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July 7, 2023

K&A 001.01

**Ms. Kathy Lenahan, Land Use Administrator
Cranford Township Planning and Zoning Boards**

Township of Cranford Municipal Building
8 Springfield Avenue
Cranford, NJ 07016
k-Lenahan@cranfordnj.org

**RE: Preliminary & Final Site Plan Approval
AVIDD Services of New Jersey, Inc.
73-91 Myrtle Street
Block 573, Lots 9, 10 & 12.01
Township of Cranford, Union County, New Jersey
Application No. PBA-22-001; Colliers Project No. CDZ0365A**

Dear Ms. Lenahan:

Sciullo Engineering Services, LLC ("SE") is assisting Avidd Services of New Jersey, Inc. ("Applicant") with the subject project. We are providing this letter in response to comments received at the Planning Board hearing for the project May 17, 2023, to advise the Board of changes resulting from discussion with the Township (owner of the land that is the subject of this application), and to address the planning review letter issued by Colliers Engineering & Design dated April 28, 2023 and the engineering review memorandum issued by Colliers Engineering & Design dated May 10, 2023 for the subject application. We are also in receipt of an updated Cranford Environmental Commission review memorandum dated June 13, 2023 and have revised the landscape plan to address their concerns.

Recall that during the meeting the adjacent neighbors were questioning the disposition of the parcel of ground proposed to remain vacant and in the Township's possession, shown as Lot 12.01 on the project documents. After the meeting Avidd reached out to the Township about that parcel and the neighbor's concerns, as well as variance relief created by keeping that parcel at a size that could be potentially developed in the future with another home. The Township stated they have no interest in developing that parcel and advised that Avidd should include that land in proposed Lot 10 so that there is no land remaining for development and to remove the requested variance relief for lot coverage and side setback for proposed Lot 10. Accordingly, the revised plans submitted with this response include no changes to the layout of the proposed buildings and associated site improvements, but do include the entirety of project area in the two proposed development lots. The detailed impact

of this change is described in the responses to the review memoranda from the Board professionals below.

For ease of reference, the review comments from the aforementioned review memoranda are provided below in *italicized text*, followed by our responses in **bold**. Only those comments requiring a response are included:

Colliers Engineering & Design Planning Review Letter No. 1 dated April 28, 2023:

D. Variances

1. *Section 255-34 (Schedule 1): Maximum Impervious Coverage (Lot 10).*

The R-3 Zone District requires maximum impervious coverage of 38 percent. The Applicant is proposing 45.4 percent impervious coverage. Bulk variance relief is required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

As described above and as shown on the enclosed revised plans, Lot 10 is now larger in area so variance relief for lot coverage is no longer required.

2. *Section 255-34 (Schedule 1): Front Yard Setback (Lot 9).*

The R-3 Zone District requires a minimum front yard setback of 25 feet, except where a prevailing setback has been established (See note in previous section). The Applicant is proposing 17 feet from the property line to the covered front porch. Bulk variance relief is required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

The Applicant respectfully continues this variance request to create a larger than required rear yard towards neighboring properties.

3. *Section 255-34 (Schedule 1): Front Yard Setback (Lot 10).*

The R-3 Zone District requires a minimum front yard setback of 25 feet, except where a prevailing setback has been established (See note in previous section). The Applicant is proposing 17 feet from the property line to the covered front porch. Bulk variance relief is required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

The Applicant respectfully continues this variance request to create a larger than required rear yard towards neighboring properties.

4. *Section 255-34 (Schedule 1): Side Yard Setback (Lot 10)*

The R-3 Zone District requires a minimum side yard setback of 10 percent of the lot width, with a minimum of 7 feet. The lot width for Proposed Lot 10 is 160.33, meaning that a side yard of 16 feet is required. The Applicant is proposing a side yard of 13 feet on its western side. Bulk variance relief is

required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

As described above and as shown on the enclosed revised plans, Lot 10 is now larger in area so variance relief for side setback is no longer required.

5. *5.Section 255-44 D(5): Residential Garages (Lot 9).*

The ordinance requires all new one- and two-family homes to provide a garage for at least one on-site parking space, whereas no garage is proposed for Lot 9. Bulk variance relief is required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

The Applicant respectfully continues this variance request since residents will not drive and therefore not make use of garage parking, nor will employees that will provide care to the residents at the site.

6. *Section 255-44 D(5): Residential Garages (Lot 10).*

The ordinance requires all new one- and two-family homes to provide a garage for at least one on-site parking space, whereas no garage is proposed for Lot 10. Bulk variance relief is required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

The Applicant respectfully continues this variance request since residents will not drive and therefore not make use of garage parking, nor will employees that will provide care to the residents at the site.

7. *Section 255-35D(4)—Generator Location.*

The ordinance restricts ground mounted generators to the side or rear yard. The proposed generator is technically located within the street side yard of the unimproved section of Ludlow Avenue, which would require a variance. Bulk variance relief is required to permit this deviation. Is relief cognizable under “C(1)” hardship or “C(2)” flexible variance provisions?

The Applicant respectfully continues this variance request to permit the generator in what is technically a front yard against the unimproved street to the east to allow the generator to be placed farther from neighboring parcels to the north.

E. Waivers/Exceptions

The Applicant has requested the following waivers or exceptions as part of this application:

1. *Section 255-26G(3)(a)—Parking Area Setback For Lot 9.*

This section of the code requires a 3 foot setback for parking from the side property line. As the parking area is shared between Lots 9 and 10, an exception is required for a 0 foot setback.

The Applicant respectfully continues this waiver request.

2. *Section 255-26G(3)(a)—Parking Area Setback For Lot 10.*

This section of the code requires a 3 foot setback for parking from the side property line. As the parking area is shared between Lots 9 and 10, an exception is required for a 0 foot setback.

The Applicant respectfully continues this waiver request.

3. *Section 255-26G(9)—Lighting in Parking Area.*

This section of the code requires a minimum of 1.5 footcandles throughout the parking area. The Applicant is requesting an exception to provide 1.0 footcandles.

The Applicant respectfully continues this waiver request and for the minimum lighting level to be 0.4 footcandles.

4. *Section 255-26G(9)—Light fixture heights in parking area.*

This section of the code requires a maximum light fixture height of 16 feet above grade, whereas the Applicant is seeking an exception to provide 1 fixture measuring 20 feet high. It is not clear why two smaller fixtures would not be able to provide the same amount of lighting. The Applicant shall clarify.

The plans are revised to propose light poles that are 12 feet in height. This waiver relief is no longer required.

5. *Section 255-26L Lookalike provisions.*

This section of the code prohibits the construction of dwellings that are “like or substantially like” any existing or proposed neighboring dwelling. The applicant has requested an exception from this requirement.

The Applicant respectfully continues this waiver request.

6. *Section 255-26N(2) Tree replacement plan.*

The Applicant is suggesting that because the property is wooded, reforestation would be cost generative, and as such, requires an exception.

The Applicant respectfully continues this waiver request.

F. Comments

1. *The Applicant shall provide evidence of all outside approvals.*

Evidence of outside agency approvals will be provided when received.

2. *Plans show a brick pad with fire pit on proposed Lot 12.02, which appears to be an encroachment from the adjacent property Lot 3. While the plans show that a playset from Lot 5 and a shed from Lot 8 will be relocated to their respective lots, nothing is shown for this feature. The Applicant shall clarify.*

The neighboring land owners have advised that they will remove their encroaching improvements from the project site.

3. *All necessary steps shall be taken to make the affordable units creditworthy pursuant to applicable law.*

Understood. Testimony was provided at the May 17, 2023 public hearing regarding the creditworthiness of these affordable units.

4. *The Applicant shall comply with all applicable affordable housing requirements, the Fair Housing Act, any applicable order of the Court, and other applicable laws.*

Understood. The project will comply.

5. *The Board may wish to hear testimony on snow storage as many operators pile snow in parking spaces, which reduces the number of available spaces.*

As testified during the public hearing in May, snow will not be stored in any parking spaces.

6. *The applicant should consider, but is not required to provide, adding bicycle racks for its residents.*

The residents of these homes will most likely not be ambulatory, but if any staff or residents desires to commute with a bicycle, storage will be made available inside or in the rear of the unit.

7. *The proposed residential units comply with the minimum numbers of off-street parking requirements under the New Jersey Residential Site Improvement Standards. We note, however, that two of the spaces are divided by the proposed property line. The site plans show that the proposed parking and driveway will be part of a proposed cross access easement.*

The entire parking area and driveways will be subject to a cross-access easement to that the entirety of the driveway and parking area is available for use by both homes.

8. *Similar to the above, the Applicant shall clarify if a shared maintenance agreement will be prepared for the stormwater basin.*

A shared maintenance agreement will be required for the stormwater management system.

9. *The Applicant is encouraged to bring in examples of building materials and/or provide conceptual renderings of the proposed building.*

The Applicant's architect will provide testimony on building materials at the next public hearing for the project.

Colliers Engineering & Design Engineering Review memo dated May 10, 2023

A. *General*

Boundary & Topographic Survey Sheet (Sheet 1 of 1)

1. *The Applicant is showing a wooded area with no indication of how many trees are located within the property boundary. The Applicant shall provide additional information regarding the size, species, and location of existing trees onsite. Testimony shall be provided.*

The Applicant requested relief from providing a tree survey, tree inventory or tree replacement plan and respectfully continues this waiver request.

Site Plan (Sheet 3 of 9)

4. *The Applicant is showing a cross access easement area. The Applicant shall provide addition information regarding what is to be included in this easement.*

The easements anticipated between the two lots will be the driveways, parking area and stormwater management features.

5. *The Applicant is proposing to install a five-foot-wide (5') sidewalk along the Myrtle Street frontage. The sidewalk is showing to end at the intersection of the paper street for Ludlow Avenue. The Applicant is not proposing any pedestrian safety measures to get pedestrians across Myrtle Street to access the sidewalk on the other side of the street.*

After discussion with the Board and Township representatives after the hearing, the Applicant has removed the proposed sidewalk from the project. In addition to the noted issue of crossing Myrtle Street, which would create additional cost for offsite improvements the project cannot afford, the residents of these two homes will mostly likely not be ambulatory and therefore not use the sidewalk, and those that may travel to other parts of the Township via the van that will be used on site specifically for transporting residents to offsite locations.

6. *The proposed sidewalk is located approximately nine feet (9') from the roadway. Typically, there is a three-to-four-foot (3'-4') grass strip between the roadway and the sidewalk. It is unclear why the sidewalk is setback from the roadway so far.*

No longer applicable since sidewalk is no longer proposed.

7. *The site plan shows there are multiple encroachments throughout the property, which need to be relocated as part of this project. The Applicant is not showing any of the encroachments along Lot 12.02 to be relocated. The Applicant shall eliminate all encroachments on the lots.*

The Applicant does not own the subject parcel or the encroachments but will coordinate with the Township and neighboring landowners to remove their encroachments from the project site.

8. *The Applicant is proposing two (2) ADA parking spots, along with six (6) compliant parking spaces located on the site. The Applicant shall provide testimony regarding how onsite parking will be between the two (2) dwellings.*

The parking will be subject to a cross-access easement that includes the parking spaces so that the maximum anticipated number of employees in each home (3 each) can park in any available space in the shared parking areas.

9. *It is our understanding that the assisted living facility will have a caretaker at the facility. The Applicant shall provide information regarding employee parking.*

As noted above, it is anticipated that a maximum of three (3) employees per home will be on site at any given time, so the six (6) spaces provided, plus the two van spaces, are adequate to accommodate the need at the facility.

10. *The Applicant is proposing a fifteen-foot-wide (15') one-way drive aisle which is reduced to thirteen feet (13') near the parking areas. The Applicant shall provide a turning template indicating emergency vehicles can navigate the proposed turns without impacting the parked vehicles.*

The enclosed plans are revised to show an ambulance accessing the driveway without issue.

11. *The Applicant is not proposing any fencing around the perimeter of the property. The Applicant shall provide testimony regarding screening measures.*

Testimony was provided at the May hearing regarding the rear buffer area being made up of 82 evergreen trees in a staggered configuration which will provide an opaque buffer to neighboring properties. It should be noted that a member of the public raised concern of deer impacting the proposed evergreen trees but the specified cultivar/species, green giant arborvitae, are deer resistant.

12. The Applicant shall be aware the proposed improvements within the Township right-of-way require a separate permit. The Applicant shall ensure a permit is completed for these improvements.

Understood.

Grading Plan (Sheet 4 of 9)

13. The Basin Section Detail is misleading as it shows the basin is about 2.6 feet deep (Elevation 77.90). The basin detail also indicates the basin will maintain 1' of freeboard above the 100- year elevation. The basin is being constructed with a 2' wide weir at an elevation of 78.6 and is only 0.7 deep to the weir.

Testimony was provided during the public hearing regarding the function of the stormwater management system.

14. The plan shows two (2) test pit logs, which do not appear in the stormwater management report. The Applicant shall ensure the test pit information is captured in the report.

The Stormwater Management Report will be revised to include the test pit logs as a condition of approval.

Utility Plan (Sheet 5 of 9)

15. The Applicant is proposing to install an eight inch (8") sanitary sewer line, which will connect into the existing sanitary sewer line located within the right-of-way of Ludlow Avenue. The Applicant shall clarify if this connection requires a TWA Application Approval as this is an extension of an existing sewer main.

The enclosed plans are revised to propose a 6 inch lateral at 1% within the project site to serve the two homes. It is no longer a public main extension and does not require a Treatment Works Approval (TWA) Permit from NJDEP.

16. The Applicant shall provide information regarding the existing capacity of the sanitary sewer line. It is unclear if the existing sanitary sewer line has sufficient capacity to handle the additional flow from the proposed use.

The existing sewer downstream of the site is 8 inch. An 8 inch line at minimum slope can accommodate flow from up to 1,400 homes and has sufficient capacity to accommodate the two proposed homes.

17. The Applicant shall provide testimony regarding recycling and refuse areas and frequency of pick up. The Applicant shall provide information on the need for any medical waste that may be needed.

There is no medical waste from these two homes. Trash and recycling will be stored and picked up as it is in any other single family home by the Township at the curb on the specified trash day. Storage will be in the rear yard areas and not visible from public street.

18. It appears the Applicant is proposing to install an additional utility pole near the southwest corner of proposed Lot 10. The Applicant will install an underground utility line from the new pole to the dwelling.

The electrical service arrangement will be as deemed appropriate by the utility company.

19. The Applicant shall provide will serve letters for the public utilities.

The Applicant agrees to provide will serve letters as a condition of approval.

Landscaping & lighting Plan (Sheet 6 of 9)

20. The Applicant is proposing to install one light fixture to luminate the parking area. The light fixture will be 20 feet and will be equipped with a light shield to prevent glare on the adjacent properties. The Applicant is not showing any building mounted lighting. The Applicant shall provide testimony regarding any additional site lighting.

The enclosed plans are revised to show building mounted lights as well as revised lighting in the proposed parking area that is lower in height and compliant with ordinance standards.

21. The Applicant is proposing to install 42 green arborvitaes along the rear property line. The Applicant shall provide testimony regarding the adequacy of the proposed screening.

The enclosed plans are revised to show additional plantings as recommended by the Township Environmental Commission. Testimony on that plan revision will be provided at the next public hearing.

Detail Sheet (Sheet 7 of 9)

22. The Applicant shall use the Township details for the proposed right-of-way improvements. The details can be found on the Engineering page on the Township website.

The enclosed plans are revised to include Township details as requested.

Soil Erosion & Sediment Control (Sheets 8 and 9 of 9)

23. The applicant shall provide approval from Somerset-Union County Soil Erosion and Sediment Control.

Understood. Evidence of approval will be provided as a condition of approval.

B. Stormwater Management Report

Based on the stormwater management report provided, we offer the following comments.

25. The Applicant performed four (4) soil test pits at the original location for the stormwater management system when the development only included Lots 10 and 12.02. The project scope changed, and Lot 9 was added. The proposed stormwater management basin is located about 225 feet east of the existing soil log information. The Applicant shall provide testimony regarding any potential changes in soil conditions.

As shown on the enclosed plans and described in the stormwater management report, soil that is not conducive to infiltration was encountered to a depth approximately 8 feet below the bottom of the proposed basin. This soil is proposed for removal and replacement with permeable soil that will allow the proposed stormwater management feature to function as designed.

26. The Applicant is proposing to over excavate a 41'x43' area within the infiltration basin and backfill the area with a sandy material in order to penetrate the clay layer of the soil. The Applicant shall provide testimony.

Testimony was provided at the public hearing in May and explained in the response to item 25 above.

27. The Applicant shall revise the stormwater management report to elaborate on the green infrastructure measures taken place on the lot. The Applicant shall provide additional information regarding how they comply with the stormwater management regulations outlined in Section 365 of the Township Ordinance.

The Green Infrastructure (GI) standards for small scale infiltration basins, as that proposed in this application, limit drainage areas to a maximum of 2.5 acres, and this project complies. It also complies with the required separation to the seasonal high water table and will provide an infiltration depth of only 0.7 feet, which is compliant with GI standards.

Township code section 365 states that it only applies to projects that are non-residential, or for those portions of residential projects not subject to the NJ Residential Site Improvement Standards. This project is subject to NJ RSIS, which references the State Rules at NJAC 7:8, to which the project fully complies.

28. The Applicant shall be aware any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Union County Clerk's Office. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to § 365-10B(5). The Applicant shall provide a copy of the filed document.

The Applicant will provide a copy of the required deed notice prior to construction.

29. The Applicant is proposing to subdivide the lot into two (2) lots. The proposed stormwater management measures extend through both lots. It is unclear how the Applicant intends to manage the stormwater management measures for each lot. The Applicant shall provide additional information.

The shared stormwater management system will be subject to a shared maintenance agreement and easement to permit Lot 10 to drain to Lot 9.

30. The project is considered a major development project as defined by NJDEP. The Applicant shall provide the NJDEP Major Development Checklist to ensure all NJDEP requirements have been met.

The Applicant will provide the requested checklist as a condition of approval.

31. The Applicant shall submit an operation and maintenance (O&M) manual prior to the start of construction to the Township for review and approval. The Applicant shall be aware that the stormwater management plans, report and O&M manual will also have to be filed with the deed. The Applicant shall submit a copy of the annual maintenance records and inspections to the Township Engineer no later than March 1st every year.

Appendix B of the submitted Stormwater Management Report includes a maintenance manual for the stormwater management system. As a condition of approval and prior to recording of the subdivision plan, the Applicant will provide the manual as a separate document for use in the required deed notice.

32. *The Applicant shall ensure the project will not have any adverse impacts to the neighboring properties, downstream water courses, or conveyance systems within the water shed. The Applicant shall monitor the stormwater management system of the site after the construction has been fully completed to ensure there are no negative impacts. The Applicant shall rectify any issues that come up during and after construction.*

A note to this effect is added to the Grading Plan sheet C0301.

C. Minor Subdivision Review

33. *The Applicant shall clarify who will own Lots 9 and 10 after the minor subdivision has taken place.*

As testified during the hearing, State licensing requires that each lot be owned by separate entities, but both will be controlled by the Applicant.

34. *The Applicant shall provide new lot numbers for the modified lot lines. Proposed lot numbers need to be approved by the Tax Assessor.*

Proposed lot numbers will be confirmed with the tax assessor as a condition of approval.

35. *The Application documents indicate the subdivision will be filed by deed. The Applicant has provided a minor subdivision map. The Applicant shall clarify how the subdivision will be perfected.*

The subdivision plan will be recorded.

36. *The Applicant shall provide additional information regarding the cross access/maintenance easement required for the project. It appears "Stormwater Measures" and "Driveway/Parking Areas" may require easements. Testimony shall be provided.*

Easements for the shared improvements including parking, driveways and stormwater management system, will be created.

D. Miscellaneous

37. *The Applicant shall provide testimony with regards to trash and recycling collection and removal.*

Trash and recycling will be handled the same as any single family home with curb pickup by the Township.

38. *The Applicant shall provide testimony with regards to snow plowing operations.*

Snow removal will be done by a maintenance company retained by the owner of the home(s) and snow will not be piled in parking spaces.

39. *Construction cost estimates for on-site and off-site improvements shall be submitted for review and determination of applicable bonding and inspection fees.*

A site work cost opinion will be provided as a condition of approval.

40. *The Applicant shall be responsible for obtaining any necessary outside agency approvals included but not limited to:*

- a. Somerset Union Soil Conservation District;*
- b. Township of Cranford Road Opening Permits.*

Evidence of approvals from outside agencies will be provided when received.

41. *The Applicant shall not direct any stormwater toward adjoining properties. The site grading and drainage should not adversely affect or burden the adjacent property owners or pose a negative impact as set forth by Subsection 351-4.*

A note to this effect is added to the Grading Plan sheet C0301.

42. *No changes in grading are permitted without the submission of a grading plan to the Engineering Department, for review and approval, as required by Ordinance 351-4. A Professional Engineer or Professional Land Surveyor must prepare any such grading plan.*

A note to this effect is added to the Grading Plan sheet C0301.

43. *All the roof leaders from the proposed development shall be connected to a stormwater management system. The Applicant shall ensure that the downspouts have cleanouts, as necessary, and that the overflow is directed away from the neighboring properties.*

A note to this effect is added to the Grading Plan sheet C0301.

44. *All excavated material shall be removed from the site. No material is to be stored on Township property unless prior approval is obtained from the Township Engineer. Under no circumstances can the contractor place excavated material within Township-owned property. Any soil disturbance shall be done as set forth by Subsection 351.*

A note to this effect is added to the Grading Plan sheet C0301.

45. *The Applicant shall be aware of their responsibility to repair any damage to improvements within the Township right-of-way, including but not limited to, sidewalk, driveway aprons, curb, and asphalt pavement as required by Subsection 367.*

A note to this effect is added to the Information Sheet C0002.

46. *The Applicant shall call to coordinate inspections with the Engineering Department 24-hours prior to the start of construction as related to grading and drainage improvements on-site.*

A note to this effect is added to the Information Sheet C0002.

47. *The Applicant shall be aware that posting of engineering escrow for construction administration oversight, plan review, and project closeout will be required at the time building permits are issued. Please be aware that unused escrow money will be returned to the property owner upon the issuance of a Certificate of Occupancy (CO).*

Understood.

48. *A signed and sealed "As-Built" site plan should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (CO). The "As-Built" should accurately show site features including grading, spot elevations, drainage, structures, etc.*

A note to this effect is added to the Information Sheet C0002.

Cranford Environmental Commission memorandum dated June 13, 2023:

The addition of a second row of evergreens does little to mitigate the environmental impact of this development and doesn't address the fact that these trees are almost certainly going to die. By planting only a single species of tree in the rear of the property the entire rear section of the property is susceptible to the loss of the entire section of trees due to deer, disease or other. It would be preferable to have a diversity of species present to mitigate against uniform tree loss. Members of the Environmental Commission feel a more environmentally sustainable approach would be to plant a few species of hardwood shade trees within the rear row of arborvitae such as two swamp white oak and two tulip poplar trees. These trees would add some diversity, provide shade, and absorb some of the additional water generated by deforesting the property for development. The added shade will likely help keep the arborvitae from drying out and dying, which is a common problem with them.

In addition to mixing in shade trees within the rear row it is recommended that instead of the added second row of evergreens that a more naturalistic planting of native shrubs be pursued. Species may include inkberry holly, virginia sweetspire, northern bayberry and buttonbush. The reason is that these plants can provide sought after privacy while also being low maintenance and natural to the area. Thus, a diverse planting of these species would carry more longevity, less risk of privacy loss, and add environmental benefit. The arborvitae are almost certainly going to die and adding a second row of them isn't going to do anything to solve that problem.

The Landscape Plan sheet C0501 is revised to remove the previously proposed second row of evergreens and replace with a mix of shrubs as recommended, replace some previously proposed evergreens with deciduous shade trees, and also propose an additional type of evergreen tree in red cedar. It should be noted

that concerns have been raised regarding deer impact to the green giant arborvitae proposed, but it should be noted that part of the reason they were proposed, aside from their quick growth pattern and dense foliage, is they are highly deer resistant compared to just about every other arborvitae cultivar. There is much literature available on the subject through cooperative extensions and nurseries. Notwithstanding that information, we are in agreement that a diverse buffer is beneficial to the neighbors, the Applicant's project and the general public as a whole so the plans are revised as recommended.

Please find enclosed three (3) copies of plans entitled "83 Myrtle Street Supportive Housing, Block 573, Lots 9, 10 & 12.02, Cranford Township, Union County, New Jersey, Preliminary and Final Site Plans" prepared by SE, project no. K&A 001.01, last issued 07/07/2023, to supplement our previous submission, for your review. A pdf of this response will be sent to you via email.

Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or jsciullo@sciulloengineering.com.

Sincerely,

Sciullo Engineering Services, LLC



Jason T. Sciullo, PE, PP
Principal Engineer

Cc: Terry McKeon, Avidd
Asish Patel, Monarch Housing Assoc.
Steve Schoch, Thriven Design
Gary Goodman, Esq.