

October 21, 2022
Via Hand Delivery & Newforma
(K-Lenahan@cranfordnj.org)

Township of Cranford
Zoning Board of Adjustment
8 Springfield Avenue
Cranford, NJ 07016

Attn: Kathy Lenahan

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OCT 21 2022

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

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PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

**RE: NAKT 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
DEC #4087-99-001
No. ZBA-22-003**

Dear Ms. Lenahan,

On behalf of our client, NAKT Real Estate Holdings, LLC, enclosed please find the following items constituting our formal resubmission to the Township of Cranford towards issuance of Preliminary and Final Minor Site Plan approval for the above referenced project:

- One (1) copy of the NJDEP Discharge to Groundwater Permit-By-Rule Authorization Request, prepared by EnviroTrac, dated 04/21/2020;
- One (1) copy of the NJDEP Discharge to Groundwater Authorization, prepared by Mary Anne Kuserk, Chief, Bureau of Ground Water Pollution Abatement, dated 05/21/2020;
- One (1) copy of the Remedial Action Report (RAR), prepared by EnviroTrac, dated 06/08/2020;
- One (1) copy of the Remedial Action Permit for Groundwater Application, prepared by EnviroTrac, dated 06/10/2020;
- One (1) copy of the Remedial Action Permit for Groundwater Modification Application, prepared by EnviroTrac, dated 11/01/2021;

- One (1) copy of the Groundwater Monitoring Table, undated, provided by the LSRP to our office on 10/13/2022;
- One (1) copy of the Groundwater Monitoring Table: PBR Parameters, undated, provided by the LSRP to our office on 10/13/2022;
- Fourteen (14) copies of the revised Proposed Interior Floor Plan and Exterior Elevations, prepared by DantasCarrete Architecture LLC, dated 10/19/2022 (submitted under separate cover);
- Fourteen (14) copies of Site Plan Rendering (Option A), prepared by Dynamic Engineering, dated 10/21/2022;
- Fourteen (14) copies of Site Plan Rendering (Option B), prepared by Dynamic Engineering, dated 10/21/2022; and
- One (1) USB drive containing a digital copy of the above items in a PDF File Format.

Below please find a brief outline of the proposed alternatives and modifications to the Site Plan drawings based on the Township of Cranford Zoning Board of Adjustment hearing on 10/03/2022:

- The Site Plan Renderings were prepared to reflect the sight triangle for Lincoln Avenue West per municipal standards (indicated in red) as compared to AASHTO standards (indicated in black). Per municipal standards, the sight triangle allows for additional buffer along the curb to screen the southern parking area.
- The Site Plan Renderings were prepared to include a proposed gravel swale to provide additional capacity for stormwater measures onsite. In addition to the proposed landscaping and reduction in impervious coverage, this supplemental stormwater structure will be designed to ensure safe and efficient control of the runoff that will improve the existing drainage patterns with no anticipated impact to adjacent roads and lots. It should be noted these measures are above and beyond what is required by ordinance or by NJAC 7:8 Regulations.
- The Site Plan Renderings were prepared to include a potential 7x7 transformer pad (if needed). However, per the architect and MEP engineer, a transformer is not anticipated to be required based on the building's proposed demand.
- The Site Plan Renderings were prepared to reflect the updated building footprint based on the latest Architectural drawings. The bulk chart was revised to show an improvement to the front yard setback variance of 8 FT.
- The Site Plan Renderings were prepared to shift the previously proposed tree slightly away from the freestanding sign and provide additional flowers and shrubs within the area of the freestanding sign.
- The Site Plan Renderings were prepared to reflect proposed brick pavers and two (2) proposed decorative street light fixtures along South Avenue West to match the frontage across the street.
- Please note the Applicant is amenable to designing the proposed monument sign with a decorative base to match the updated building façade as noted in the most recent Site Plan drawings.

Please see the following outline which notes the differences between the two Site Plan Rendering options:

Option 1 (Please see enclosed Exhibit for reference.)

- The Site Plan Rendering (Option A) proposes a row of Eastern Arborvitae trees with a height of 5-6 FT to screen the southern parking area.

Option 2 (Please see enclosed Exhibit for reference.)

- The Site Plan Rendering (Option B) shows a reduced parking of 1 space to accommodate for additional area within the curb and a larger landscape buffer to screen the southern parking area. However, please note this layout will require a parking variance.
- The Site Plan Rendering (Option B) proposes a row of Leyland Cypress evergreen trees with a height of 6-7 FT to screen the southern parking area.

In addition, please find the following summary of the enclosed environmental reports, provided by Robert Hoffman at Envirotrac via email on 10/13/2022:

The subject property, 49 South Avenue West in Cranford, NJ, has historically operated as a gasoline service station. A gasoline release was reported in 1992 and subsequently remediated. The remediation included excavation and restoration of a large portion of the Site.

A Remedial Action Report was submitted to the New Jersey Department of Environmental Protection in June 2020. Contemporaneously, a groundwater remedial action permit (GW RAP) was requested for monitored natural attenuation. A Soil RAP was not required.

The NJDEP approved the GW RAP on April 26, 2021 (with a modified RAP approved March 29, 2022 due to ownership change of address). The RAP requires groundwater sampling of MW2, MW3, MW5, MW8, MW9 and MW11 biennially until the RAP is modified or terminated (approximately 2030).

Following approval of the initial GW RAP, and in order to expedite Site closure, injections of PetroFix® were conducted in the area surrounding MW2. PetroFix is liquid carbon with electron acceptor amendments designed to trap and degrade hydrocarbons.

We anticipate these documents address some of the Board's comments and we look forward to discussing them in detail at the Township of Cranford Zoning Board meeting on 11/07/2022.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



James E. Henry, PE, PP



Mariah Diaz

Enclosures

cc: Dr. Kamran Tasharofi (via Newforma)
Nicholas Graviano (via Newforma)
Michael Bonner, Esq. (via Newforma & Enclosures)
Nick Verderese, PE (via Newforma)
Paulo Dantas (via Newforma)
Shelby Schaars (via Newforma)