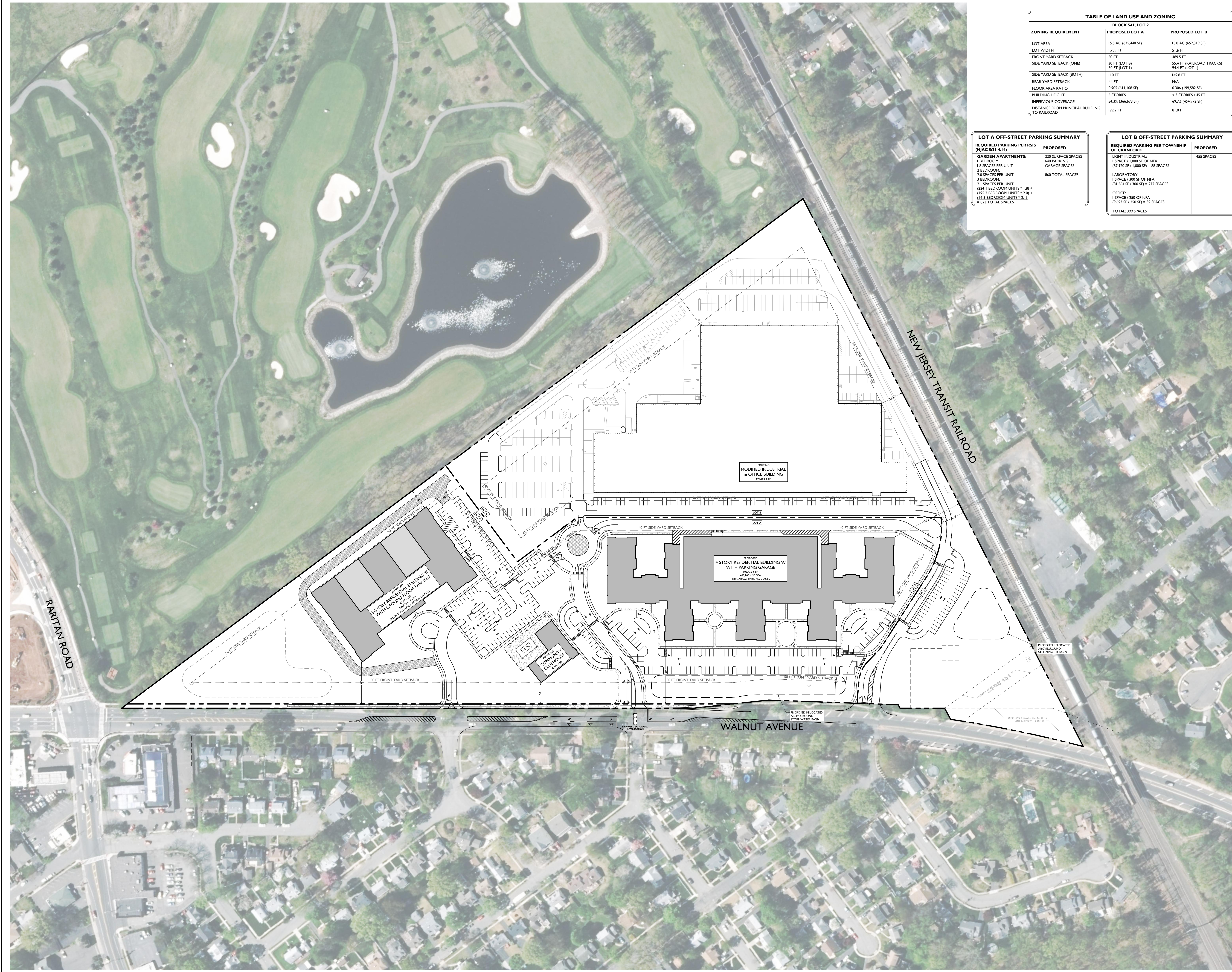


TABLE OF LAND USE AND ZONING		
BLOCK 541, LOT 2		
ZONING REQUIREMENT	PROPOSED LOT A	PROPOSED LOT B
LOT AREA	15.5 AC (675,440 SF)	15.0 AC (652,319 SF)
LOT WIDTH	1,739 FT	51.6 FT
FRONT YARD SETBACK	50 FT	489.5 FT
SIDE YARD SETBACK (ONE)	30 FT (LOT B)	55.4 FT (RAILROAD TRACKS)
SIDE YARD SETBACK (BOTH)	80 FT (LOT 1)	94.4 FT (LOT 1)
REAR YARD SETBACK	110 FT	149.8 FT
FLOOR AREA RATIO	0.905 (611,108 SF)	0.306 (199,582 SF)
BUILDING HEIGHT	5 STORIES	< 3 STORIES / 45 FT
IMPERVIOUS COVERAGE	54.3% (366,873 SF)	69.7% (454,972 SF)
DISTANCE FROM PRINCIPAL BUILDING TO RAILROAD	172.2 FT	81.0 FT

LOT A OFF-STREET PARKING SUMMARY	
REQUIRED PARKING PER RSIS (NJAC 5:21-4.14)	PROPOSED
GARDEN APARTMENTS: 1 BEDROOM: 1.8 SPACES PER UNIT 2 BEDROOM: 2.0 SPACES PER UNIT 3 BEDROOM: 2.1 SPACES PER UNIT (224 1 BEDROOM UNITS * 1.8) + (195 2 BEDROOM UNITS * 2.0) + (14 3 BEDROOM UNITS * 2.1) = 823 TOTAL SPACES	220 SURFACE SPACES 440 PARKING GARAGE SPACES 860 TOTAL SPACES

LOT B OFF-STREET PARKING SUMMARY	
REQUIRED PARKING PER TOWNSHIP OF CRANFORD	PROPOSED
LIGHT INDUSTRIAL: 1 SPACE / 1,000 SF OF NFA (87,920 SF / 1,000 SF) = 88 SPACES LABORATORY: 1 SPACE / 300 SF OF NFA (81,544 SF / 300 SF) = 272 SPACES OFFICE: 1 SPACE / 250 SF OF NFA (9,693 SF / 250 SF) = 39 SPACES TOTAL: 399 SPACES	455 SPACES

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NOTES :

**SITE LEGEND**  
--- PROPERTY BOUNDARY  
--- ADJACENT PROPERTY BOUNDARY  
--- PROPOSED CURB  
--- EXISTING CURB  
--- EXISTING BUILDING  
--- PROPOSED BUILDING

80' 0' 80' 160'  
GRAPHIC SCALE IN FEET  
1" = 80'

02	AA	05-24-17	REVISED PER DRC MEETING
01	DB	02-21-17	SUBMITTED TO TOWNSHIP
NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**OVERALL SITE PLAN  
- PHASE 1 -**

320278509  
JEFFREY A. MARTELL  
N.J. REG. # 472393  
DATE: 03/21/2017  
PROJECT NO.: T-16509  
DRAWING BY: DB  
CHK BY: ZC  
DWG NO.:  
**C-2**  
CADD FILE NO.:  
2 OF 23



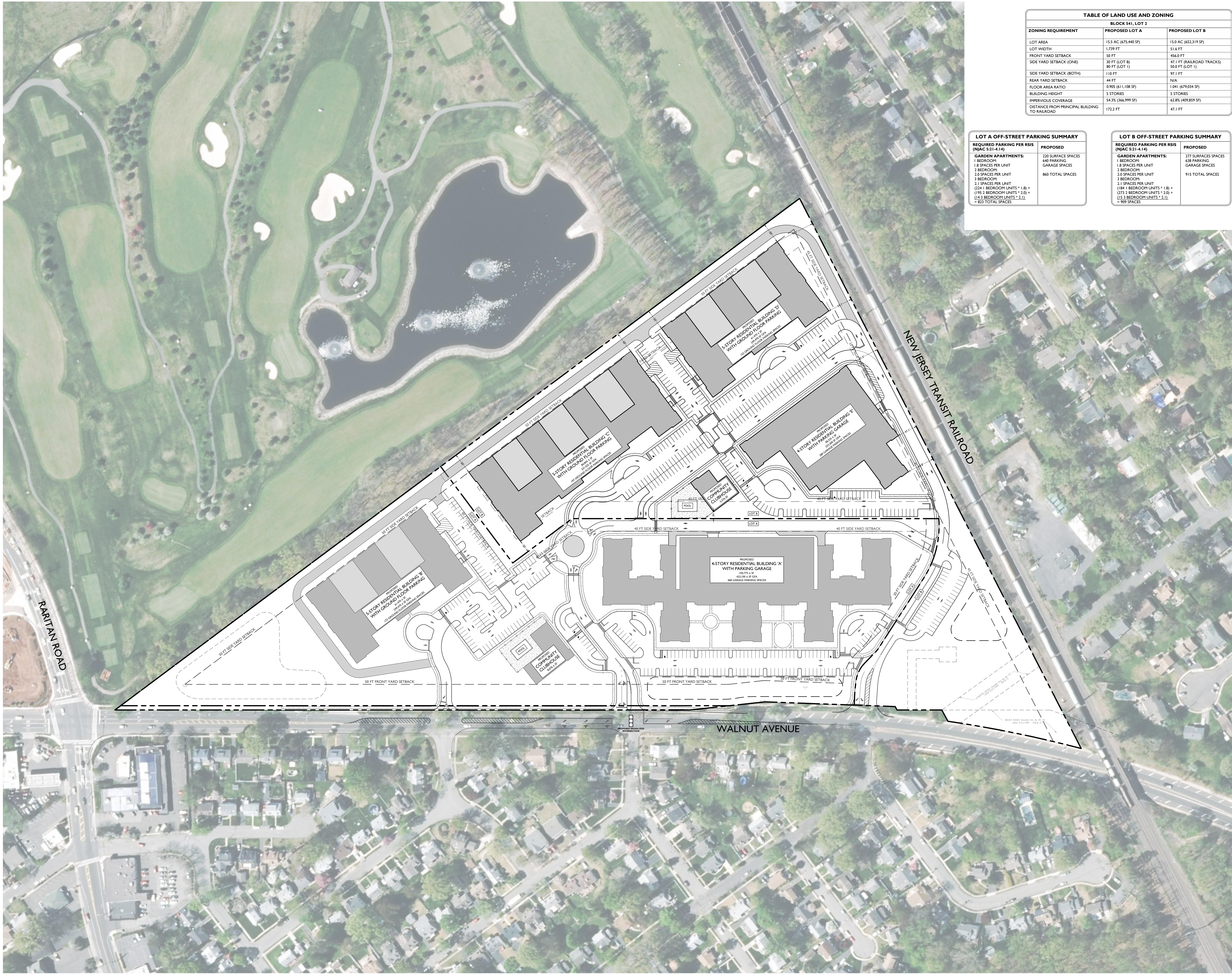


TABLE OF LAND USE AND ZONING		
BLOCK 541, LOT 2		
ZONING REQUIREMENT	PROPOSED LOT A	PROPOSED LOT B
LOT AREA	15.5 AC (675,440 SF)	15.0 AC (652,319 SF)
LOT WIDTH	1,739 FT	51.6 FT
FRONT YARD SETBACK	50 FT	456.0 FT
SIDE YARD SETBACK (ONE)	30 FT (LOT B) 80 FT (LOT 1)	47.1 FT (RAILROAD TRACKS) 50.0 FT (LOT 1)
SIDE YARD SETBACK (BOTH)	110 FT	97.1 FT
REAR YARD SETBACK	44 FT	N/A
FLOOR AREA RATIO	0.905 (611,108 SF)	1.041 (679,034 SF)
BUILDING HEIGHT	5 STORIES	5 STORIES
IMPERVIOUS COVERAGE	34.3% (366,999 SF)	62.8% (409,859 SF)
DISTANCE FROM PRINCIPAL BUILDING TO RAILROAD	172.2 FT	47.1 FT

LOT A OFF-STREET PARKING SUMMARY	
REQUIRED PARKING PER RSIS (NJAC 5:21-4.14)	PROPOSED
GARDEN APARTMENTS: 1 BEDROOM: 1.8 SPACES PER UNIT 2 BEDROOM: 2.0 SPACES PER UNIT 3 BEDROOM: 2.1 SPACES PER UNIT (224 1 BEDROOM UNITS * 1.8) + (175 2 BEDROOM UNITS * 2.0) + (14 3 BEDROOM UNITS * 2.1) = 823 TOTAL SPACES	220 SURFACE SPACES 440 PARKING GARAGE SPACES  860 TOTAL SPACES

LOT B OFF-STREET PARKING SUMMARY	
REQUIRED PARKING PER RSIS (NJAC 5:21-4.14)	PROPOSED
GARDEN APARTMENTS: 1 BEDROOM: 1.8 SPACES PER UNIT 2 BEDROOM: 2.0 SPACES PER UNIT 3 BEDROOM: 2.1 SPACES PER UNIT (184 1 BEDROOM UNITS * 1.8) + (173 2 BEDROOM UNITS * 2.0) + (15 3 BEDROOM UNITS * 2.1) = 909 SPACES	277 SURFACE SPACES 438 PARKING GARAGE SPACES  915 TOTAL SPACES

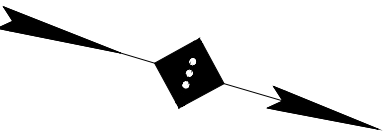
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INDUSTRIES  
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P.O. BOX 1515  
SECAUCUS, N.J. 07096-1515



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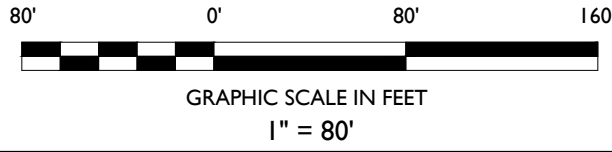
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



02	AA	05-24-17	REVISED PER DRC MEETING
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NO.	BY	DATE	ISSUE OR REVISION

REVISION :

PROJECT :  
PROPOSED RESIDENTIAL  
REDEVELOPMENT  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

OVERALL SITE PLAN  
- PHASE 2 -

DESIGNED BY  
JEFFREY A. MARTELL  
N.J. REG. # 472393

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY : DB

CHECK BY : ZC

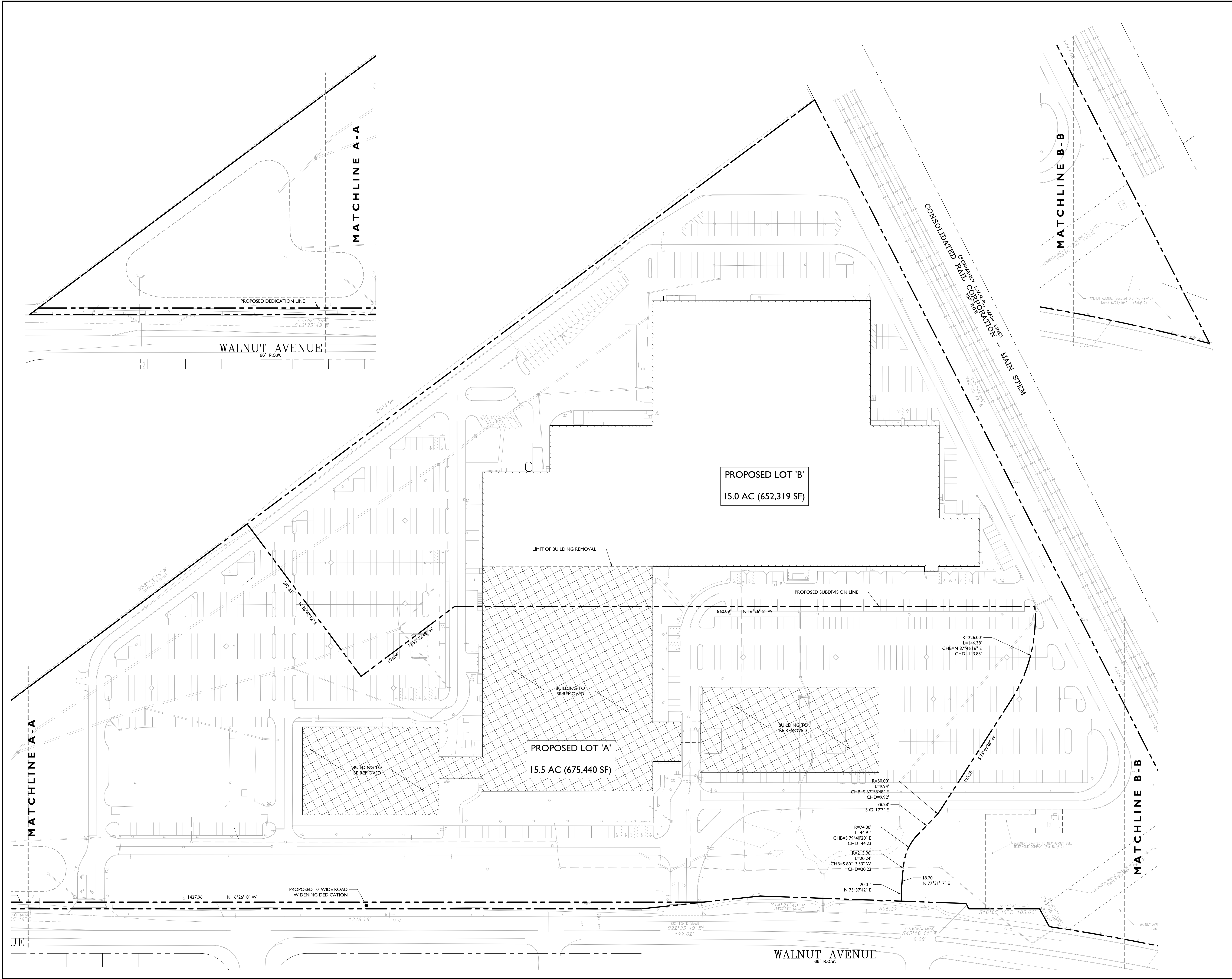
DWG NO. :

C-3

CADD FILE NO. :

3 OF 23



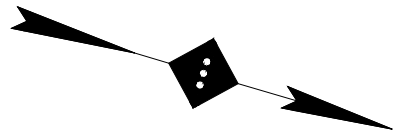


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INDUSTRIES  
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P.O. BOX 1515  
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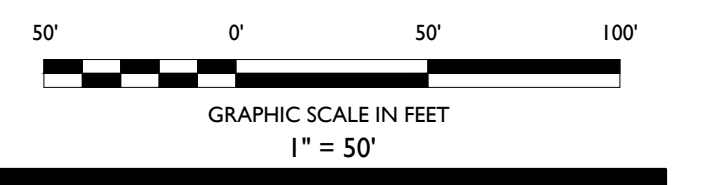
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Phone 201.340.4468 · Fax 201.340.4472

NOTES :



SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY



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REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

SUBDIVISION EXHIBIT

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 47290

DATE : 03/21/2017

PROJECT NO. : T-16509

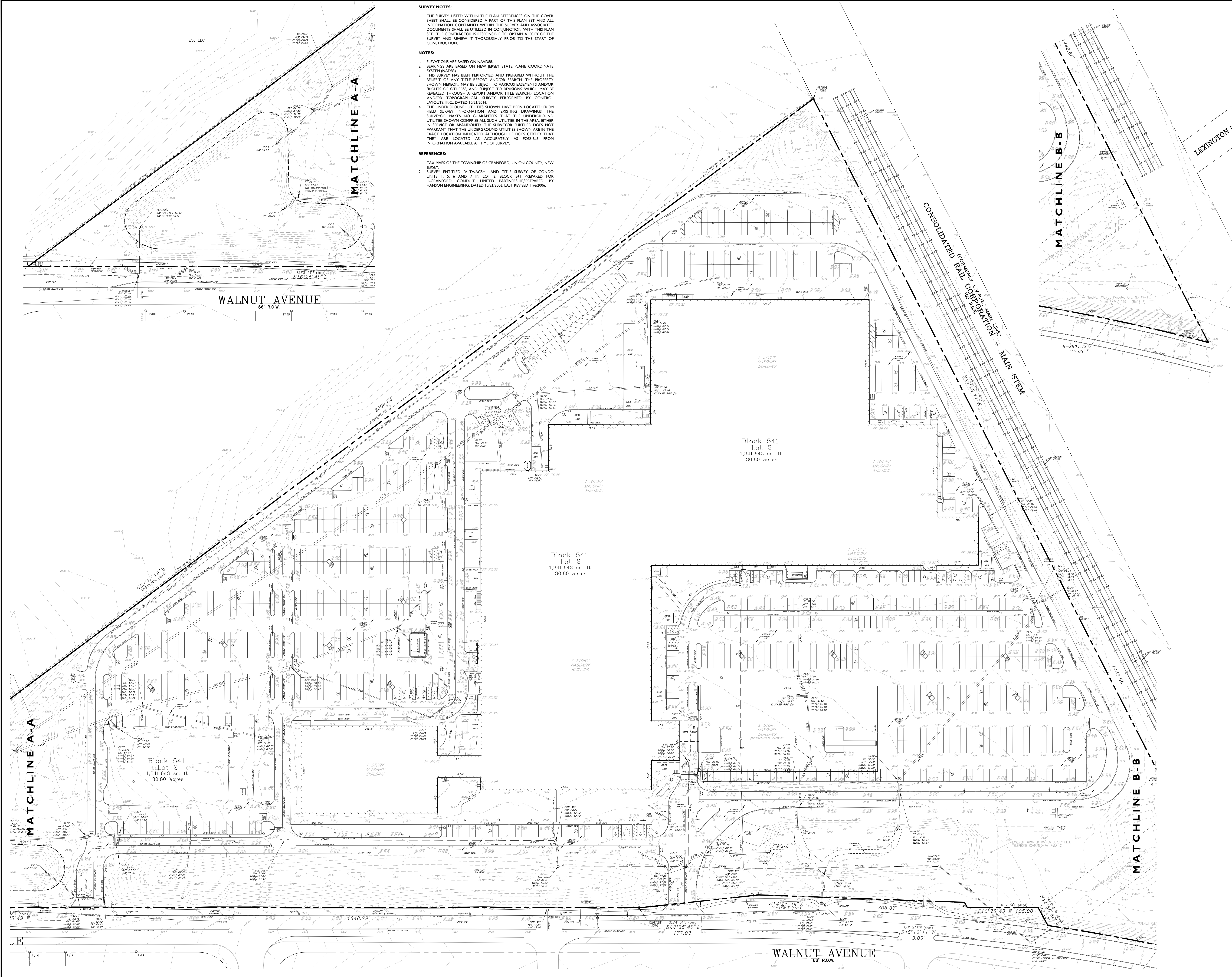
DRAWING BY: DB

CHK BY: ZC

DWG NO: **C-4**

CADD FILE NO: 4 OF 23





**SURVEY NOTES:**

1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
2. ELEVATIONS ARE BASED ON NAVD83.
3. BEARINGS ARE BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83).
4. THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR "RIGHTS OF OTHERS" AND SUBJECT TO REVISIONS WHICH MAY BE REVEALED THROUGH A REPORT AND/OR TITLE SEARCH. LOCATION AND/OR TOPOGRAPHICAL SURVEY PERFORMED BY CONTROL LAYOUTS INC. DATED 10/21/2016.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT TIME OF SURVEY.

**REFERENCES:**

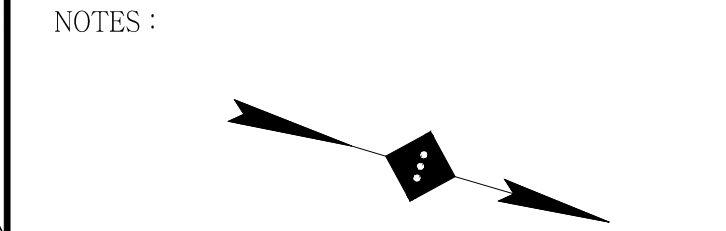
1. TAX MAPS OF THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.
2. SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF CONDO UNITS 1, 5, 6 AND 7 IN LOT 2, BLOCK 541 PREPARED FOR H-CRANFORD CONDO LIMITED PARTNERSHIP PREPARED BY HANSON ENGINEERING, DATED 10/21/2006, LAST REVISED 11/6/2006.

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SITE LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	CURB
	BUILDING
	FENCE
	GUIDE RAIL
	RAILROAD TRACKS
	SIGNS
	LIGHT POLE
	BOLLARD
	SPEED BUMP
	GRADING CONTOUR
	GRADE SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	FIRST FLOOR ELEVATION
	PARKING STALL COUNT
	STORM/SEWER MAIN
	STORM/SEWER DEVICES
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	ELECTRIC POLE
	RIP-RAP AREA

50' 0' 50' 100'  
GRAPHIC SCALE IN FEET  
1" = 50'

02	AA	03-24-17	REVISED PER DRC MEETING
01	DB	03-21-17	SUBMITTED TO TOWNSHIP
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REVISION:

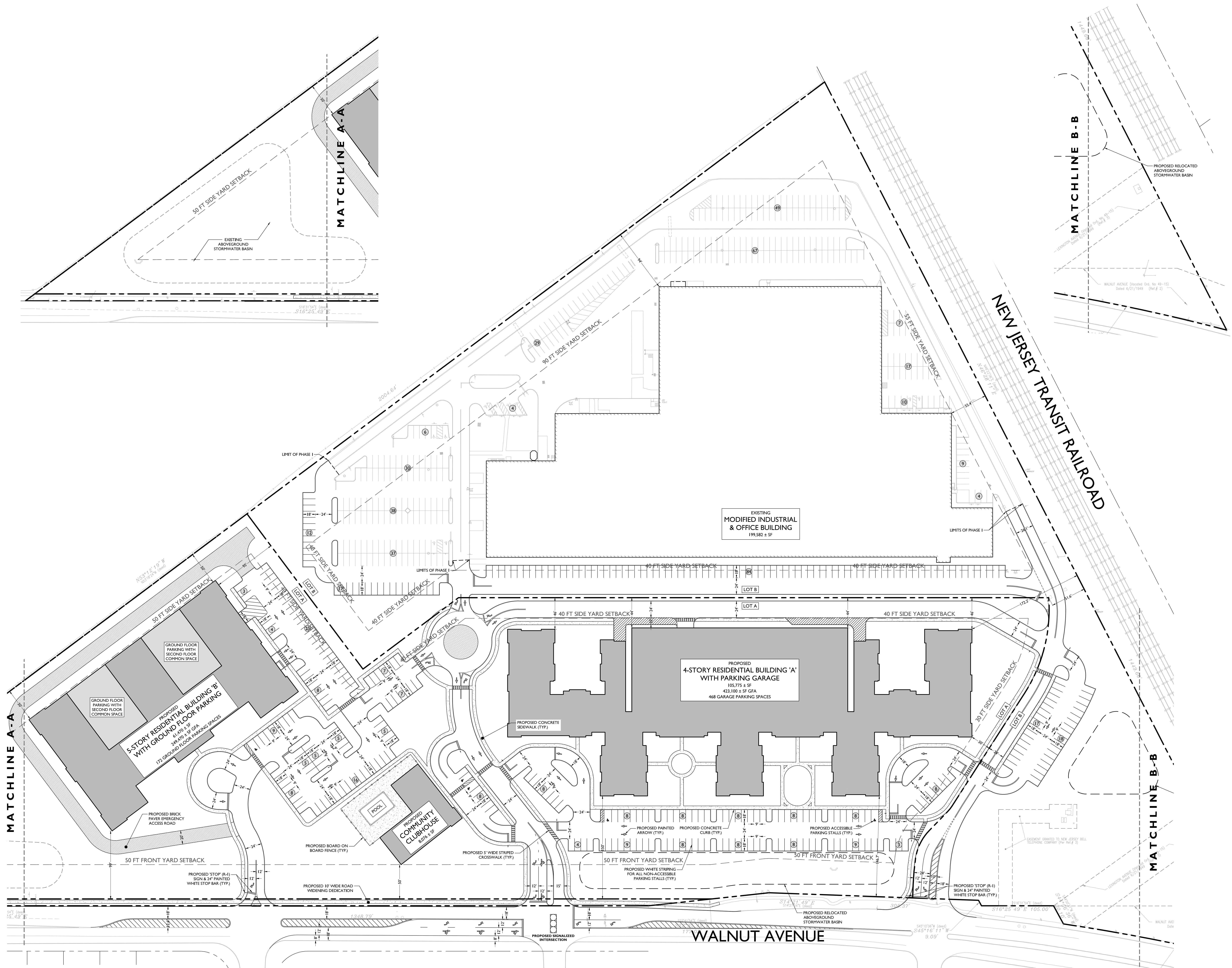
PROJECT:  
**PROPOSED RESIDENTIAL REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE:

**EXISTING CONDITIONS PLAN**

ENGINEER JEFFREY A. MARTELL NJ PE # 47290	DATE: 03/21/2017
PROJECT NO.: T-16509	DRAWING BY: DB
CHECK BY: ZC	CARD NO: C-5
CARD FILE NO:	5 OF 23



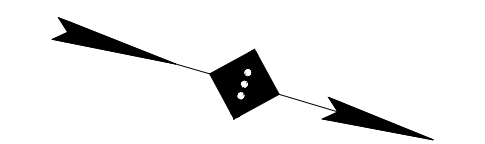


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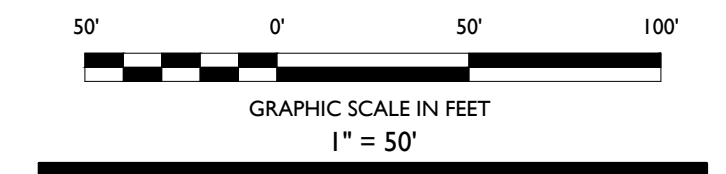
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Phone 201.340.4468 · Fax 201.340.4472

NOTES :



**SITE LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



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REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**SITE PLAN - PHASE I -**

ENGINEER  
JEFFREY A. MARTELL  
NJ REG. # 41290

DATE : 03/21/2017

PROJECT NO. : T-16509

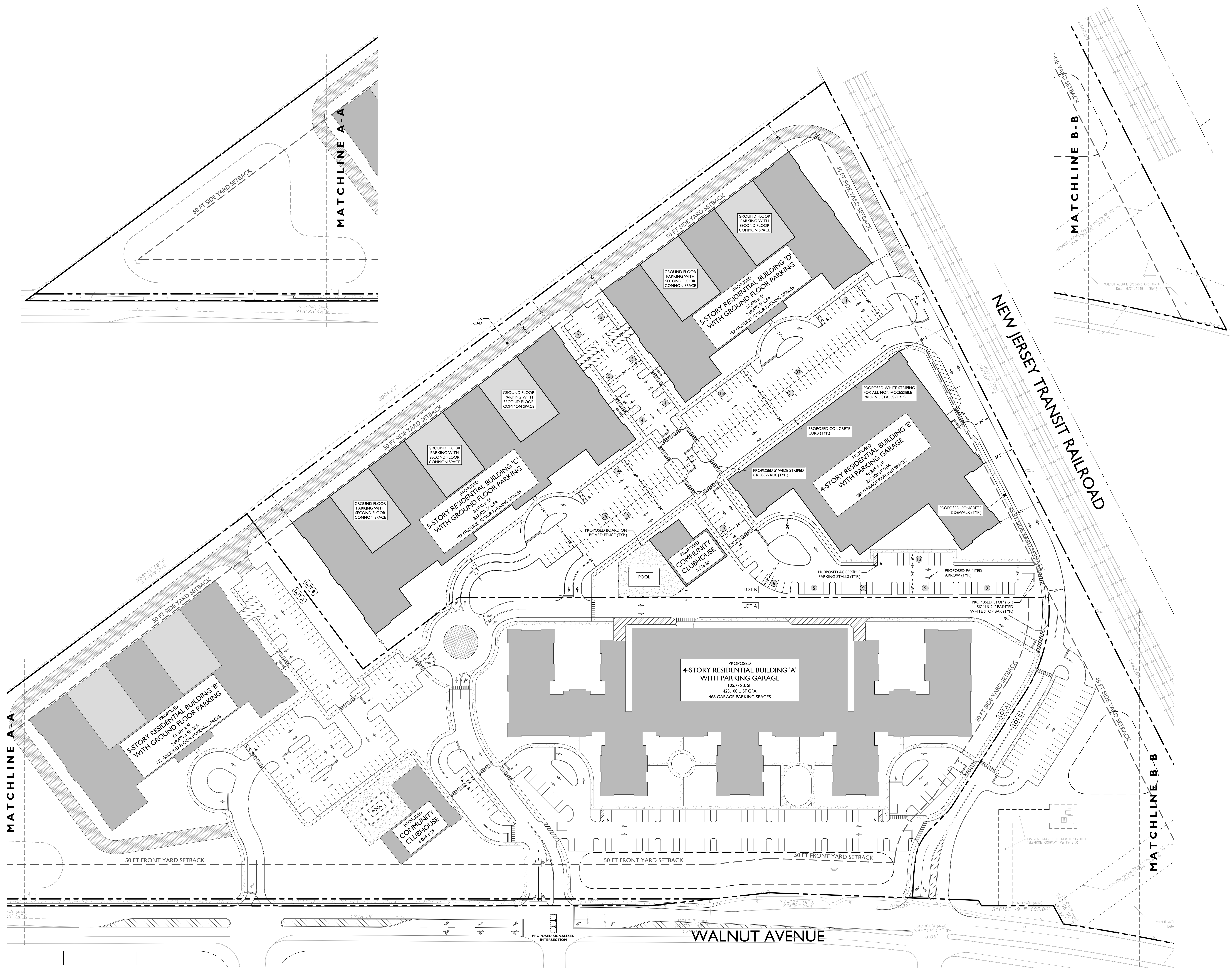
DRAWING BY : DB

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DWG NO. : **C-6**

CADD FILE NO. : 6 OF 23



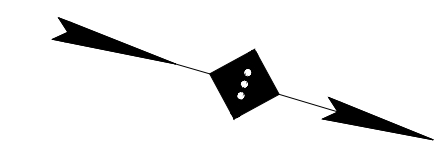


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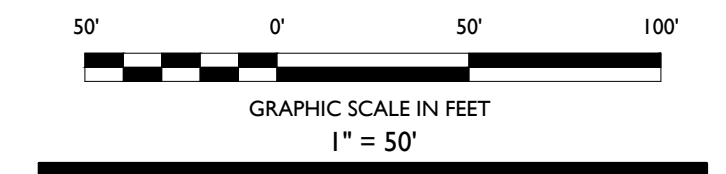
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES :



**SITE LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING



02	AA	05-24-17	REVISED PER DBC MEETING
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REVISION :

PROJECT :  
**PROPOSED RESIDENTIAL REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE :

**SITE PLAN - PHASE 2 -**

ENGINEER  
JEFFREY A. MARTELL  
NJ PE # 412390

DATE : 03/21/2017

PROJECT NO. : T-16509

DRAWING BY : DB

CHECK BY : ZC

DWG NO. : **C-7**

CADD FILE NO. : 7 OF 23



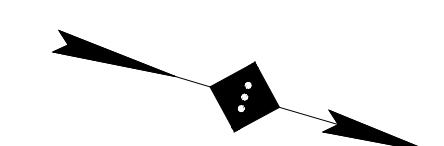
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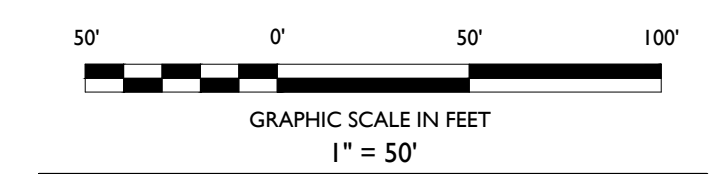
Headquarters: 92 Park Avenue, Rutherford, NJ 07070  
Phone 201.340.4468 · Fax 201.340.4472

NOTES:



SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED CURB
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- CONTOUR LINE
- RIDGE LINE



02	AA	05-24-17	REVISED PER DBC MEETING
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NO.	BY	DATE	ISSUE OR REVISION

REVISION:

PROJECT:  
**PROPOSED RESIDENTIAL  
REDEVELOPMENT**  
750 WALNUT AVENUE  
CRANFORD, N.J.

DRAWING TITLE:  
**GRADING &  
DRAINAGE PLAN  
- PHASE I -**

ENGINEER  
JEFFREY A. MARTELL  
NJ REG. # 47290

DATE: 03/21/2017

PROJECT NO.: T-16509

DRAWING BY: DB

CHECK BY: ZC

DATE: 03/21/2017

**C-8**

CADD FILE NO: R CP 23

