

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

Jonathan Drill <jdrill@sksdllaw.com>

Tue 2/28/2023 3:41 PM

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

Cc: Nicholas Dickerson <Nicholas.Dickerson@collierseng.com>; Kevin Boyer <Kevin.Boyer@collierseng.com>; Kevin Nollstadt <Kevin.Nollstadt@mottmac.com>; John Ruschke <John.Ruschke@mottmac.com>; Jason Tuvel <jason@primelaw.com>

Kathy,

Please forward this email to the Board and I will scan it and send the scan to you so you can post it on the website.

As to the revision to the site plans emanating in the comments from John Ruschke, PE (Mott MacDonald), I suggest that condition "a.(1)" be modified to read as follows:

"Revise the site plans to reduce potential for ponding in the parking lot where feasible. (There is a 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)."

By copy of this email to Jason Tuvel, I am advising him of same and ask him to advise that this is acceptable by reply email.

Thanks,

Jon

Jonathan E. Drill, Esq.
Stickel, Koenig, Sullivan & Drill, LLC
571 Pompton Avenue
Cedar Grove, New Jersey 07009
973-239-8800 (phone)
973-239-0369 (fax)

This message contains privileged and confidential information intended solely for the use of the addressee(s) named above. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and delete the original message. Thank you.

From: John Ruschke <John.Ruschke@mottmac.com>

Sent: Tuesday, February 28, 2023 3:20 PM

To: Lenahan, Kathy <k-Lenahan@cranfordnj.org>; Jonathan Drill <jdrill@sksdllaw.com>

Cc: Nicholas Dickerson <Nicholas.Dickerson@collierseng.com>; Kevin Boyer <Kevin.Boyer@collierseng.com>; Kevin Nollstadt <Kevin.Nollstadt@mottmac.com>

Subject: RE: ACTION NEEDED - CPB - 201 Walnut Application - Correspondence from Tuvel re: Conditions

Regarding MM comment, correct it is an observation regarding potential ponding. Agree the probability would be low for this to occur. No objection to make this an observation. However, also no objection to consider adding the condition "Applicant agrees to seek to reduce potential for any ponding where feasible" if you feel it needs to be stated to address any concerns of the Board.

John K. Ruschke, PE, PMP, ENV SP

Principal Project Manager

D +1 (908) 238 5000 C +1 (973) 432 8309

john.ruschke@mottmac.com

From: Lenahan, Kathy <k-Lenahan@cranfordnj.org>

Sent: Tuesday, February 28, 2023 10:59 AM

To: Jonathan Drill <jdrill@sksdlaw.com>

Cc: Nicholas Dickerson <Nicholas.Dickerson@collierseng.com>; Kevin Boyer <Kevin.Boyer@collierseng.com>; John Ruschke <John.Ruschke@mottmac.com>; Kevin Nollstadt <Kevin.Nollstadt@mottmac.com>

Subject: ACTION NEEDED - CPB - 201 Walnut Application - Correspondence from Tuvel re: Conditions

Importance: High

Good Morning All

Please see the email below from Jonathan regarding the attached letter on behalf of the applicant for 201 Walnut. Action is required by our Board Professionals, who are copied on this email.

Kathy Lenahan

Land Use Administrator

Township of Cranford, NJ

908-709-7211

 Please consider the environment before printing this email

From: Jonathan Drill <jdrill@sksdlaw.com>

Sent: Monday, February 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

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

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.

Stickel, Koenig, Sullivan & Drill, LLC

571 Pompton Avenue

Cedar Grove, New Jersey 07009

973-239-8800 (phone)

973-239-0369 (fax)

This message contains privileged and confidential information intended solely for the use of the addressee(s) named above. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and delete the original message. Thank you.

From: Jason Tuvel <jason@primelaw.com>
Sent: Monday, February 27, 2023 4:58 PM
To: Jonathan Drill <jdrill@sksdlaw.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.

Please send all correspondence to our Hackensack office.

North Jersey Office

1 University Plaza Drive, Suite 500
Hackensack, New Jersey 07601
Phone: (201) 883-1010
Fax: (856) 273-8383

Hoboken Office

50 Harrison Street PH 511
Hoboken, New Jersey 07030
Phone: (201) 883-1010
Fax: (856) 273-8383

South Jersey Office

14000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
Phone: (856) 273-8300 x307
Fax: (856) 273-8383

CONFIDENTIALITY NOTE: This e-mail transmission is intended only for the addressee, and may contain privileged and/or confidential information from the law firm of Prime & Tuvel. If you are not the intended recipient, please do not use, disseminate or copy this material. If you believe you have received this e-mail transmission in error, please notify us immediately by return e-mail, and delete or destroy any copies after sending that notice.