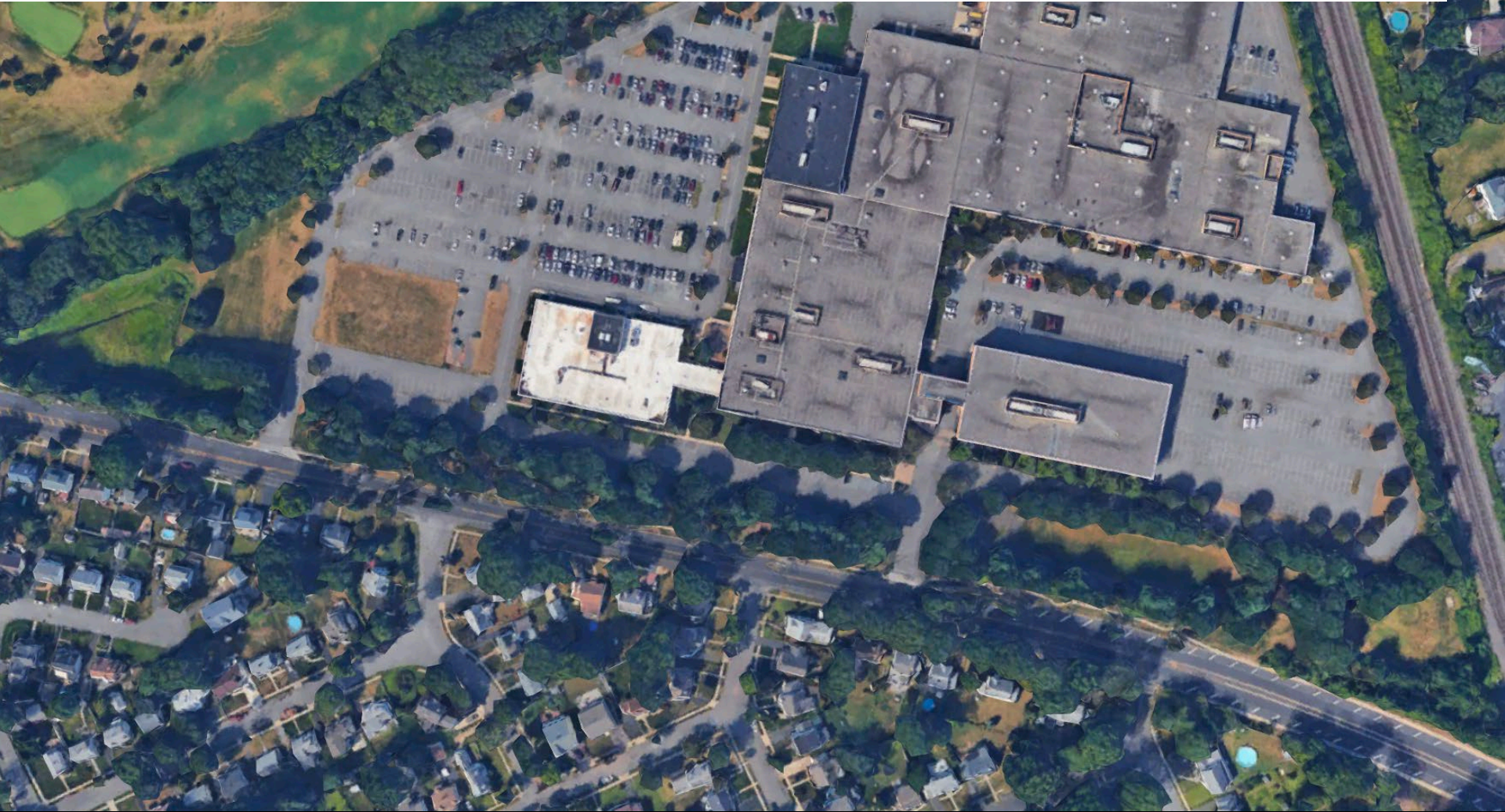


# 750 Walnut Ave Redevelopment Plan

## Public Input: Height vs Open Space



# **750 Walnut Ave Redevelopment Plan**

**The Township, Hartz Mountain Corp., and Fair Share Housing Center have entered into a settlement agreement to redevelop half of 750 Walnut Avenue with 250 apartments, 15% of which will be affordable housing units.**

**The Township has requested that the redevelopment be 4-stories, with 3-stories of residential over parking.**

**Hartz has requested that the redevelopment be 5-stories, with 4-stories of residential over parking.**

**The Township and Hartz participated in mediation with the Court-appointed Special Master to resolve the dispute over the proposed height of the buildings.**

# 750 Walnut Ave Redevelopment Plan

**On August 4, following two days of mediation, the Special Master advised that she would support either of the following two options and requested a decision by August 20:**

- 1. Two 5-story buildings, with 4-stories of residential and 1-story of parking underneath.**

This increases the amount of public open space.

But exceeds the Township's preferred building height.

***OR***

- 2. Two 4-story buildings, all residential, with all parking around the buildings and none underneath.**

This meets the Township's preferred building height.

But this decreases public open space.



# 750 Walnut Ave Redevelopment Plan

**More information on the Redevelopment Plan can be found in the video of the May 6, 2021 Virtual Town Hall. That Town Hall includes some discussion of the conflict between building height and the amount of public open space:**

**<https://cranfordtv35.viebit.com/player.php?hash=8mnpX5Zl3i3l>**

**The remaining slides illustrate the two competing proposals.**

**Please review and then provide input on the two proposals by completing the survey at this link:**

**[Click Here for Survey](#)**

*(And yes, the berm is staying)*

# 750 Walnut Ave Redevelopment Plan

## *Option 1:*

*5-Stories with Almost Half  
of Parking Underneath*

*Building Height Up to 65'*

*More Public Open Space (~3.75 ac)*

*Less Impervious Lot Coverage (~39.9%)*

# Option 1: 5-stories, parking underneath



Concept Plan Only

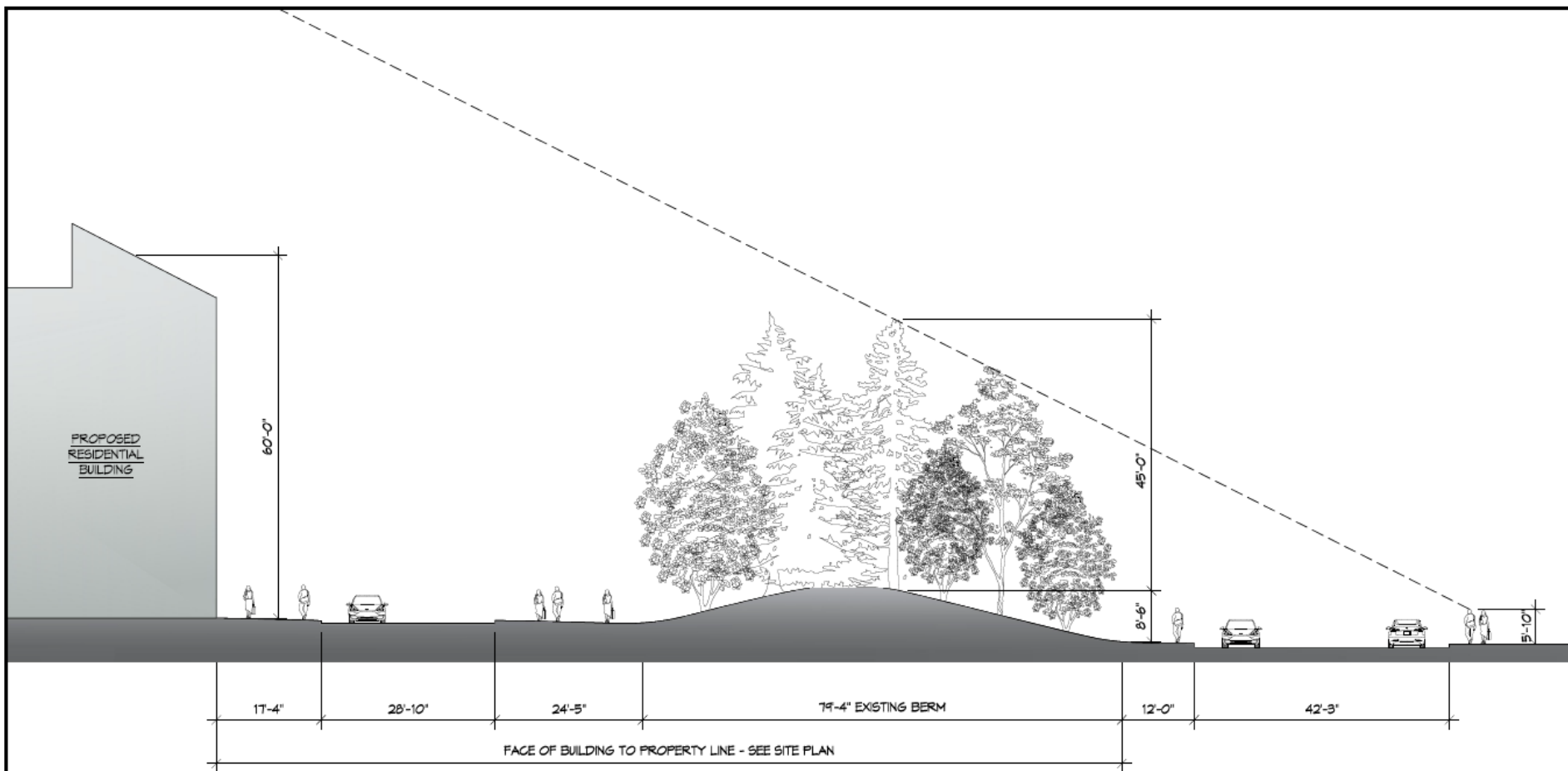


# Option 1: 5-stories, parking underneath



ILLUSTRATIVE CONCEPT PERSPECTIVE  
DATE: 05/10

# Option 1: 5-stories, parking underneath



DATE: 8/5/21

SCALE: 1/16" = 1'-0"

SITE CROSS SECTION - 4 STORIES OVER PARKING  
750 WALNUT AVE, CRANFORD, N.J.

**HARTZ**

HARTZ MOUNTAIN INDUSTRIES, INC.  
500 PLAZA DRIVE, SECAUCUS, N.J.



# 750 Walnut Ave Redevelopment Plan

## *Option 2:*

*4-Stories with All Surface Parking*

*Building Height Up to 50'*

*Less Public Open Space (~2.88 ac)*

*More Impervious Lot Coverage (~52.7%)*

## Option 2: 4-stories, parking surrounding

MAXIMUM BUILDING COVERAGE	\$50,000,000 (1)	\$50,000,000 (2)	\$100,000,000 (3)
MAXIMUM BUILDING HEIGHT	400 FEET / 122 FT	400 FEET / 122 FT	400 FEET / 122 FT
MAXIMUM LOT WAREHOUSE COVERAGE	\$50,000,000 (4)	\$50,000,000 (5)	\$50,000,000 (6)

EXISTING NON-COMPLETETS  
NOT APPLICABLE  
EXISTING REQUIREMENTS FOR OVERALL SITE  
PROPOSED REQUIREMENTS FOR INDIVIDUAL PORTIONS OF SITE  
PHONE WARD ST/BACK MUST INCLUDE A MINIMUM 15 FT PLANTING STRIP ADJACENT TO THE CURB  
LINE AT EAST AND SOUTHWEST CORNERS PLANTING STRIP ADJACENT TO THE BUILDING FACE

PARKS ARISE	
SOUTHERN PARK	\$7,000 SF
NORTH-REAR PARK	\$0,000 SF

OFF-STREET PARKING REQUIREMENTS			
CODE SECTION	REQUIRED	EXISTING (F)	PROPOSED (F)
RECREATION AND DEVELOPMENT PLAN SECTION 4.1.3	ONE SPACE PER UNIT OR 300 SQR. FT. (1,000 SQR. FT. = 10 SPACES)	1.00 SPACES	40.00 SP. (1.00 PL)
RECREATION AND DEVELOPMENT PLAN SECTION 4.1.3	RECREATION PARKING SPACE SIZE: 10 FT X 30 FT	30.0 FT X 30.0 FT	30.0 FT X 30.0 FT

- (a) BALANCE
- (c) EXISTING REQUIREMENTS FOR OVERALL LIFE
- (f) PROPOSED REQUIREMENTS FOR RESIDENTIAL PORTION OF LIFE



# Concept Plan Only



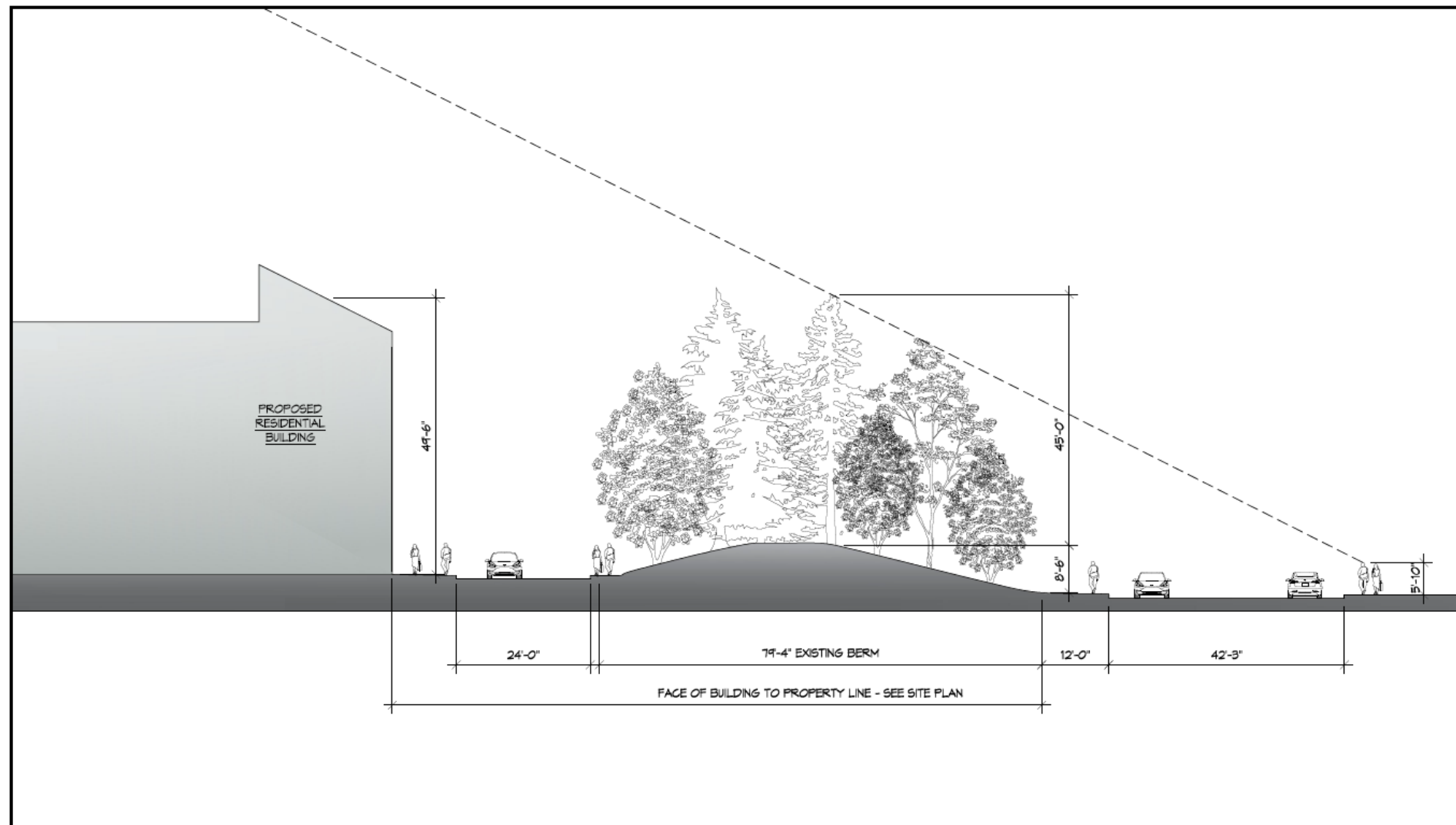
# Option 2: 4-stories, parking surrounding



ILLUSTRATIVE CONC



# Option 2: 4-stories, parking surrounding



DATE: 8/5/21

SCALE: 1/16" = 1'-0"

SITE CROSS SECTION - 4 STORIES ON GRADE  
750 WALNUT AVE, CRANFORD, N.J.

**HARTZ**

HARTZ MOUNTAIN INDUSTRIES, INC.  
300 PLAZA DRIVE, SECAUCUS, N.J.

# 750 Walnut Ave Redevelopment Plan

*Please provide your input by completing the survey at this link:*

[Click Here for Survey](#)

*Or emailing your comments to:*

*[Redevelopment@cranfordnj.org](mailto:Redevelopment@cranfordnj.org)*

*Thank you for participating and providing your feedback!*