

***SUMMARY STATEMENT
OF OPERATIONS***

For

NATK Real Estate Holdings, LLC

Proposed Medical Building

Block 473, Lot 1
49 South Avenue West (CR 610) &
Lincoln Avenue West
Township of Cranford, Union County, New Jersey

Prepared by:



1904 Main Street
Lake Como, NJ 07719
(732) 974-0198

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The information provided within this Summary Statement of Operations serves as a general guideline only and is not intended to limit the flexibility of the proposed use or business.

A. PROJECT DESCRIPTION

The subject site is specifically identified as Lot 1 in Block 473, as shown on the official Tax Maps of the Township of Cranford, Union County, New Jersey and consists of approximately 0.41 acres (17,692 SF). The property was previously developed as a fueling station. According to the Official Zoning Map for the Township of Cranford, the property is located within the ORC (Office Residential Character) District. The proposed project consists of removing the existing building and proposing the construction of a 5,806 SF 2-story Medical Building consisting of. Additional improvements include parking, driveways, grading, lighting, landscaping, and other associated site amenities.

The site is bordered to the south by Gospel Hall with residential uses beyond, to the east by commercial uses beyond, to the north by South Avenue West (CR-610) and commercial uses beyond, and west by Lincoln Avenue West with commercial and residential uses beyond.

B. PROPOSED BUSINESS

1. Hours of Operation

The anticipated hours of operation will be Mondays to Fridays, 8am – 8pm, and Saturdays to Sundays, 8am – 4pm for the Medical Building use.

2. Number of Employees

There shall be typically 7-8 employees on the maximum shift of the day in each office. There will generally be 2 shifts per day.

3. Estimated Number of Truck and Tractor-Trailer Traffic

It is anticipated that up to one box truck (SU-30) will be making weekly deliveries for the medical building.

4. Trash Removal

Bulk trash is stored in the exterior landscaped screened trash enclosure and removed by a private waste hauler on an as needed basis – typically 2-3 times/week. Recycling consisting of glasses, plastic, boxes, cardboard and paper packages, are stored in a containers in the exterior trash enclosure and removed by the recycling hauler on an as needed basis – typically 1 time/week.