

March 26, 2020

Township of Cranford  
Planning & Zoning Department  
8 Springfield Avenue  
Cranford, NJ 07016

Attn: Kathy Lenahan, Land Use Administrator

Re: Environmental Site Analysis  
Tanna Retail  
111-115 North Union Avenue  
Block 191, Lot 5  
Township of Cranford  
PB Application No. PB-19-003

**CIVIL ENGINEERING**  
**ENVIRONMENTAL**  
**SURVEYING**  
**LANDSCAPE ARCHITECTURE**  
**GEOTECHNICAL**

Dear Ms. Lenahan,

According to Cranford Township Ordinance Section 364-10A(1), whenever an applicant seeks municipal approval of a development subject to this chapter, the applicant shall submit all of the required components of the checklist for the site development stormwater plan at Subsection A(5) as part of the submission of the applicant's application for subdivision or site plan approval. Below are written responses to the requirements set forth in the ordinance.

Section 364-10A(5)(b) - Environmental Site Analysis:

- **Slopes:** The existing slope of the property is such that it grades to the southeast towards North Union Avenue. In the proposed conditions the property will continue to slope towards North Union Avenue.
- **Soils:** Per the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the site is underlain entirely by one soil type. The tract is comprised of Urban Land (UR). Two soil borings were taken from the site in close proximity to the proposed stormwater management system. Soil testing showed predominantly sandy loam and sandy clay loam.
- **Wetlands & Waterways:** There are no freshwater wetlands or waterways located on or near the property. Per NJGeoweb, the closest body of water is the Rahway river which is located approximately 675 ft away to the northeast.
- **Vegetation:** There is one existing tree located in the rear of the property. This tree is proposed to be removed and a contribution made to the Tree Planting and Preservation Fund. The site currently has no other vegetation.
- **Environmentally Sensitive Features:** The site is surrounded by retail buildings similar to the proposed structure and there are no environmentally sensitive features that would impact future development.



**Headquarters**  
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Section 364-10A(5)(d) – Land Use Planning and Source Control Plan:

- **Site Development:** The proposed improvements for the above-referenced property consist of the construction of a 1-story retail building, and general site improvements. The work results in a net increase of impervious coverage of 3,482 square feet over current conditions.
- **Stormwater:** The site was previously occupied by a structure until approximately 10 years ago when it was demolished. The proposed plan would return the property back to a comparable amount of runoff that was present for decades prior to the building's removal. An underground storage system consisting of a 12" perforated pvc pipe within a stone trench has been provided on the revised plans to provide some infiltrative capabilities which will not be detrimental to the site or neighboring properties. In the post-development condition, the existing drainage pattern will be preserved. Additionally, there are no anticipated impacts to the storm drainage system located on North Union Avenue. This is supported by the minimal changes in runoff which are documented in our stormwater analysis report.

Supporting documentation is included with this letter. If you have further questions, feel free to contact me at 908-238-0544, ext. 117.

Sincerely,  
Engineering & Land Planning Associates, Inc.



Derek Ranger, PE  
Project Manager



*To create solutions that inspire through the  
innovation of the natural and built environment.*