

July 29, 2020
Via FedEx Overnight

Township of Cranford – Office of Planning & Zoning
8 Springfield Avenue
Cranford, NJ 07016

Attn: Jason Bottcher, AICP, CFM
Zoning Officer/Planner

**RE: NATC Donuts, Inc.
Proposed Dunkin' Drive-Thru Restaurant
Block 473, Lot 1
49 South Avenue West (CR 610) &
Lincoln Avenue West
Township of Cranford
Union County, New Jersey
DEC #0171-99-010
No. ZBA -19-020**

Dear Mr. Bottcher,

On behalf of our client, NATC Donuts, Inc., enclosed please find the following items to supplement the Preliminary and Final Minor Site Plan application to the Township of Cranford Zoning Board of Adjustment for the above referenced project:

- One (1) copy of the 2D Site Plan Rendering, prepared by Dynamic Engineering, dated 08/10/2020;
- Eighteen (18) signed and sealed copies of the Preliminary and Final Minor Site Plan, prepared by Dynamic Engineering, dated 11/14/2019, last revised 7/22/2020;
- One (1) CD copy of the submission documents;
- Eighteen (18) signed and sealed copies of the Proposed Interior Floor plan and Exterior Elevations, prepared by Frank Truilo Architect LLC, dated 7/24/2020 (submitted under separate cover).

The enclosed site plan drawings have been revised to address the comments at the Township of Cranford Zoning Board hearing on July 13, 2020. The revisions include the following:

- Reducing the building mounted signs from four (4) signs to two (2) signs, specifically eliminating the previously proposed signs on the east and west façade and the background panels as well.

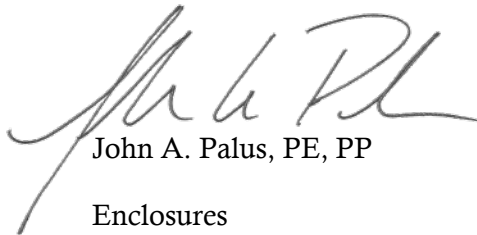
- Proposing external illumination for the freestanding/blade sign at the intersection of South Avenue West and Lincoln Avenue West.
- The trash enclosure detail to indicate red brick nichiha panels to match the architectural elevations of the building.
- Proposing a 6-foot stockade fence instead of vinyl fence along the property line, particularly along the property line fronting Lincoln Avenue West in order to shield visibility of the menu boards and vehicles stacking at the drive-thru from residents.
- Lowering light levels on the site per correspondence with the Township Planner.
- Proposing hexagonal pattern for the pavers provided along sidewalk fronting South Avenue West.
- The fence on the roof of the building has been replaced with a parapet wall to better screen the mechanical equipment.

Upon your receipt, please review the enclosed information and confirm that the above referenced project is scheduled for the Township of Cranford Zoning Board of Adjustment hearing agenda on August 10, 2020.

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

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



John A. Palus, PE, PP



Lizaine M. Saranglao, PE

Enclosures

cc: Anthony D'Amore (via email w enc.)
Joseph Paparo, Esq. (via email w/enc.)
Frank Truilo (via email w/enc.)
Nick Verderese, PE (via email w/enc.)
John McDonough, PP (via email w/enc.)