

November 14, 2022

Township of Cranford | Office of Planning and Zoning

Attn: Kathleen Nemeth, Zoning Officer
8 Springfield Avenue
Cranford, New Jersey 07016

Project: **201 Walnut Avenue**
Planning Board Application No. PB-22-003
201 Walnut Avenue, Cranford, NJ
Block 484, Lot 19.01

Enclosed, please find updated architectural drawings, dated 11/14/22, revised to encompass the following revisions follows:

- Pursuant to the comments of the Development Review Committee, trash room revised to include direct access from the interior for the building
- Pursuant to the comments of the Development Review Committee memorandum dated 9/20/22, privacy / screen wall added at rear side of roof terrace.
- Pursuant to Planning Review Letter No. 2, dated 10/3/22, transparency values have been depicted on drawing T-1 for clarity (exceeding the required 25% transparency at primary façade).
- Dwelling unit balconies along the rear of the building have been eliminated, and replaced with juliette balconies
- Pursuant to the comments of the Development Review Committee, Third Floor Plan revised to clearly depict locations of doors from Community Room.
- West side (Walnut Ave.) elevation has been revised to incorporate additional areas of brick

Please do not hesitate in contacting my office for additional clarification or to discuss these matters further.

Respectfully,



Avelino Martínez, RA
NJ Registration No. AI 18292
BlackBird Group Architects, LLC

CC: 201 Walnut Ave, LLC (Applicant)
Jason R. Tuvel, Esq. (Counsel)

Enc. Architectural Drawings (T-1 thru A-4), dated 11/14/22