

STONEFIELD

September 19, 2022

Township of Cranford
Planning Board
8 Springfield Avenue
Cranford, NJ 07016

**RE: County Driveway Standards Memorandum
Proposed Mixed-Use Development
750 Walnut Avenue
Block 541, Lot 2
Township of Cranford, Union County, New Jersey
SE&D Job No. T-16509**

Dear Board Members:

Stonefield Engineering and Design, LLC (“Stonefield”) has prepared this memorandum to evaluate the existing and proposed driveways located at 750 Walnut Avenue in the Township of Cranford, Union County, New Jersey. Based on the Land Development Standards of the County of Union New Jersey, Section 500 “Design Standards” – 501.2B Streets:

“A new street from a subdivision should be located in relation to intersecting streets on the opposite side of a County road in a way that best facilitates the existing and future flow of traffic on the County road. In general, streets that connect with a County road should be offset at least 150 feet between center lines from intersecting streets on the opposite side of such County road, or else in direct alignment to avoid jog intersections.”

The existing site provides two (2) full-movement driveways along Walnut Avenue. From centerline to centerline, the northerly site driveway is located approximately 345 feet south of Lexington Avenue and the southerly driveway is located approximately 250 feet south of Mitchell Place. The existing site driveways are in compliance with the Union County Standards for aligning streets along County roadways.

Under the proposed development plan, three (3) driveways would be constructed along Walnut Avenue. The northly full-movement site driveway (industrial site driveway) would be located directly across from Lexington Avenue, the central full-movement site driveway (residential site driveway) would be located directly across from Behnert Place, and the southerly right-turn egress-only site driveway (residential site driveway) would be located approximately 230 feet south of Mitchell Place. The proposed site driveways would also be in compliance with the Union County Standards for aligning streets along County roadways as the two (2) full-movement driveways would have direct alignment with Lexington Avenue and Behnert Place.

Please do not hesitate to contact our office if there are any questions.

Best regards,



Matthew J. Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC

T:\2016\T-16509 Hartz Mountain - 750 Walnut Avenue, Cranford, NJ\Calculations & Reports\Traffic\Reports\2022-09 Driveway Standards Memo\2022-09 Driveway Standards Memo.docx

STONEFIELDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.