

Fw: CPB - 201 Walnut Application - Correspondence from Tuvel re: Conditions

Jonathan Drill <jdrill@sksdllaw.com>

Mon 2/27/2023 5:15 PM

To: Lenahan Kathy <k-lenahan@cranfordnj.org>

Cc: Jason Tuvel <jason@primelaw.com>; Dickerson Nick <ndickerson@maserconsulting.com>; Jacqueline Dirmann <jacqueline.dirmann@collierseng.com>; kevin.boyer@collierseng.com <kevin.boyer@collierseng.com>

Kathy,

Please forward this email with attachment to all Board members and professionals.

I ask all professionals to please review the letter and respond in an email to everyone on this email your positions and, if you agree that a particular plan revision condition can be eliminated so indicate, and if you believe that a particular plan revisions condition can be modified, please provide the modified language in the email.

My goal for Wednesday night's hearing in the event that the Board votes to approve the application is to keep the discussion regarding conditions as short as possible by working out any language changes and/or plan change eliminations ahead of time.

Thanks,

Jon

Jonathan E. Drill, Esq.
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From: Jason Tuvel <jason@primelaw.com>

Sent: Monday, February 27, 2023 4:58 PM

To: Jonathan Drill <jdrill@sksdllaw.com>

Cc: Nicholas Dickerson <Nicholas.Dickerson@collierseng.com>; Jacqueline Dirmann <jacqueline.dirmann@collierseng.com>; Kevin Boyer <Kevin.Boyer@collierseng.com>; Ryan Cooper <ryan@cooperllc.com>; Ash Michael <michael.ash@carlinward.com>; Lenahan Kathy <k-lenahan@cranfordnj.org>

Subject: Re: CPB - 201 Walnut Application - List of Proposed Conditions

Jon - Please see attached regarding conditions. Thanks for everyone's work on this.

Best Regards,

Jason

Jason R. Tuvel, Esq.

PRIME & TUVEL
ATTORNEYS AT LAW

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BENJAMIN T.E. WINE, *Esquire*

DANIEL H. KLINE, *Esquire*†"

February 27, 2023

VIA ELECTRONIC MAIL

Jonathan Drill, Esq.
Township of Cranford Planning Board Attorney
Stickel, Koenig, Sullivan & Drill, LLC
571 Pompton Avenue
Cedar Grove, New Jersey 07009

**RE: 201 Walnut Ave, LLC & Iron Ore Properties, LLC (“Applicant”)
201 Walnut Avenue, Cranford, NJ 07016 (“the Property”)
Block 484, Lot 19.01
Proposed Conditions of Approval**

Dear Mr. Drill:

As you are aware, this office represents the Applicant in connection with the application for preliminary and final major site plan approval (the “Application”) for the above-referenced Property. After reviewing the conditions circulated on Friday, February 24, 2023, Applicant makes the following comments/objections to some of the conditions noted.

a. Revisions Emanating in the Memo to the Board from John Ruschke, PE, PP (Mott MacDonald) revised January 30, 2023 (only those comments that require revisions are set forth below):

(1) Revise the site plans to rectify the potential for ponding of stormwater in the parking lot in the event of surcharge of onsite inlets due to downstream tailwater effects by reason of the parking lot having an approximate elevation of 63.3-feet which is below the proposed first floor elevation of the proposed new building which has an elevation of 63.5-feet. **This was not a recommendation, but rather a comment that there is a potential for ponding due to the difference in elevation. The building design elevation should be higher than the parking lot elevation to reduce potential for flooding inside the building. Therefore, we do not believe that this is a condition that should be noted.**

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Alternatively, Applicant would agree to seek to reduce potential for any ponding where feasible.

b. Revisions Emanating in the Memo to the Board from Jacqueline Dirmann, PE, CME, CFM (Colliers Engineering & Design) dated February 14, 2023 (only those comments that require revisions are set forth below):

2) The requested topographic information is not on Applicants property and has already been depicted via drone images during testimony. Applicant cannot obtain topography from someone else's property, however, the Applicant's engineer can add aerial imagery if deemed necessary.

17) Revise sheet 4 of the site plans to provide an alternate design to the "doghouse manhole" connection into the Chestnut Street stormwater sewer system to avoid having the two (2) manhole structures in close proximity to each other. FPA's response letter dated 11/17/22 opines that the invert of the proposed system does not allow connection to any other existing structures on the adjacent street and the design is the only one feasible. The review letter acknowledges Applicant's response that the additional structure is required as proposed. Therefore, this condition should be stricken or modified to reflect same.

(26) Revise the site plans to reflect that the existing pedestrian crossings at the intersections of Walnut / Chestnut and Chestnut / High will be replaced in kind. This should be modified to state "replace in kind with respect to striping only."

c. Revisions Emanating in the Letter to the Board from Nicholas Dickerson, PP, AICP, CFM (Colliers Engineering & Design) dated October 3, 2022 (only those comments that require revisions are set forth below):

(8) Revise the plantings on sheet 7 of the site plans to reflect shade trees being planted not only along Chestnut Street but also along Walnut Avenue and High Street and at regular intervals as required by paragraph 4.11.g.1 of the SACS Plan. Comment addressed in correspondence addressing Colliers' review memo and during testimony. The Applicant is keeping the one shade tree on Walnut Ave. There is no room to plant more, and no room to plant any shade trees on High Street. It will either infringe on the sight triangle easement or there is no space between the sidewalk and the building, or sidewalk and curb to plant a tree.

(13) Revise light fixture "C", which is located near the vehicle entrances along Walnut Avenue and High Street, to complement the design of the Township's streetlight fixtures.

(name)
(date)
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Testimony was provided as to why the proposed light fixture "C" is appropriate and no exception was taken.

If you have any questions or comments or should you require additional information or documentation, please don't hesitate to contact my office.

Very truly yours,

Jason R. Tuvel

JRT:lia

Jason R. Tuvel, Esq.
Attorney for Applicant