

ORIGINAL

RECEIVED

Form 01/Board Application

TOWNSHIP OF CRANFORD ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664

MAY 25 2022

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD



Form Updated 4-09

The application, with supporting documentation, must be filed with the Planning/Zoning Department of the Township, and will be reviewed by Township professionals prior to scheduling the meeting at which the application is to be considered.

To Be Completed by Township Staff Only

Dated Received: 05/25/2022
Date of Determination of Completeness: _____
Application Fees Paid: Yes _____ No _____ Date Paid: _____
Escrow Deposits: Yes _____ No _____ Date Deposited: _____
Date Scheduled for DRC: _____
Application No.: P- -09 or Z- -09 **PB-22-001**
Hearing Date: _____

To Be Completed by Applicant

1. Subject Property

Location/Address: Myrtle Street
Tax Map: Block: 573, Lot(s): 9, 10 & 12.0a
Block: _____, Lot(s): _____
Dimensions: Frontage: _____ Depth: _____ Total Area: Lot 10 16,033
Lot 9 26,467
Zoning District: R-3 Residential

2. Applicant Information

Name: AVIDO Services of N.J. Inc
Address: 92 Broadway
Phone: Denville NJ 07834 Email: tmckean@avidonj.org

Applicant is a: Corporation _____ Partnership _____ Individual _____
Limited Liability Company _____ Other (Specify) SOLIC)3 Corp.
Not for Profit

3. Disclosure Statement

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55d-48.2 that disclosure requirement applies to any corporation, limited liability company or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name(s)

Address(es)

4. If Owner is other than the Applicant -

Please provide the following information on the Owner(s):

Owner's Name: Township of Cranford
Address: _____
Telephone Number: _____

5. Property Information:

Present use of the premises: Vacant land
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies]: _____ No: X
Proposed use of the premises: Affordable Housing for developmentally Disabled (i.e.) residents

NOTE: All deed restrictions covenants, easements, and association by-laws, existing and proposed, must be submitted for review and must be written in easily understandable English.

6. Licensed professionals representing the Applicant before the Board (if any):

A. Attorney's Name: GARY S GOODMAN
Address: 23 North Ave E
City/State/ZIP: Cranford NJ 07016
Phone Number: 908-272-6900
E-mail: goodmankw23@outlook.com

B. Planner's Name: Jason Sciullo
Address: _____
City/State/ZIP: ↓
Phone Number: _____
E-mail: _____

C. Engineer's Name: Jason Sciullo - Sciullo Engineering Services LLC
Address: 17 South Gordon's Alley - Suite 3
City/State/ZIP: Atlantic City NJ 08401
Phone Number: 609-300-5171
E-mail: jsciullo@sciulloengineering.com

D. List any other Expert who will submit a report or will testify for the Applicant:
[Attach Additional sheets as may be necessary.]

Name: Steven ~~Smith~~ Schoch
Area of Expertise: Architect
Address: 756 Hadden Ave
City/State/ZIP: Collingswood NJ 08108
Phone Number: 856-854-1880
E-mail: sschoch@kitchenandassociates.com

7. Application represents a request for the following:

SUBDIVISION

- Minor Subdivision Approval
- Subdivision Approval [Preliminary]
- Subdivision Approval [Final]
- Number of lots to be created (including remainder lot)
- Number of proposed dwelling units (if applicable)

SITE PLAN

- Minor Site Plan Approval
- Preliminary Site Plan Approval [Phases (if applicable)]
- Final Site Plan Approval [Phases (if applicable)]
- Amendment or Revision to an Approved Site Plan
- Area to be disturbed (square feet)
- Total number of proposed dwelling units
- Request for waiver from Site Plan review and approval

REASON FOR REQUEST:

INFORMAL REVIEW: Subdivision Site Plan

CONDITIONAL USE APPROVAL: N.J.S.A. 40:55D-67

DIRECT ISSUANCE OF A PERMIT:

- N.J.S.A. 40:55D-34 (permit building or structure in the bed of a mapped Street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)
- N.J.S.A. 40:55D-36 (permit building or structure not related to an official suitably

improved street pursuant to N.J.S.A. 40:55D-35).

VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.C

Bulk Variances

_____ (C1) "Hardship" Variance

X _____ (C2) "Flexible" Variance (benefits v. detriments)

VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.D

"Use" Variances

_____ (D1) A use or principal structure in a district restricted against such use or principal structure

_____ (D2) An expansion of a nonconforming use

_____ (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use

_____ (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)

_____ (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.

_____ (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

APPEAL/INTERPRETATION PURSUANT TO N.J.S.A. 40:55D-70, (a) & (b):

_____ (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.

_____ (b) Request for Interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

8. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach additional pages if needed]

Provide affordable housing for low income developmentally disabled individuals. The

Developer/owner, Aviodo Services of N.J.
is also the service provider.

The variances provide for an extended
porch in front which requires a 3' variance
and no parking place in a garage
because of the nature of this type
of housing

- 9. Is a public water line available? Yes
- 10. Is public sanitary sewer available? Yes
- 11. Does the application propose a well and septic system? No
- 12. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? No
- 13. Are any off-tract improvements required or proposed? No
- 14. Is the subdivision to be filed by Deed or Plat? Deed
- 15. What form of security does the applicant propose to provide as performance and maintenance guarantees? None

16. Other approvals which may be required and date plans submitted:
Yes _____ No _____ Date Plans Submitted _____
_____ Any Utilities Authority
_____ County Health Department

- _____ County Planning Board
- _____ County Soil Conservation District
- _____ NJ Dept. of Environmental Protection
- _____ Sewer Extension Permit
- _____ Sanitary Sewer Connection Permit
- _____ Stream Encroachment Permit
- _____ Waterfront Development Permit
- _____ Wetlands Permit
- _____ NJ Department of Transportation
- _____ Public Service Electric & Gas Company
- _____ Other _____

17. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing.)

Quantity	Description of Item
18	Site Plan

18. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals.

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Reports Requested:

Send reports to:

ALL

Name/Address Jason Sciallo - Engineer

j.sciallo@scialloengineering.com

ALL

Name/Address Steven Schach - Architect

sschach@kitchenandassociates.com

ALL

Name/Address Gary S Goodman, Esq.

garysgoodmanesa@hotmail.com

Certifications

Complete #19 or #20 a and b as indicated:

19. Applicant is Property Owner: I certify that I am the Owner of the property which is the subject of this application, for which I am also the Applicant, and that the foregoing statements

and the materials submitted are true. As such, I further certify that I am authorized to sign this application, and that I agree to be bound by the application and the decision. [If the Owner who is also the Applicant is a corporation this must be signed by an authorized corporate officer. If the Owner who is also the Applicant is a partnership, this must be signed by a general partner.

Sworn to and subscribed before me this _____ day of _____, 20__

NOTARY PUBLIC

SIGNATURE OF APPLICANT and OWNER

20. a) Applicant Who is Not the Property Owner: I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 9th day of May, 2022



[Signature]
NOTARY PUBLIC OF NJ
My Commission Expires 02/29/24

[Signature]
SIGNATURE OF APPLICANT
AVISO Services of New Jersey Inc

b) Owner Who is Not the Applicant: I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the Applicant. [If the Owner is a corporation this must be signed by an authorized corporate officer. If the Owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 24th day of May, 2022

[Signature]
NOTARY PUBLIC
Ryan J. Cooper
Attorney At Law
Escrow Certification
authorized to administer this oath
pursuant to N.J.S.A. § 41:2-1

[Signature]
SIGNATURE OF OWNER
Township of Cranford

Ryan J. Cooper
Attorney-At-Law
authorized to administer this oath
pursuant to N.J.S.A. § 41:2-1
(N.J. Bar ID 034012006)

21. Escrow Certificate (please print name) _____
understand that I have provided the non-refundable sum of \$ _____ to be deposited in a Township of Cranford escrow account. In accordance with the Ordinances of the Township of Cranford, I further understand that the escrow account is established to cover the cost of

professional services including but not limited to engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned upon my written request to the Zoning Department for same. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

SIGNATURE OF APPLICANT

DATE

TAX STATEMENT

22. Applicant is to complete and sign form, and bring it to the Cranford Township Tax Collector for signature. If you would like the signed form returned to you by mail, please provide a self-addressed, stamped envelope for same. One copy of the signed Tax Statement should be included in each of the eighteen completed sets of Form 01.

I, Terry McKeon of 92 Broadway, Denville, NJ
Name Address
AVISO Community Services of New Jersey Inc 07834-2761

am submitting an application to the

PLANNING BOARD ZONING BOARD OF ADJUSTMENT

for the development of Block 573 Lot 9, 10, 12, 02 in Zone R-3

located at _____

The owner of record is Township of Cranford of _____
Name Address

I acquired interest in this property on _____ and request the Tax
Date

Collector to determine whether or not there are any delinquent taxes or other assessments due.

Terry McKeon
Applicant's Signature

5/9/2022
Date

TO BE COMPLETED BY TAX COLLECTOR

- All taxes due have been paid. Township owned not taxed.
- All assessments due have been paid.
- The following are delinquent and past due:



I verify that this information accurately reflects municipal tax records.

[Signature]
Tax Collector's Signature
**Cranford Township
Union County**



6-6-21
Date

ORIGINAL



Page 1 of 2

Form 04/Appeal for Relief from Zoning Requirements

NOTE: For "C" Variances and Waivers Only

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664

To be completed by Township Staff Only

Application No.: PB-22-001 Date received: 

Filing fees: _____ Received by: _____

Form Updated 4-09

Appeal is hereby made by the applicant pursuant to Section .40:55D-70(c) of the New Jersey Municipal Land Use Law, for permission to vary requirements of the Zoning Article of the Municipal Land Use Ordinance of the Township of Cranford as follows:

1. Applicant information

Name AVIDD Services of New Jersey Inc.

Address: 92 Broadway, Denville NJ 07834

Phone: 973-664-1770 Email: tmckeon@aviddnj.org

2. Appeal information

Section of Land Development Code	Requirements	Relief Requested
§255-34 – Schedule 1	Allows a maximum impervious coverage of 38%	The proposed impervious coverage for proposed lot 10 is 45.5%. (Variance).
§255-35D(4)	Allows ground-mounted generators to be located in side or rear yards.	The generator on proposed lot 9 is located in a front yard. (Variance).
§255-26G(3)(a)	For off-street parking areas requires a 3 ft. setback from a side property line.	No setback is proposed for the parking areas on proposed lots 9 & 10. (Exception).
§255-26G9	Requires all parking areas to be lighted to provide minimum of 1.5 footcandles throughout the parking area.	A maximum of 1 footcandle is proposed in the parking area. (Exception).

Form 04/Appeal for Relief from Zoning Requirements

NOTE: For "C" Variances and Waivers Only

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



To be completed by Township Staff Only

Application No.: _____ Date received: _____

Filing fees: _____ Received by: _____

Form Updated 4-09

Appeal is hereby made by the applicant pursuant to Section .40:55D-70(c) of the New Jersey Municipal Land Use Law, for permission to vary requirements of the Zoning Article of the Municipal Land Use Ordinance of the Township of Cranford as follows:

1. Applicant information

Name AVIDD Services of New Jersey Inc.

Address: 92 Broadway, Denville NJ 07834

Phone: 973-664-1770 Email: tmckeon@aviddnj.org

2. Appeal information

Section of Land Development Code	Requirements	Relief Requested
§255-26G9	Allows a maximum height for light fixtures of 16 ft.	Proposed is 20 ft. (Exception)
§255-26L	Look – alike provisions.	Exceptions may be required; to be determined upon submission of architectural plans for the second building. (Exception).
§255-26N(2)	A tree replacement plan shall be submitted when trees are proposed to be removed or have been removed.	The submitted landscape plan provides proposed planting but does not indicate tree to be removed. (Exception)
§225-35 and §225 Attachment 1	Minimum front yard 25’/20’	25’ to home, 17’ to porch
§225-440(5)	1 parking space in garage.	None proposed.

Arguments in Support

Minimum front yard to porch: 20 feet are required; 17 feet proposed. Reason for request is occupants of housing require wider porch to accommodate wheelchair and special needs equipment.

One parking space in Garage: Applicant will be providing special needs housing to residents who do not drive. Vehicles to transport these individuals will be parked on-site.

Since the location is in residential area, the 16 foot height, 1.5 foot candle requirement is being modified to 1 foot candle at 20 foot height. This is in an effort to be less impactful to neighbors.

The architectural plans highlight differences in architectural features and are believed to comply with look-alike provisions of ordinance.

The generator is being located to allow for the most efficient electrical run.

The lack of setback for off street parking area is proposed to maximize efficient use of area for parking.

As to the proposed landscaping plans and tree planting, we refer the Board to the Substantive Rules of the New Jersey Counsel on Affordable Housing: Section 10.2(a)(6) states that reforestation requirements are one of the types of cost generating requirements the municipality is not supposed to impose on inclusionary housing projects. Applicant has provided landscape plan consistent with Affordable Housing Rules.

3. Please list all pre-existing non conforming conditions

Section of LDO	Requirements	Current Conditions

4. Arguments submitted in support of the requested relief.

On a separate sheet of paper, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.

5. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, Municipal Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES **NO**

- b) Is the subject property adjacent to an existing or proposed county road or adjoining other County Land? YES **NO** If yes, County Planning Board shall be notified of hearing by applicant. (Note 1)
- c) Is the subject property adjacent to a State highway? YES **NO** If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2, Form No. 13)
- d) Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units? YES **NO** If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. Disclosure Information

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? YES **NO**
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 07/Preliminary Approval of Minor/Major Subdivision Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: PB-22-001 Date received: 05/25/22

Application is hereby made for approval of the proposed Subdivision Plat for the land herein described:

1. PLAN DESCRIPTION:

Subdivision of Township owned parcel to create two lots for construction of community resource housing for disabled persons and one lot to remain vacant and under the ownership of Township

a) PREPARED BY: Jason T. Sciullo

b) LATEST REVISION: _____

2. CLASSIFICATION OF SUBDIVISION: Major _____ Minor X

a) Does the subdivision involve the creation of any new streets? YES NO

b) Does the subdivision involve the extension of any off-tract improvements? YES NO

c) Does the subdivision involve a planned development? YES NO

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL subdivisions. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/applform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES NO
- b) Is the subject property adjacent to a State highway? YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? YES NO
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 09/Preliminary Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 4-09

To be completed by Township Staff Only

Application No.: PB-22-001 Date received: 05/25/22

Filing fees: _____ Received by: _____

Application is hereby made for approval of the proposed Site Plan for the land herein described:

1. PLAN DESCRIPTION:

Subdivision of parcel to create two lots for
construction of community resource housing for
disabled persons and one lot to remain vacant
and under ownership of Township

a) PREPARED BY: Jason T. Sciallo

b) LATEST REVISION: _____

2. CLASSIFICATION OF SITE PLAN: Major _____ Minor X

a) Does the site plan involve the creation of any new streets? YES NO

b) Does the site plan involve the extension of any off-tract improvements?
YES NO

c) Does the site plan involve a planned development? YES NO

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL site plans. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/applform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? YES **NO** If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)
- b) Is the subject property adjacent to a State highway? YES **NO** If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)
- c) Is the property in question greater than one hundred fifty (150) acres or involves more than five hundred (500) dwelling units? YES **NO** If yes, applicant shall notify the Director of the New Jersey State Planning Commission of the hearing. Notice shall include a copy of maps and documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? YES **NO** If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 10/Final Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 4-09

To be completed by Township Staff Only

Application No.: PB-22-001 Date received: 05/25/22

Filing fees: _____ Received by: _____

Application is hereby made for approval of the proposed site plan for the land hereinafter more particularly described.

1. a) DATE OF PRELIMINARY APPROVAL: _____

b) DATE OF ANY EXTENSIONS GRANTED (attach documentation):

Pursuant to N.J.S.A. 40:55D-49, preliminary site plan approvals expire three (3) years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

c) DATE OF LATEST REVISION: _____

d) CONTACT PERSON: Jason T. Scullo

Phone: 609-300-5171

Email: jscullo@sculloengineering.com

2. Does the Application include (check all that apply):

- a) Drainage Plan
- b) Paving Plan
- c) Utility Plan
- d) Landscaping Plan
- e) Sign Plan
- f) Lighting Plan
- g) Elevation Drawing

3. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, other details? YES NO If not, indicate any changes (attach copy if necessary).

4. Have all conditions of preliminary approval been met? YES NO Attach evidence of compliance, if not included on plans. If conditions have not been met, specify reasons.

Hold Harmless And Indemnification Agreement

FORM 15/Updated 4/09

This agreement made this day of May , 2022, witnesses:

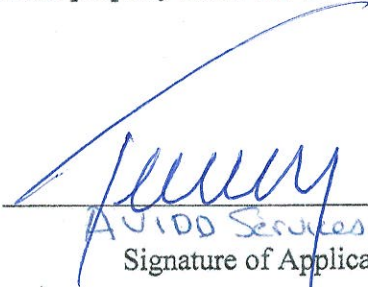
WHEREAS, AVIDO Services of NJ, Inc., Applicant, has submitted an application to the Planning (Board) of the Township of Cranford with said application designated as Application No. ; and

WHEREAS, it may be necessary for the members of the Planning (Board) to inspect and walk the subject property known as Block 573 , Lot 9, 10, 12, 22 and

WHEREAS, the Planning Board (Board) deems it advisable and fiscally prudent to obtain permission from the individual applicants for the members inspection of said property and to preclude claims for alleged damage in connection with the inspection;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual promises and covenants made by and between the parties, and is hereby agreed as follows:

I, AVIDO Services of NJ Inc, Applicant, shall indemnify and hold harmless the (Board) with regard to claims for damages associated with the inspection and shall preclude claims for alleged damage in connection with the inspection and give my permission for members of said Board to walk the property listed above.


AVIDO Services of New Jersey Inc
 Signature of Applicant

Sworn and subscribed to before me this 9th day of May , 2022

 Ashh Patel

Notary Public of the State of New Jersey
 My Commission Expires on 12/9/24

