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March 1, 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 discussion Condition 7, set forth in your proposed conditions for this matter, we offer the following for the Board’s consideration. The Applicant agrees, and inadvertently, did not have the native species of shade trees on the plan. This will be corrected and complied with as a condition of approval should the Board approve the Application.

As to Condition 8, the issue regarding the spacing of trees “30’ on center if a small street tree with a canopy spread up to 30’ or spaced at 40’ on center intervals if a medium or large tree with a canopy spread above 30’”, Applicant’s engineer, FPA, addressed this item in their response letter to Colliers dated 11/17/22 (“FPA Letter”) that was submitted to the Board as part of the record on the Application. In the FPA Letter it was expressly stated that Applicant is unable to add any additional shade trees other than what is currently depicted on the site plan on either High Street or Walnut Avenue due to additional trees and/or its branches interfering with the sight triangle easements associated with the driveway entrances or due to conflicts with the Townships Design Standards §255-26 (A)(3)(G), which prohibits shade trees from being closer than 25’ to any existing or proposed streetlights or street intersections. Applicant’s civil engineer, William Masol, P.E., also testified to this condition and the plans which reflect same during his testimony before the Board.

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Jonathan Drill, Esq.
March 1, 2023
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Based on the above, we believe the requisite plan changes, expert testimony and response letter (FPA Letter, which is attached for convenience) addressing this exception have been provided to the Board for the Board to grant same as part of any site plan approval related to the Application.

Finally, I am writing to advise that the Applicant agrees and consents to the conditions set forth in your latest list of conditions circulated earlier this morning. 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



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November 17, 2022

Kathy Lenahan, Board Administrator
Zoning Department
Township of Cranford
8 Springfield Avenue
Cranford, NJ 07016

RE: Response to Planning Review Letter No. 2
PB-22-003 (Preliminary and Final Site Plan)
201 Walnut Ave LLC
201 Walnut Avenue
Block 484, Lot 19.01
FPA No. 16377.01

Dear Ms. Lenahan:

Please find below responses to Colliers Engineering & Design review letter dated October 3, 2022, Colliers Engineering Memorandum dated October 5, 2022, and Mott MacDonald Memorandum to the Planning Board dated October 6, 2022, as follows:

Colliers Engineering Review letter dated October 3, 2022

Section F. Comments

3. Setbacks have been revised accordingly to represent the outermost extent of the building.
4. The building roof overhang has been labeled on the site plan.
5. The project proposes 87% impervious cover which is less than the 95% under the redevelopment. The project is also proposing a pervious paving system and underground detention basin to help alleviate the existing flooding.

Landscaping and Lighting

6. and 7. The plantings have been revised per Environmental Commission request and discussions with the Planning Board Landscape Architect reviewer to Zelkova Serrata which can tolerate salt spray and high salinity in soils.
8. There is an existing shade tree on Walnut Ave that will be saved. As discussed with the Planning Board Landscape Architect reviewer, there is no room on High Street or Walnut Avenue to provide an additional shade tree due to sight triangles and/or existing streetlights.
9. We are not proposing any Belgian block pavers at the perimeter of the trees as they may become a tripping hazard and since the Applicant wishes to maintain the same appearance as the adjacent streetscape.
10. Note 28 has been added to the Landscape plan, as well as a note on the tree planting detail.
11. The lighting plan does not show the existing street light levels since the lights are not located on the subject property and were not included in the calculations. The plan shows no light spillage onto the street due to the project and the design meets the Townships lighting ordinance.
12. Please see architectural plans for details regrading the roof deck lighting.



13. Fixture is similar in design to the Township's streetlights in that it is a traditional looking light, however slightly different to be unique to the project, while meeting the requirements of the Township's lighting ordinance.
14. The proposed Red Twig Dogwood has been replaced with Inkberry Holly as discussed with the Planning Board Landscape Architect reviewer.
16. The Landscape plan and notes have been revised to show the site will only be sodded.
17. The plans have been revised accordingly.
18. The lighting plan has been revised accordingly to meet spillage and footcandle requirements.
20. A bollard had been added behind the curb to provide a physical barrier along the front. A continuous barrier is not proposed along the front as it may impede the movement of bikes to and from the bike rack.

Site Design

33. A 5' unobstructed sidewalk along Chestnut Avenue and High Street and 4' unobstructed sidewalk along Walnut Avenue is provided to meet existing sidewalk widths, which is consistent with Section 4.11(E) Streetscape design requirements set forth in the South Avenue & Chestnut Street Redevelopment Plan.
34. A trash receptacle is provided at each intersection. Being that the project is a residential development located in the downtown transitional zone with lower foot traffic, we request that the requirement for additional trash receptacles be waived.
35. The benches are moved to be next to the existing sidewalks for ADA accessibility.
36. Plans have been revised to extend new sidewalks to the property limits and include the plaza area at the intersection of Walnut Avenue and Chestnut Street.

Colliers Engineering October 5, 2022 memorandum

Section A. General

3. The flood hazard information has been added to the existing conditions plan.
Site Plan (Sheets 3 of 12)
4. The wall is intended as a barrier between the concrete parking deck and the pervious paving system and is below grade.
5. The building outline is shown and labeled on the plan.
6. The site plan has been revised accordingly.
7. The site plan has been revised accordingly.
8. 495 square feet of privately owned open space is provided within the applicant's property at the intersection of High Street and Chestnut Street.
9. Statement; will comply with accordingly.
10. The site plan has been revised to depict which street trees will be removed and which will remain.
11. The system is wall mounted. The site plan has been revised accordingly.
12. Notes have been added to the pervious paving detail.
Grading and Drainage Plan (Sheet 4 of 12)
15. Concrete wheel stops have been added to the plan.
17. The invert of the proposed system does not allow connection to any other existing structures on the adjacent streets. The existing manhole has three pipes connecting to it making it impractical to connect another pipe to the manhole. Furthermore, the proposed pipe direction would be opposite the flow through the manhole which is not prudent.
Landscape Plan (Sheets 7-8 of 12)
20. The landscape plan has been revised accordingly.
Lighting Plan (Sheet 9 of 12)
22. Refer to architectural plans for roof terrace lighting.

Miscellaneous



24. The project does not direct any stormwater runoff from the proposed development onto the neighboring properties.
25. All roof runoff is directed to the underground detention basin.
26. A note has been added to the cover sheet.

Mott MacDonald October 6, 2022 Memorandum

1. NJFPA permit and permit modification are attached.
2. A Tideflex valve has been added to a downstream manhole to prevent the flood waters from Raritan River to back up into the detention basin causing a loss of storage. Head loss calculations for the valve are included under the proposed conditions section of the stormwater management report. We note that the project has a drainage area of 0.85 acres, with a time of concentration of 6 minutes, peak runoff rate of 5.01 cfs, and is approximately 750 feet from the Rahway River at High Street bridge crossing. In comparison Rahway River at the High Street Bridge has a drainage area of 23,200 acres, peak runoff rate of 5207 cfs (both from FEMA FIS), and it's upper reach is 14 miles from High Street bridge. Therefore, the peak flow and storage of the basin will occur much earlier than the Raritan River's peak flood stage at High Street, and therefore, the detention basin will function as intended, with no adverse impact from the flooding caused by the Raritan River.
3. The applicant is proposing an offsite contribution to the Township stormwater management fund pursuant to the Redevelopment Agreement, and therefore is requesting an exemption from any suggested upgrades or replacements to the storm sewer pipe in Chestnut Street.
4. Plans have been revised accordingly.
5. Plans have been revised accordingly.
6. TW references the top of wall elevation and BG references the proposed grade at the bottom of the wall.
7. The storm sewer manholes are intended to act as the inspection ports.
8. The detail has been revised accordingly.
9. The detail has been revised accordingly.
10. The Operation and Maintenance (O&M) Manual is attached.

We trust that this submission addresses all questions and comments in the referenced letters and Memorandums.

Respectfully Submitted,
FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'Bahram Farzaneh', is written over a horizontal line.

Bahram Farzaneh, PE
Bahram.farzaneh@fpaengineers.com

C: 201 Walnut Ave LLC
Jason Tuvel, Prime & Tuvel