

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 _____

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.

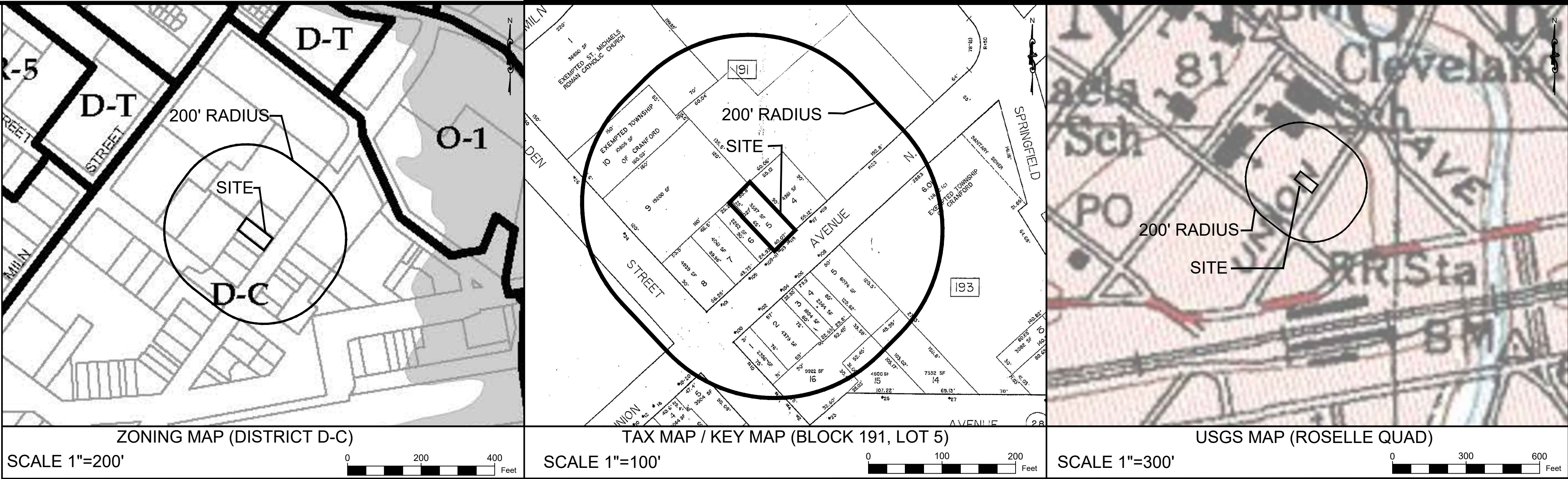
NOTES:

- 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

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



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

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	legalsads@njadvancemedia.com PHONE: 732-902-4318 FAX: 732-243-2750

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

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

4	PER TOWNSHIP COMMENTS	AA	04/27/20
3	PER TOWNSHIP COMMENTS	AA	03/26/20
2	PER TOWNSHIP COMMENTS	JZ	11/6/19
1	PER TOWNSHIP COMMENTS	ADR	8/5/19

NO.	REVISION	BY	DATE
04/27/20	DATE	WJh	WAYNE J. INGRAM PROFESSIONAL ENGINEER N.J. P.E. NO. 24GB04258200

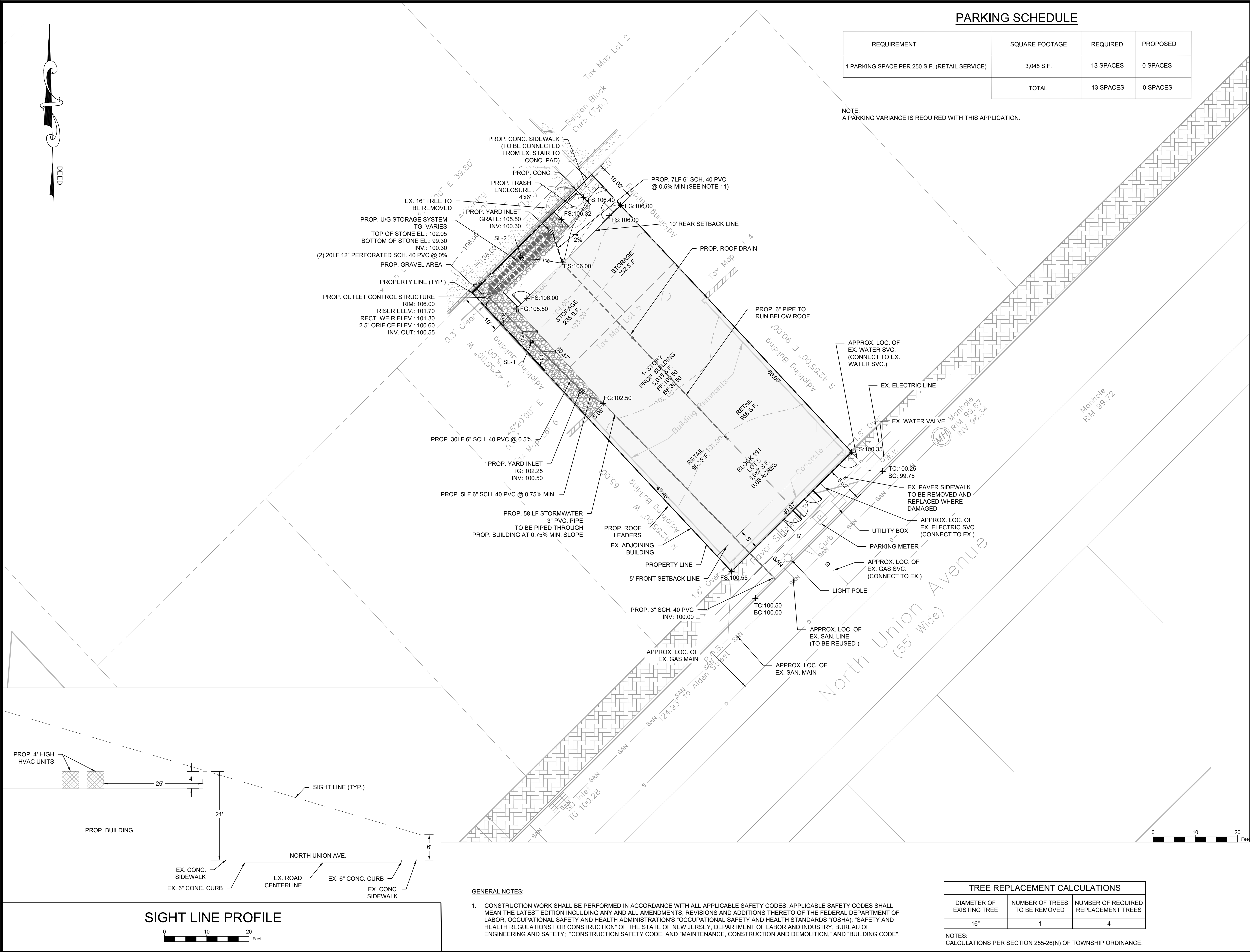
PROJECT:

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

TITLE:

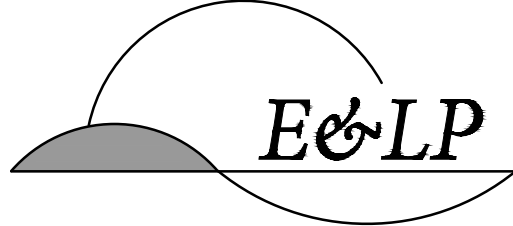
COVER SHEET

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



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

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NO.	REVISION	BY	DATE

04/27/20
DATE


WAYNE J. INGRAM
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GB04258200

PROJECT:

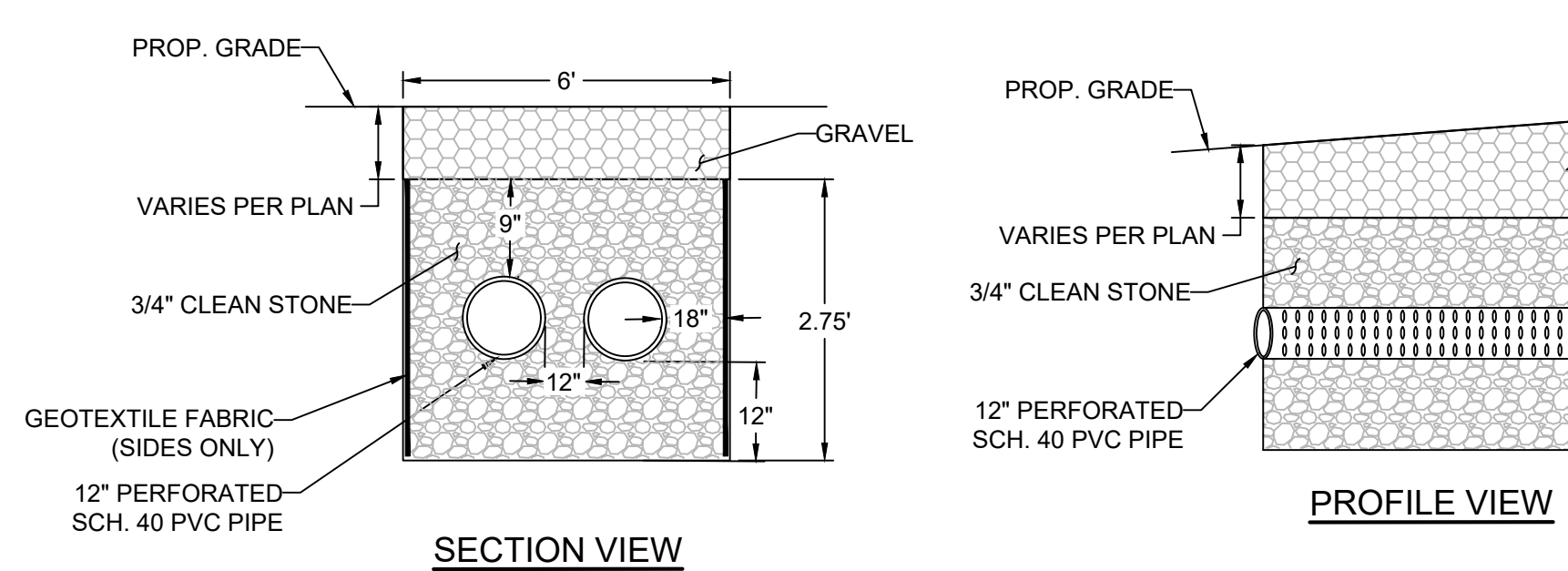
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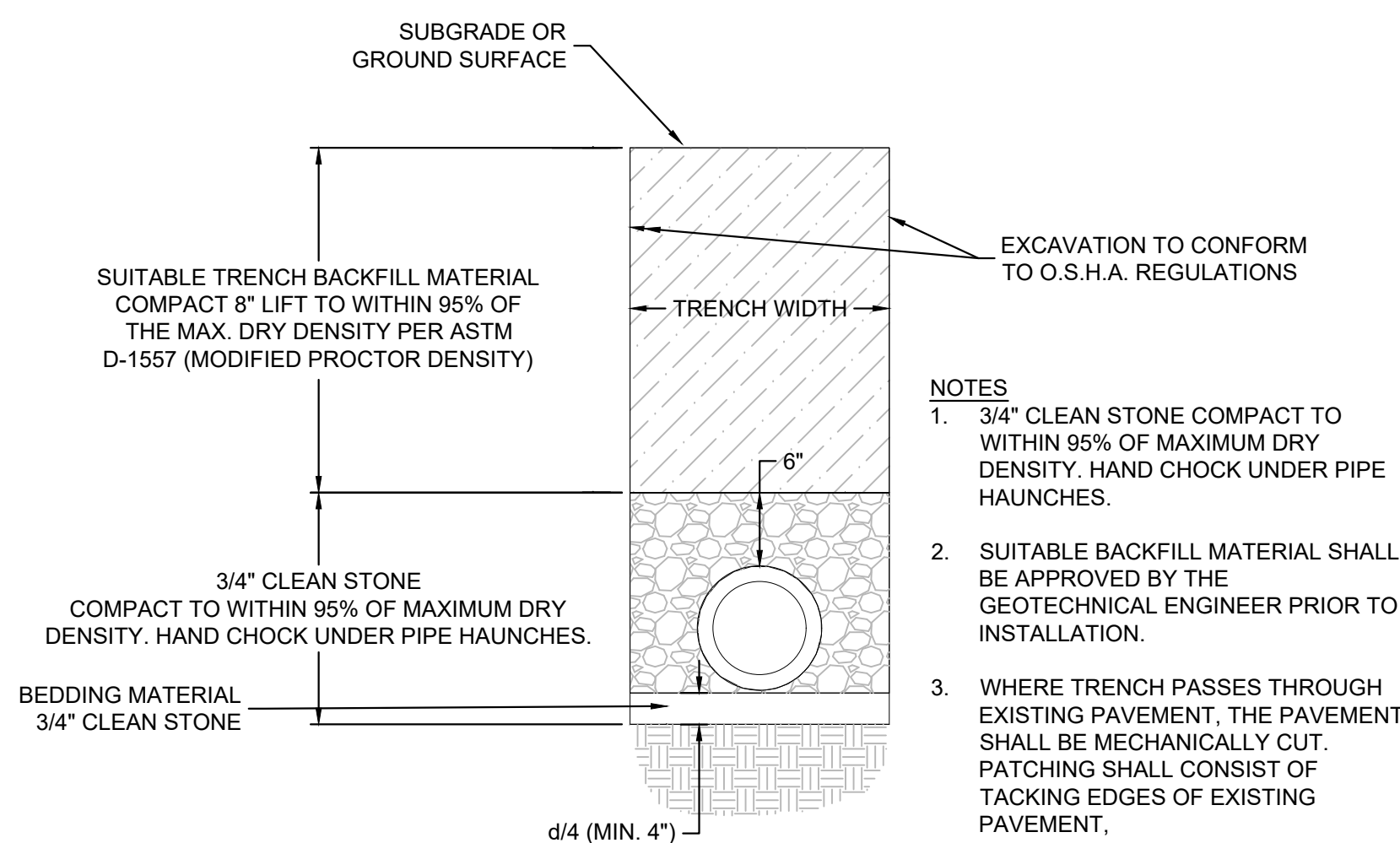
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SITE, GRADING & UTILITIES PLAN

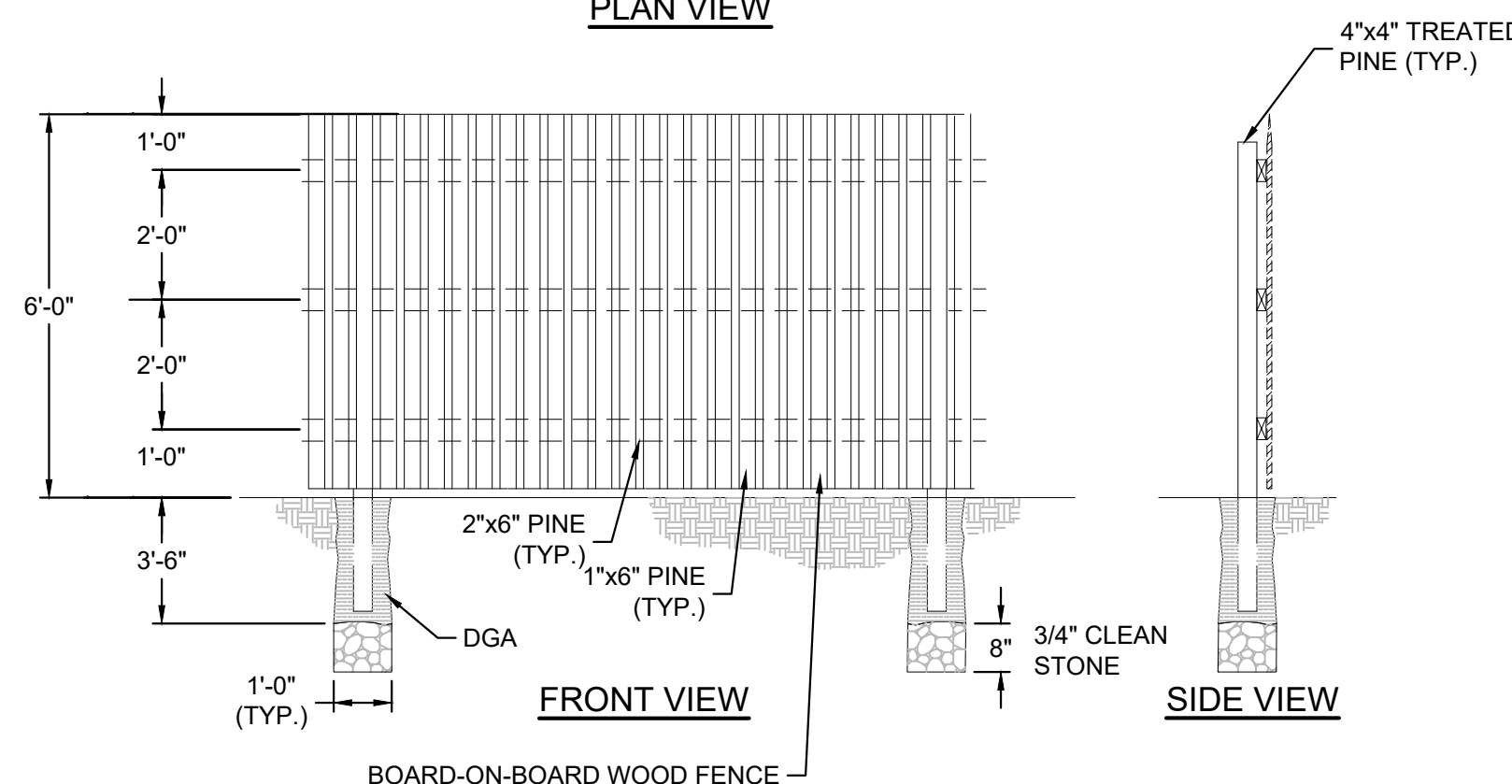
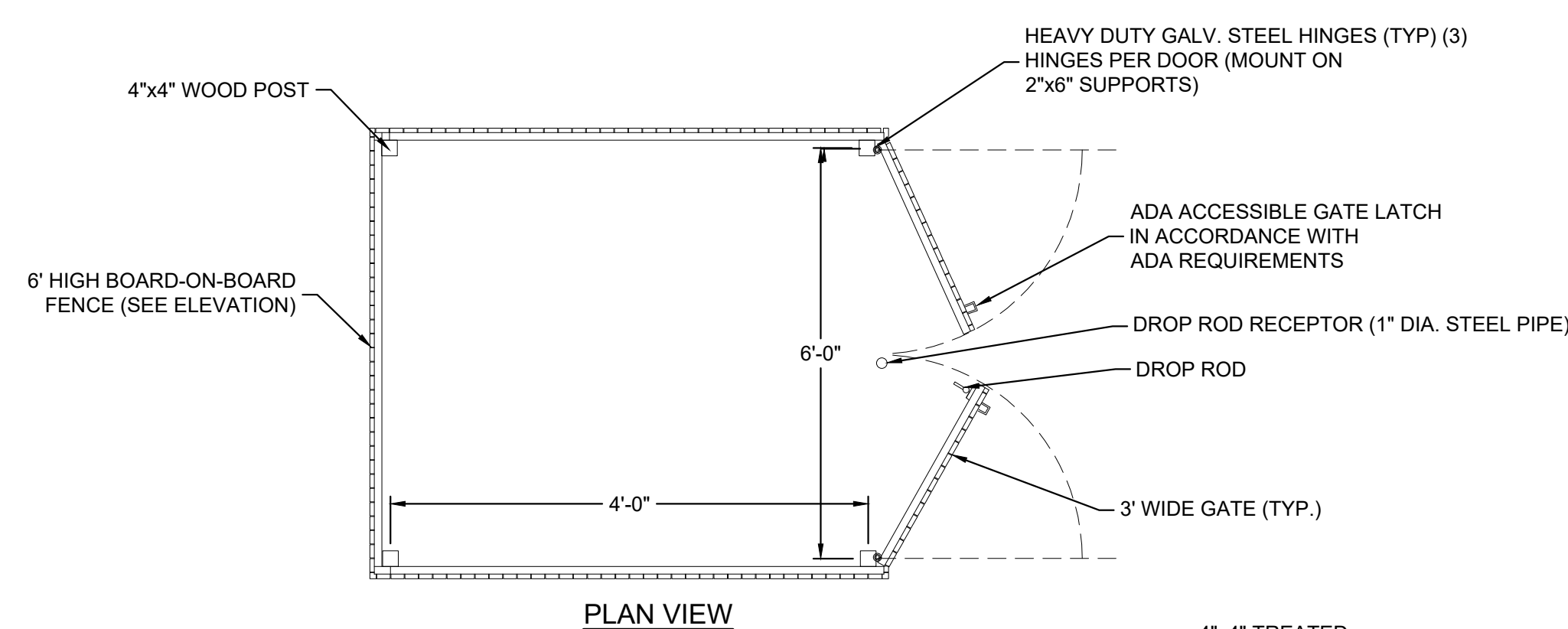
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SCALE:	1"=10'		
DESIGNED:	AKW		
CHECKED:	CRN		
FILENAME:	05-SITE GRADING AND UTILITIES		
DATE:	6/20/19		



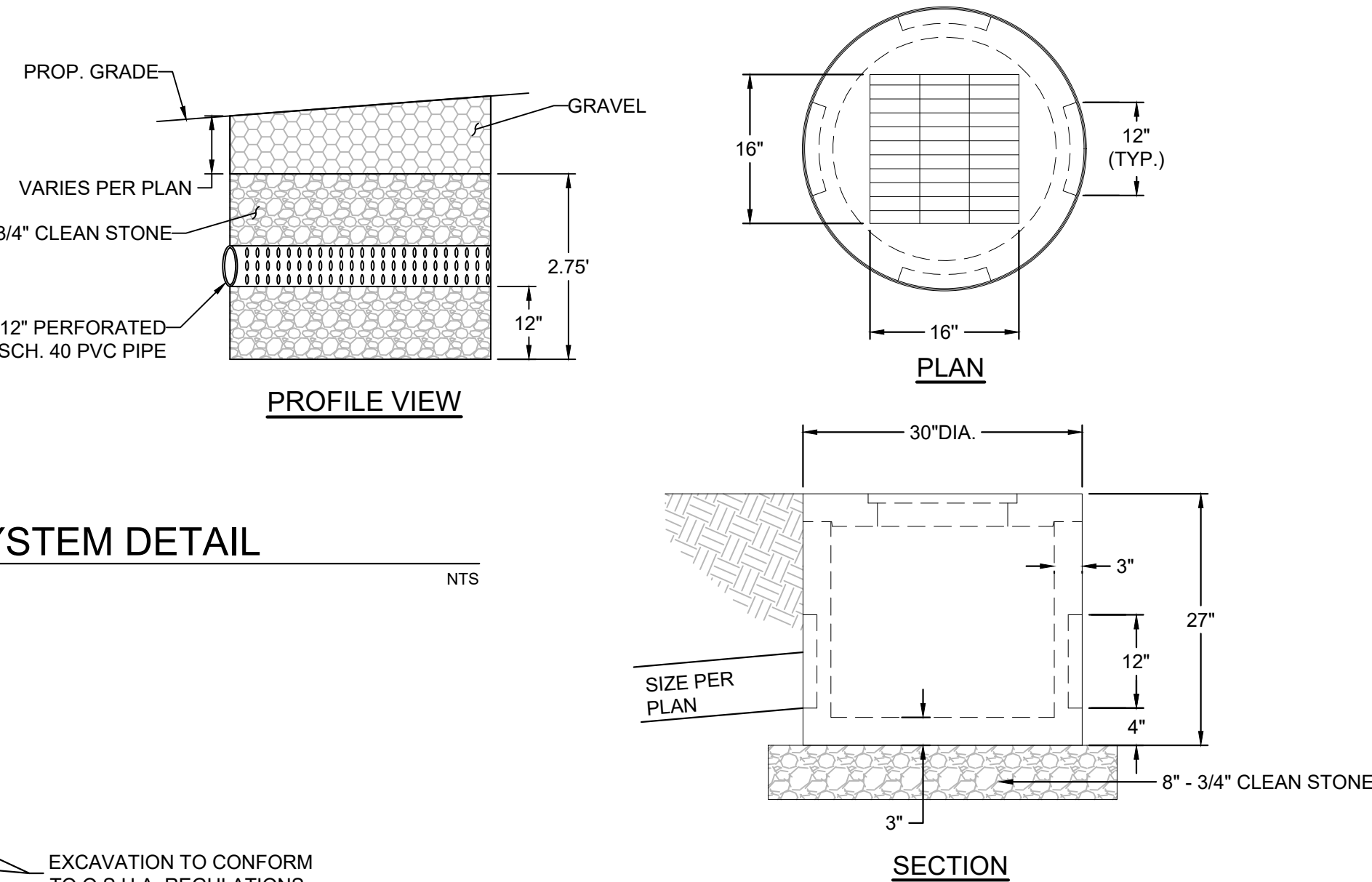
1 U/G STORAGE SYSTEM DETAIL NTS



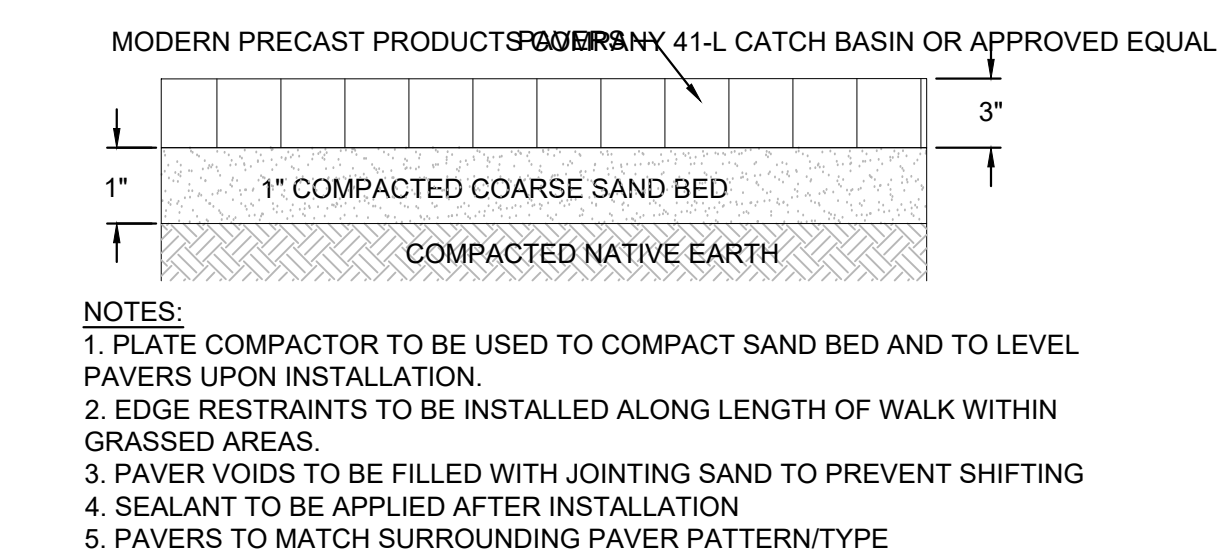
2 TYPICAL TRENCH DETAIL FOR STORM PIPE NTS



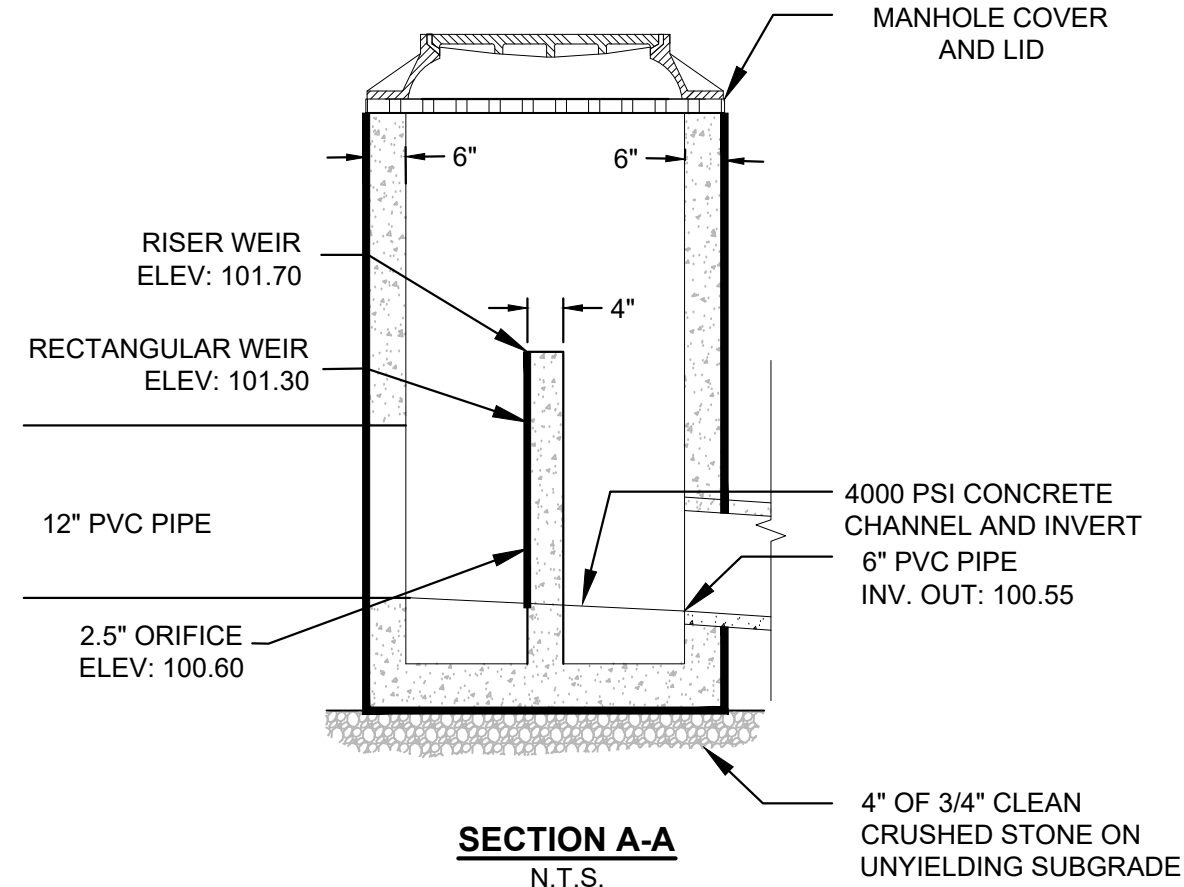
10 BOARD-ON-BOARD FENCE "TRASH ENCLOSURE" DETAIL NTS



3 YARD INLET DETAIL NTS

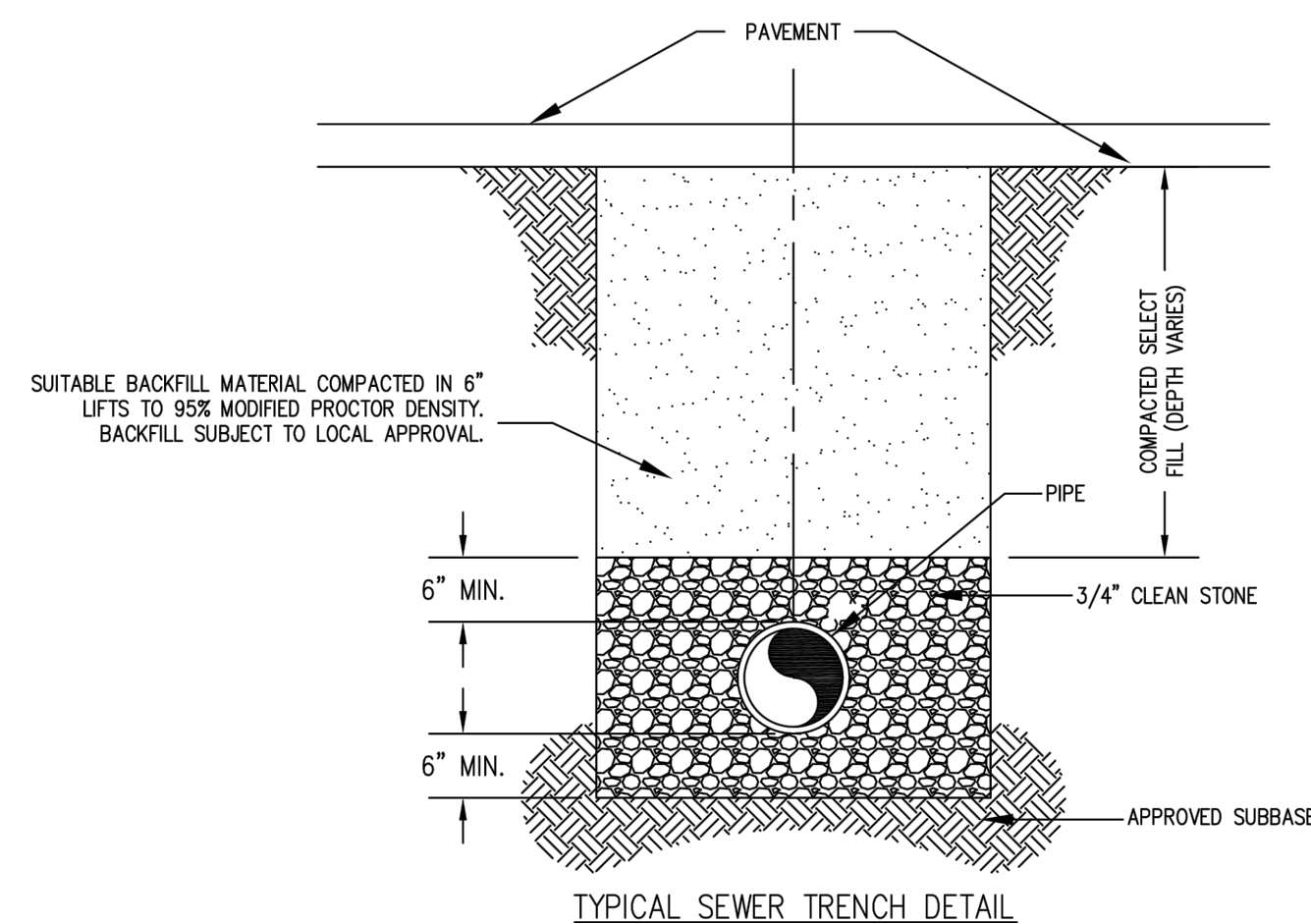


6 BRICK PAVER SIDEWALK DETAIL NTS

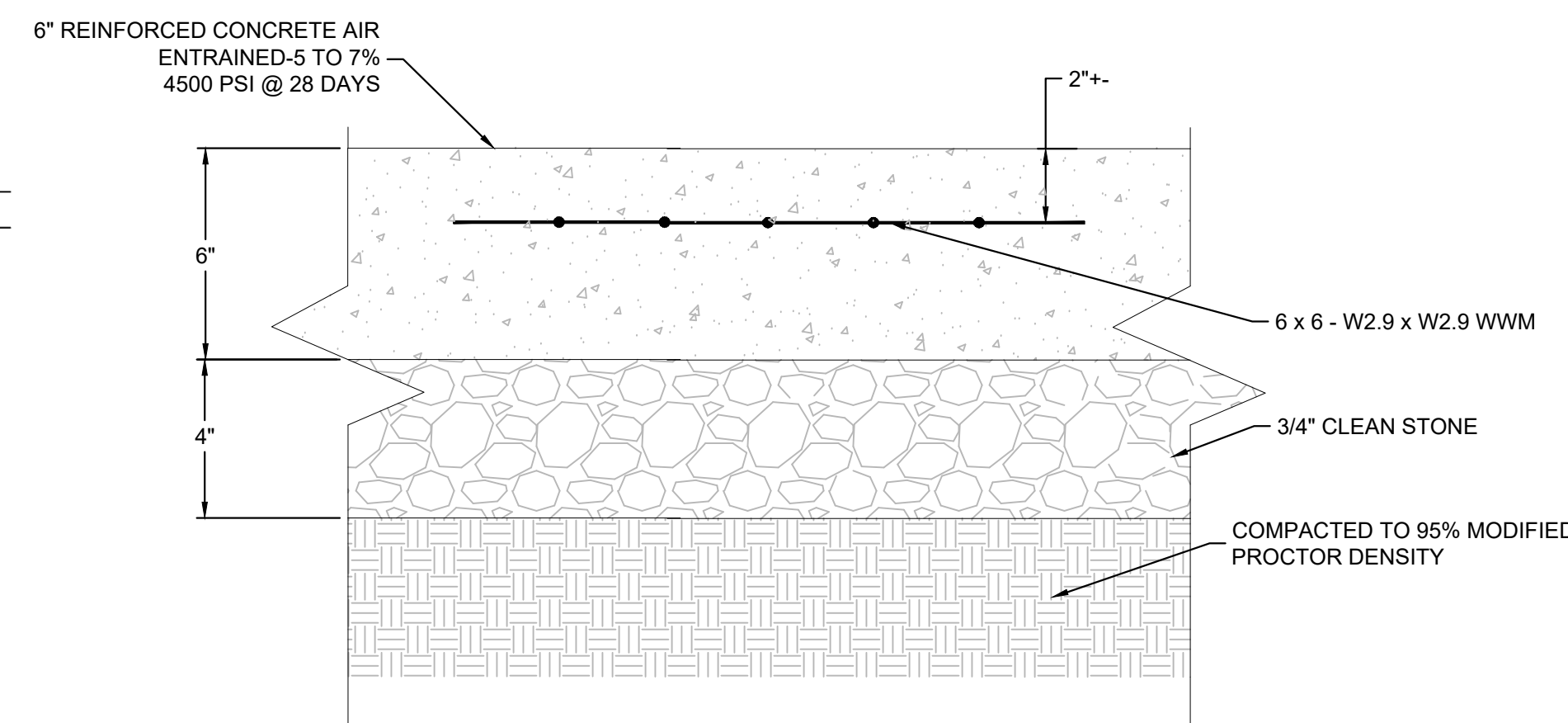


11 OUTLET CONTROL STRUCTURE DETAIL NTS

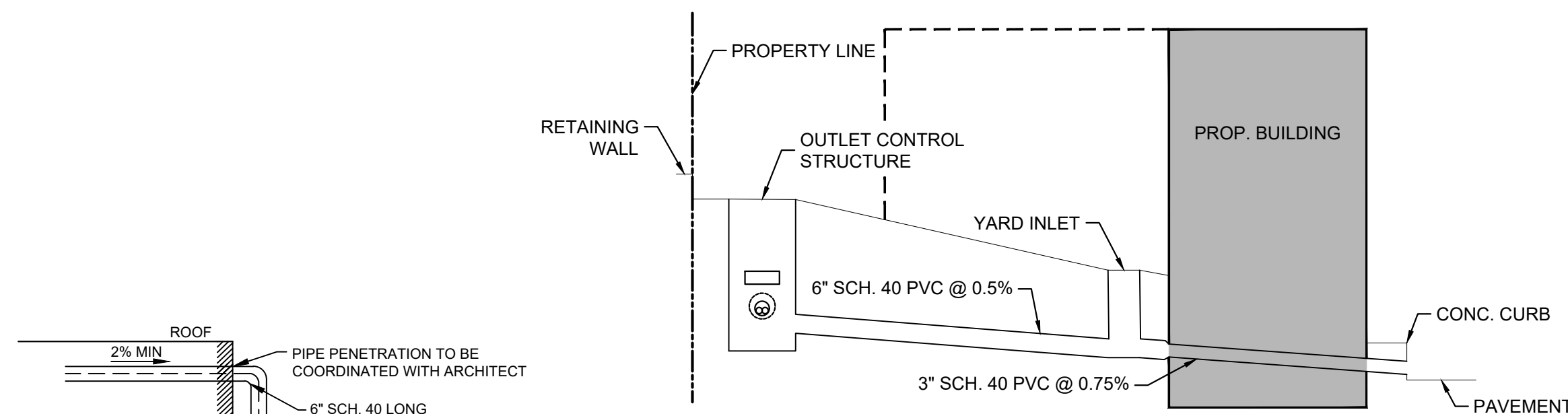
GENERAL NOTES:
1. ALL CONSTRUCTION SHALL MEET STANDARD DOT SPECIFICATIONS, THE LATEST EDITIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. TRENCHES IN UNIMPROVED AREAS TO BE BACKFILLED WITH SUITABLE MATERIAL UNLESS OTHERWISE ORDERED BY THE ENGINEER.



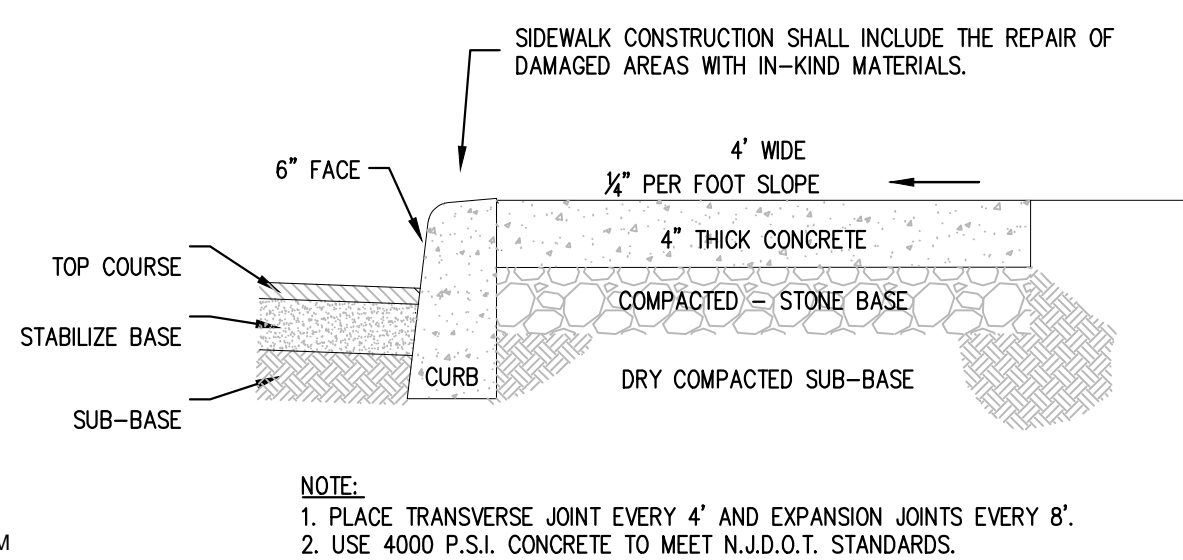
4 SEWER TRENCH DETAIL UNDER PAVEMENT NTS



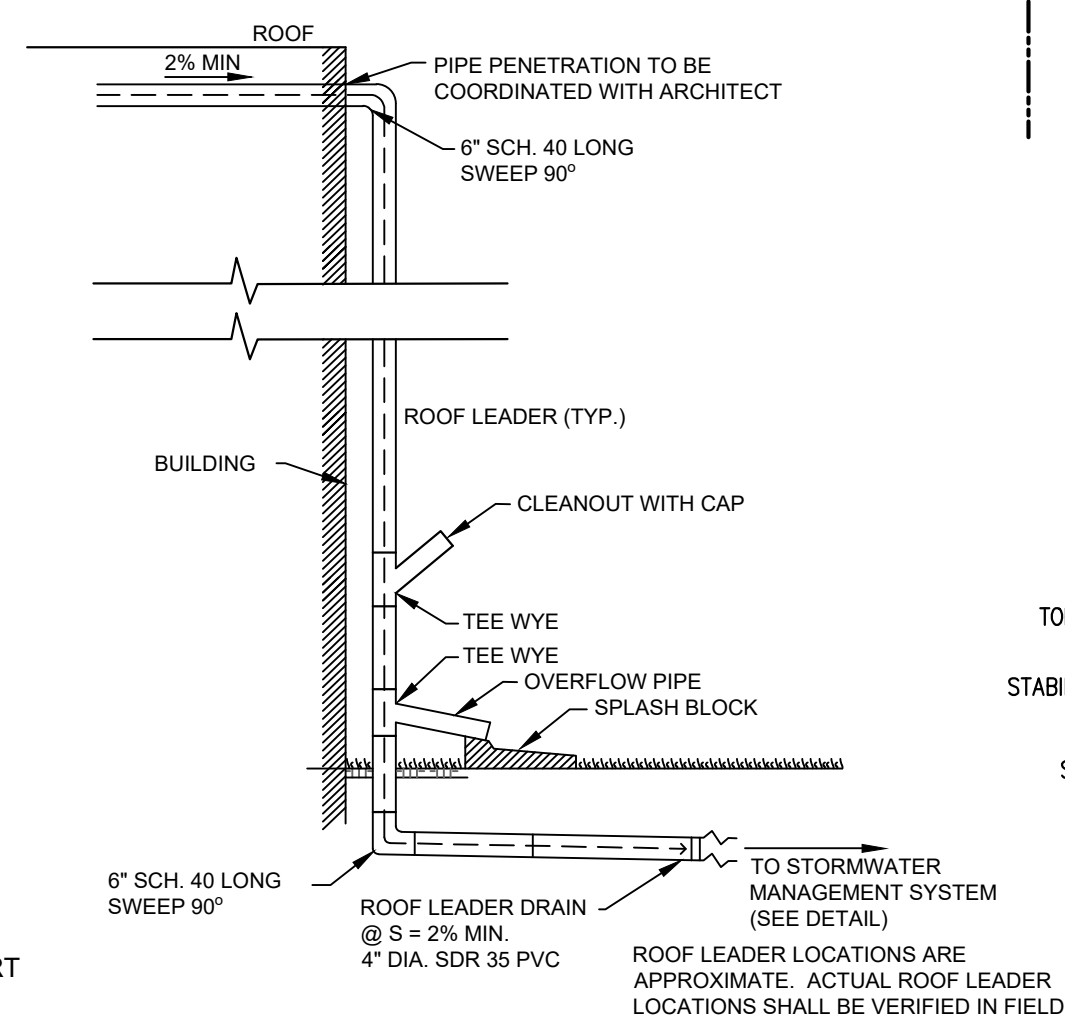
5 TRASH ENCLOSURE CONCRETE PAD DETAIL NTS



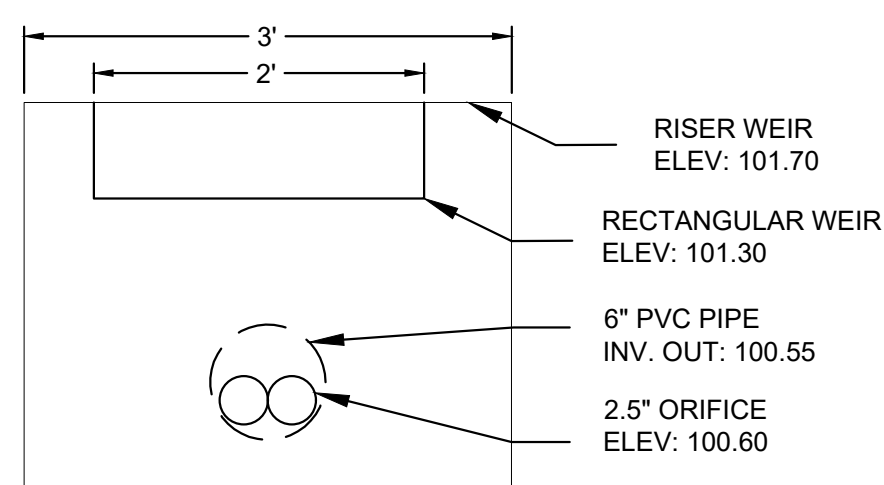
8 STORMWATER SYSTEM PROFILE NTS



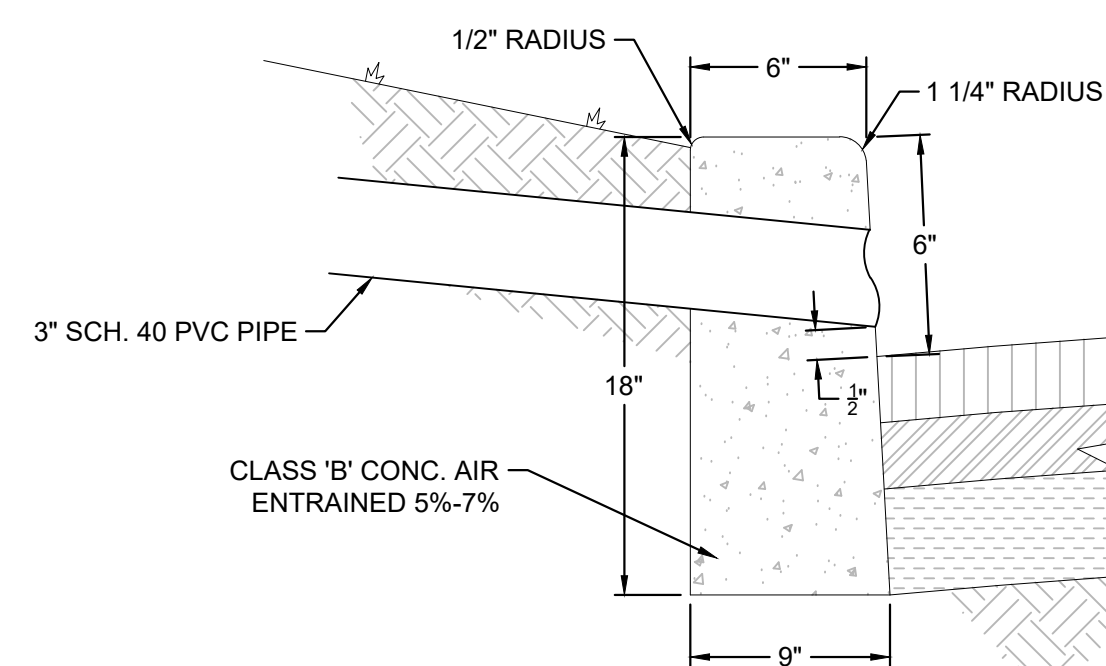
9 CONCRETE SIDEWALK DETAIL NTS



7 ROOF LEADER DETAIL NTS

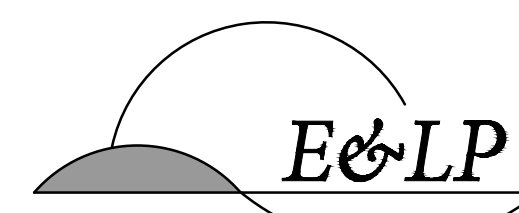


WEIR DETAIL



12 CURB WITH DRAINPIPE DETAIL NTS

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