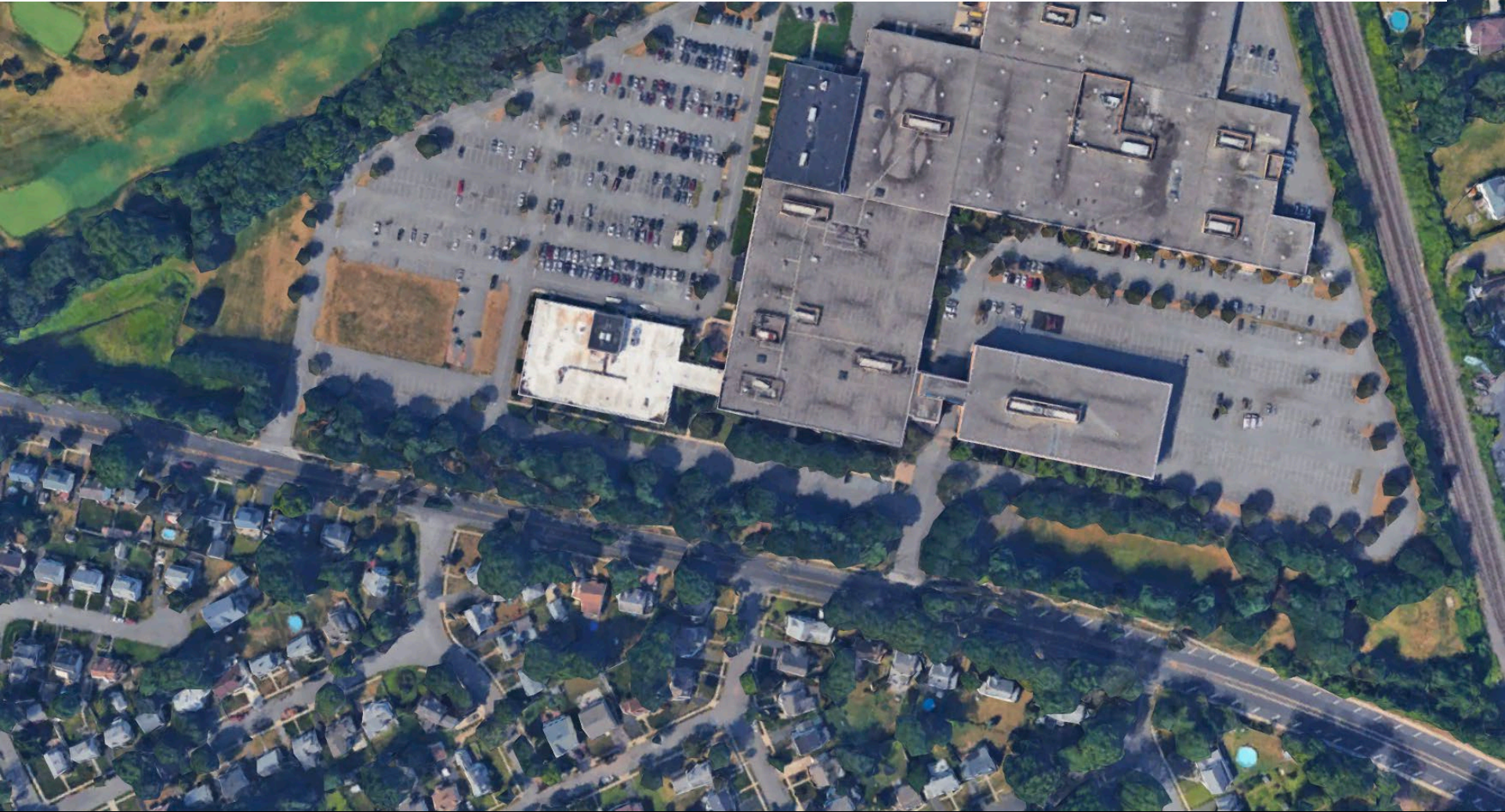


750 Walnut Ave Redevelopment Plan

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%)

[illegible]

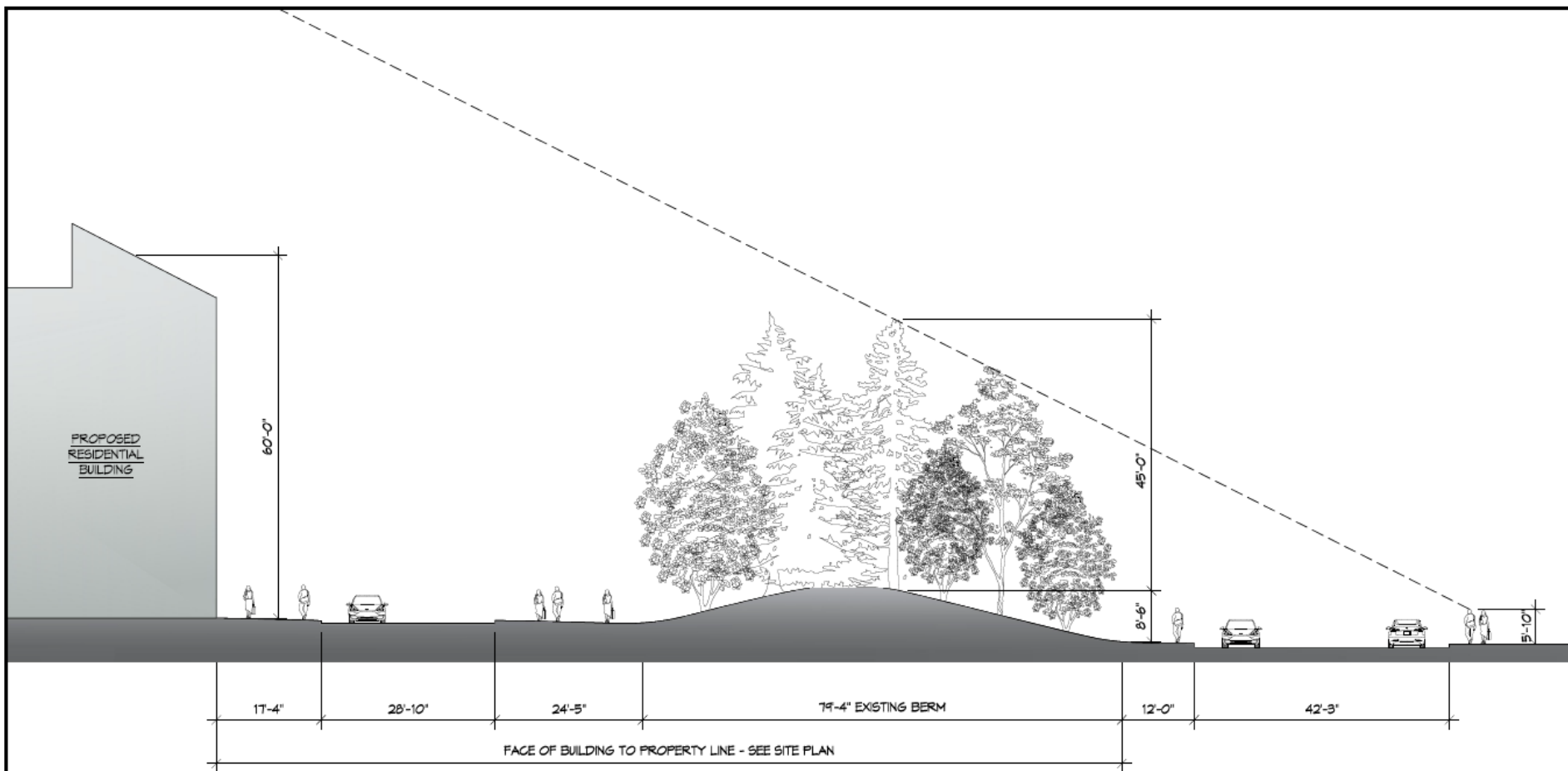
Concept Plan Only

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



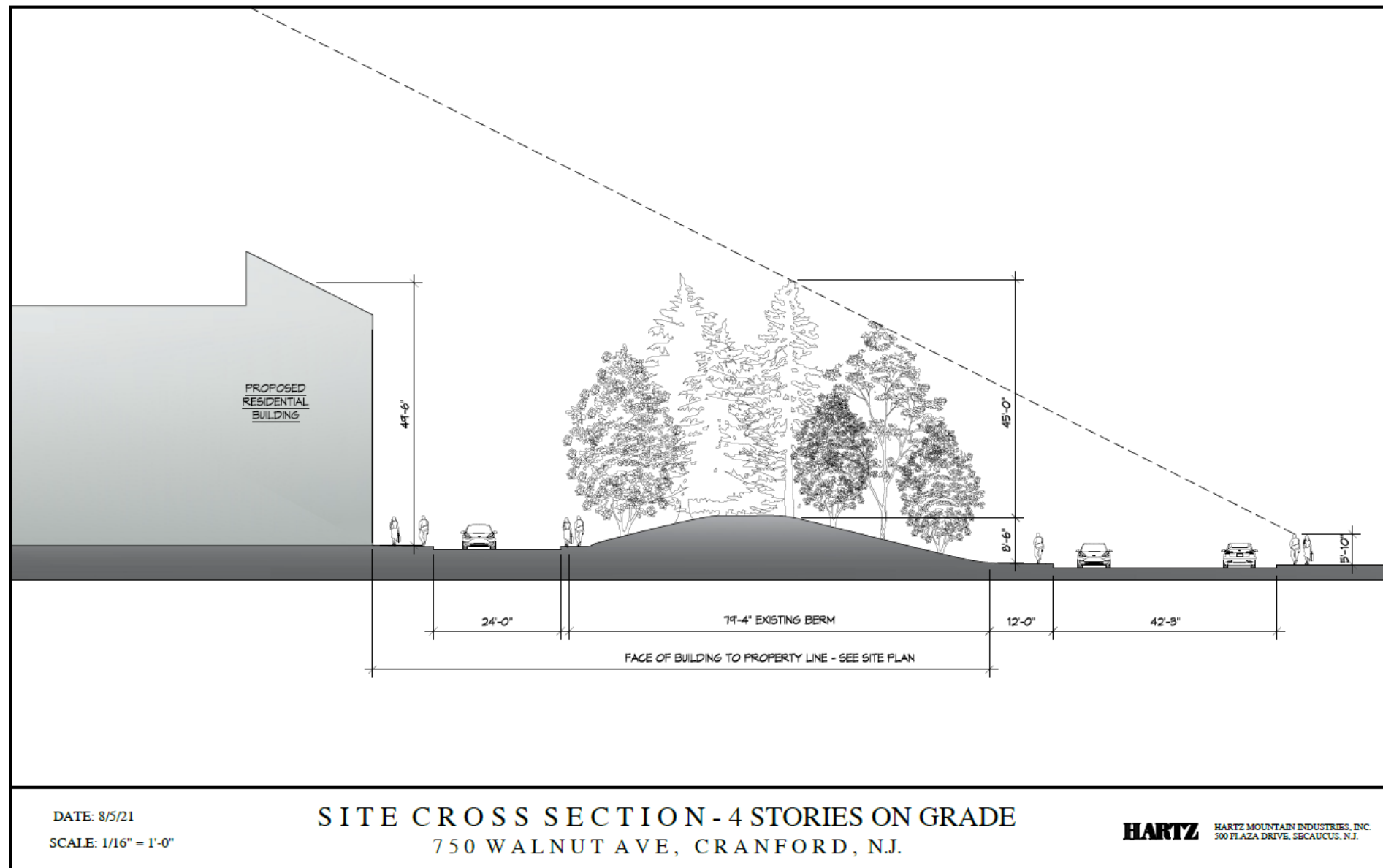
Concept Plan Only

Option 2: 4-stories, parking surrounding



ILLUSTRATIVE CONC

Option 2: 4-stories, parking surrounding



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

Thank you for participating and providing your feedback!