

Memorandum #3

To: Kathy Lenahan, Land Use Administrator
From: Jacqueline Dirmann, P.E., C.M.E., C.F.M.
Date: February 14, 2023
Subject: 201 Walnut Ave, LLC
201 Walnut Avenue
Block 484, Lot 19.01
PB-22-003
Preliminary and Final Site Plan Approval
Project No.: CDZ0349A

Colliers Engineering & Design Inc. DBA Maser Consulting (CED) has reviewed the application prepared by 201 Walnut Ave, LLC, for the demolition of all existing features within the subject property and the construction of a multi-family building along with 55 parking spaces, signage, grading, drainage, utility, landscaping and lighting improvements. For ease of reference, updated information is reflected in **bold** lettering, our comments from our January 13, 2023 letter are reflected in *italic* lettering.

The following documents have been submitted by the Applicant in support of this application:

1. Site Plans entitled, "Preliminary and Final Site Plan for Block 484, Lot 19.01, 201 Walnut Avenue, Township of Cranford" prepared by French & Parrello Associates, 1/29/2021, revised 11/9/2022, consisting of twelve (12) sheets.
2. Architectural Plans entitled, "Proposed Multifamily Development 201 Walnut Avenue, Block 484, Lot 19.01, Union County, New Jersey" prepared by Blackbird Group Architects, LLC, dated ~~8/10/2022~~ 11/14/2022, consisting of five (5) sheets.
3. Property Survey entitled, "Boundary and Topographic Survey Plan," prepared by Walker Design Group, dated 7/20/2017, revised 3/29/2019, consisting of one (1) page.
4. Stormwater Management Report, prepared by Bahram Farzaneh, PE, PP, of French & Parrello Associates dated February 4, 2021 and revised through 11/9/2022.
5. Operations & Maintenance Manual, prepared by Bahram Farzaneh, PE, PP, of French & Parrello Associates dated February 5, 2021 and revised through April 30, 2021.
6. Traffic Report entitled, "Traffic Impact and Parking Assessment, Proposed Residential Development, Block 484, Lot 19.01, 201 Walnut Avenue (CR 632)" prepared by Dynamic Traffic LLC, dated 3/21/2022.

7. NJDEP Correspondence titled "Flood Hazard Area Modification Request, File No. 2003-21-0001.1 FHA220001, Applicant :201 Walnut Ave., LLC Prepared by NJDEP, dated July 8, 2022.
8. Completeness Review, prepared by Township of Cranford Office of Planning and Zoning, dated 7/26/2022.
9. County Of Union letter entitled, "201 Walnut Avenue, LLC, 201 Walnut Avenue, Block 484, Lot 19.01, County File # RevSP 54-22 Formerly RevSP 120-21," prepared by Kamal Saleh, PP, AICP of County of Union Department of Economic Development, dated 5/25/2022.
10. Resolution No. 2022-244, Execution of Redevelopment Agreement in Furtherance of Redevelopment of Property Located at 201 Walnut Avenue, 100-126 South Avenue, 32 High Street, and 2 Chestnut Street in the Township of Cranford, Dated May 24, 2022.
11. Development Application, including Form Nos. 01, 09, 10, and 15. Date received by the Township: June 13, 2022.

The site is located within the South Avenue and Chestnut Street Rehabilitation Area in the Township of Cranford. The property is unique in which it has three (3) frontages: the primary frontage is along Chestnut Street, but the property also has frontage along Walnut Avenue and High Street. The lot is currently improved with two (2) buildings, one a drive through bank and the other a single-story office building. The buildings are not currently in use. The property featured three (3) ingress and egress locations: two (2) along Chestnut Street and one (1) along High Street. The Applicant is proposing to raze all existing improvements to the site.

The Applicant is seeking approval for Preliminary and Final Site Plan Approval. The Applicant is proposing to construct a three (3) story multifamily building. The building will contain thirty-nine (39) residential units, fifty-five (55) ground floor parking spaces, a community room, and a second story roof terrace. The Applicant is also proposing to install stormwater management measures including pervious pavement areas and underground stormwater structures. The Applicant is proposing an egress only driveway onto Walnut Avenue and a two-way driveway access onto High Street. The Applicant is also proposing improvements including lighting, landscaping, and signage.

The property is located in the Zone X (area of minimal flood hazard), Zone X-Shaded (area located within the 0.2% Annual Chance Flood Hazard Area), and Flood Zone AE (area located within the 1.0% Annual Chance Flood Hazard Area), as shown on the Flood Insurance Rate Map (FIRM) for the Township of Cranford, dated September 2006. The property is also located within the State Flood Fringe area as shown on sheet 1 of the Delineation of Floodway and Flood Hazard Area plan prepared by NJDEP.

Based on a review of the above-referenced documents, our office offers the following comments:

A. General:

Cover Sheet (Sheet 1 of 12):

1. No Comment.

Existing Conditions Plan (Sheet 2 of 12):

2. There is limited existing topographic information shown for the adjacent residential lots located at Block 484, Lots 18 and 21. The plans show the outline of existing buildings located on the adjacent lots, but no other site information is reflected such as decks, playground equipment, shed, driveways, patio. The Applicant shall revise the plans to provide additional topographic information and additional site features. *The Applicant has not addressed this comment.*
3. The Applicant shall provide the flood hazard information on the plans. *The Applicant has revised the plans to include the flood hazard information on the plans. Comment Satisfied.*

Site Plan (Sheet 3 of 12):

4. The Applicant is showing a note "Concrete Retaining Wall Below Parking Deck (TYP.)". It appears this wall may be located along the building outline. The Applicant shall revise the plans to show the extent of the proposed concrete wall. It is unclear if this wall impacts the proposed parking spaces located along the southern property boundary. *The Applicant has indicated the wall is below the surface to separate the pervious paver system and the concrete parking deck. Comment Satisfied.*
5. The Applicant shall revise the plans to show the building outline on the plans. *The Applicant has revised the plans. Comment Satisfied.*
6. The Applicant shall revise the plans to show full height curb replacement for the driveways being abandoned on Chestnut Street. The Applicant shall ensure the curb is being replaced in kind. *The Applicant has revised the plans. Comment Satisfied.*
7. The Applicant is showing majority of sidewalk being replaced around the property's frontage. The Applicant shall replace the entirety of the sidewalk along the property's frontages. The plans shall be revised accordingly. *The Applicant has revised the plans. Comment Satisfied.*

8. The Applicant is showing 495 Sq Ft of privately owned public open space located near the High Street driveway access. The Applicant shall provide testimony regarding this area. *The Applicant shall provide testimony on meeting the 1,500 SF requirement between subdistrict 1 and 2 as outlined in the redevelopment plan.*
9. The Applicant is showing the installation of fifteen (15) Smart Vent Flood Vents located along the northeast and east side of the proposed building. The Applicant shall ensure the flood vent information is reflected on the elevation certificate (EC) for the building. A copy of the EC shall be provided prior to issuance of a C.O. for the building. *The Applicant has indicated they will comply with this request.*
10. It appears some street trees may have to be removed as part of this project. The Applicant shall provide testimony regarding the removal of trees located within the right-of-way. *The Applicant is proposing to install street trees and additional landscaping on the property. The Applicant has revised the plans to show what street trees will remain. Comment Satisfied.*
11. The plan indicates the Applicant will install auditory and visual warning systems at the proposed driveway locations. It is unclear if the warning signs will be located within the public right-of-way or if they will only be building mounted. The Applicant shall revise the plans accordingly. *The Applicant has revised the plans to show the system will be mounted on the building. Comment Satisfied.*
12. The Applicant is proposing to install a pervious asphalt area located along the southern portion of the property. As per section 9.6 on the NJ Stormwater BMP Manual, the Applicant shall complete post-construction testing of the permeable asphalt surface course required and must conform to the methods of either ASTM C1701: Standard Test Method for Infiltration Rate of In-Place Pervious Concrete or ASTM C1781: Standard Test Method for Surface Infiltration Rate of Permeable Unit Pavement Systems. At least three (3) locations must be used for the test, and they should be spaced evenly across the pervious paving system. Failure to achieve the minimum design infiltration rate of the surface course at one or more location indicates the system cannot be put in service until the system is corrected to yield all passing values. Unlike the test methodology outlined in the ASTM standards, the test results must not be averaged. The maintenance plan must include a log for recording each location and its test result for future reference. The Applicant shall provide the testing results and the maintenance plan. *The Applicant has revised the plans to include a note on the plans. All required testing shall be provided prior to issuance of a C.O.*

Grading and Drainage Plan (Sheet 4 of 12):

13. There are nine (9) existing street parking spaces currently on Chestnut Street. The proposed construction will create three (3) additional parking spaces. The Applicant shall work with the Cranford Township Police and the Parking Authority. *The Applicant shall provide testimony.*
14. The Applicant is proposing to construct a "Masonry Block Wall" located along the southern property line between the proposed parking area and the two (2) adjacent residential lots. The wall varies in height from six inches in height to about 3.13 feet in height. It is unclear how this wall will impact the adjacent property. The Applicant shall provide testimony. *The Applicant shall provide testimony.*
15. Based on the existing and proposed topography of the site, it appears the thirty-one (31) parking spaces along the south parking area will be elevated two to three feet (2'-3') above the existing grade of the adjacent property. There are no crash deterrent devices being installed, which would prevent the vehicles from driving through the proposed fence. The Applicant shall provide testimony regarding any proposed safety measures that may be installed. The Plans shall be revised accordingly. *The Applicant has revised the plans to include concrete wheel stops. Additional testimony shall be provided.*
16. The Applicant is proposing to connect an eight-inch (8") PVS sanitary sewer connection into the existing ten-inch (10") sewer line located on Walnut Avenue. The Applicant shall be aware a sewer permit will be required for the work and shall be inspected by the Cranford DPW. The Applicant is currently seeking approval for a Treatment Works Application with NJDEP. *The TWA permit approval is currently under review.*
17. The Applicant is proposing a stormwater doghouse manhole connection into Chestnut Street. The proposed manhole will be located next to an existing manhole located on the street. The Township will be responsible for maintaining the manhole in the future. Having two (2) manholes in close proximity to each other will cause an unnecessary burden on the Township to maintain over the long term. The Applicant shall provide an alternative design to avoid having two (2) manhole structures in close proximity to each other. The plans shall be revised accordingly. *The Applicant has indicated the additional structure is required.*
18. The Applicant is required to obtain a road opening permit for any work within the Cranford right-of-way. The Applicant is proposing driveway aprons, right-of-way curbing, right-of-way sidewalk, a storm sewer connection and sanitary sewer connection. A note to this effect shall be added to the plans. *This is a continued condition of approval.*

Soil Erosion & Sediment Control Plan (Sheets 5-6 of 12):

19. No Comment.

Landscape Plan (Sheets 7-8 of 12):

20. The Applicant shall remove the lighting information from the plans. The plans shall be revised accordingly. *The Applicant has revised the plans. Comment Satisfied.*

Lighting Plan (Sheet 9 of 12):

21. The Applicant is proposing three (3) light poles located along the southwest portion of the parking area. Based on the site plans, the area will be in close proximity to the residential lot. The Applicant is proposing to construct a modular block wall, a fence and a light post in this limited area. The Applicant shall provide testimony regarding the installation of the improvements. *The Applicant shall provide testimony.*
22. The plans do not show any information regarding the outdoor lights for the proposed roof terrace. The Applicant shall provide information regarding the proposed outdoor lighting. *The Applicant Engineer has indicated the lighting for the deck will be shown on the Architectural plans. The Architectural Plans submitted do not show any proposed lighting. The Architectural plans have been updated to show a six-foot-tall (6') screened wall to be installed along the roof terrace to screen from the residential property.*

Construction Detail (Sheets 11-12 of 12):

23. **The Applicant shall revise the Modular Block Wall detail to include an impermeable layer between the masonry wall and the proposed porous pavement area. The Applicant shall not direct any stormwater runoff to the adjacent property.**

Traffic Report Comment:

The analyses and findings of the traffic study can be summarized as follows:

- a. **The proposed residential development will generate less traffic than the pre-existing bank;**
- b. **The adjacent street system will not experience any significant degradation in terms of traffic operations;**
- c. **The proposed development provides 55 parking spaces. RSIS requires 78, based on a conservative analysis. The redevelopment plan requires 55 spaces. The parking supply complies with the requirement of the redevelopment plan.**

We are in agreement with the findings and recommendations of the traffic study. The Applicant shall address the following comments.

24. **AASHTO compliant sight triangles should be shown for the driveways on Walnut Avenue and on High Street. The site plan seems to include sight triangle features, but they are not identified as such. A speed of 25 mph should be used.**

25. **No Left Turn sign should be installed for the driveway on Walnut Avenue.**
26. **The existing pedestrian crossings at the intersections of Walnut/Chestnut and Chestnut/High that are deteriorated should be replaced in kind.**
27. **Install centerline in the parking aisle to help drivers negotiate the curvature of the traffic lanes.**
28. **Install height clearance signs at both entrances.**
29. **Testimony or written response should be provided to address the following:**
 - a. **Loading operations;**
 - b. **Access and operation of refuse vehicles.**

Miscellaneous:

30. The Applicant shall not direct any stormwater toward adjoining properties. The site grading and drainage should not adversely affect or burden the adjacent property owners or pose a negative impact as set forth by Subsection 351-4. **This is a continued condition of approval.**
31. The Applicant shall ensure that the downspouts have cleanouts, as necessary, and that the overflow is directed away from the neighboring properties. **This is a continued condition of approval.**
32. All excavated material shall be removed from the site. No material is to be stored on Township property unless prior approval is obtained from the Township Engineer. Under no circumstances can the contractor place excavated material within Township-owned property. Any soil disturbance shall be done as set forth by Subsection 351. **This is a continued condition of approval.**
33. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Township right-of-way, including but not limited to, sidewalk, driveway aprons, curb, and asphalt pavement as required by Subsection 367. **This is a continued condition of approval.**
34. The Applicant shall call to coordinate inspections with the Engineering Department 24-hours prior to start of construction as related to grading and drainage improvements on-site. **This is a continued condition of approval.**
35. The Applicant shall be aware that posting of engineering escrow for construction administration oversight, plan review, and project closeout will be required at the time building permits are issued. Please be aware that unused escrow money will be returned to the property owner upon the issuance of a Certificate of Occupancy (CO). **This is a continued condition of approval.**

36. A signed and sealed "As-Built" site plan and elevation certificate should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (CO). The "As-Built" should accurately show site features including grading, spot elevations, drainage, structures, etc. **This is a continued condition of approval.**

Should you have any questions, please do not hesitate to contact our office.

cc: Jonathan Drill, Esq., Planning Board Attorney (jdrill@sksdlaw.com)
Nicholas Dickerson, Planning Board Planner (nicholas.dickerson@collierseng.com)
201 Walnut Ave, LLC, Applicant (jason@primelaw.com)
Jason Tuel, Esq, Applicant's Attorney (jason@primelaw.com)

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