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ENGINEER'S REVIEW

To: Kathy Lenahan, Land Use Administrator

From: Carl P. O'Brien, P.E., Township Engineer

Date: June 30, 2020

Re: Application PB-19-004
40-42 Jackson Avenue
Block 640, Lots 2, 3, and 6.01
Amended Preliminary and Final Major Site Plan Approval
MC Project No. CDZ310A

Maser Consulting P.A. (Maser Consulting) has reviewed the amended application prepared by 40-42 Jackson Drive, LLC, c/o Chad Lore, for the proposed warehouse addition and parking lot modifications. The Applicant is proposing to use the site for manufacturing/food prep and office use related to a food truck delivery service. The following documents have been submitted by the Applicant in support of this application:

1. Site Plan, prepared by Harbor Consultants, titled "Preliminary & Final Site Plan, No. 40-42 Jackson Drive & 677-679 Raritan Road, Lots 2, 3 & 6.01, Block 640, Township of Cranford, Union County, New Jersey", prepared by Harbor Consultants Inc. dated August 23, 2019, revised April 16, 2020, consisting of eleven (11) sheets;
2. Architectural Plans, prepared by Mancini Duffy, dated May 5, 2020, consisting of three (3) sheets;
3. Boundary & Topographic Survey; prepared by Harbor Consultants, titled "Boundary and Topographic Survey of No. 40-42 Jackson Drive & 677-679 Raritan Road, Lots 2, 3 & 6.01, Block 640, Township of Cranford, Union County, New Jersey", dated 12/7/2017;
4. Traffic Impact Analysis, prepared by Atlantic Traffic+Design, dated October 7, 2019;
5. Traffic Letter Report, prepared by Atlantic Traffic+Design, dated May 4, 2020;
6. Stormwater Management Report, prepared by Harbor Consultants, titled "Stormwater Management Report for No. 40-42 Jackson Drive & 677-679 Raritan Road, Lots 2, 3 & 6.01, Block 640, Township of Cranford, Union County, New Jersey", dated September 30, 2019, revised April 16, 2020;
7. Development Assistance Package, consisting of Application Instructions, Board Application, Tax Statement, Appeal for Relief from Zoning Requirements, Preliminary Approval of Site Plan, Final Approval of Site Plan, signed Application for Soil Erosion and Sediment Control Plan Certification, Affidavit of Ownership and Authorization, 200' List Request Form, Hold Harmless and Indemnification Agreement and Zoning Permit.



The Applicant was previously granted Board approval for preliminary and final major site plan approval with “C(1)” and “C(2)” Variance, under Application No. PB-19-004 on November 13, 2019.

The Applicant is seeking Amended Preliminary and Final Site Plan Approval with “C” Variances to construct a 9,433 SF building addition to an existing warehouse. The building addition will be located on the south side of the existing structure. The Applicant is also proposing to modify the existing parking lot located on the north, east and southeast side of Lot 6.01. The Applicant is proposing to reduce the number of parking stalls from 200 to 164 stalls. The reduction of the parking stalls also includes the creation of 42 truck stalls, approximately 25’x10’. The Applicant is also proposing grading and drainage improvements, lighting, landscaping and other various site amenities. Access will remain the same along Moen Avenue and the two existing access drives on Jackson Drive will be widened to accommodate two-way traffic.

The property consists of three (3) lots: Lot 6.01 has frontage on Jackson Drive, Moen Avenue, Raritan Road, and a portion of Berwood Drive in the City of Linden; Lots 2 and 3 have frontage on Raritan Road only. The lots are located on the Township of Cranford’s and City of Linden’s Municipal Boundary. The existing site consists of a 32,625 SF building with parking and drainage improvements. Lots 2 and 3 are vacant lots.

The site is located within two (2) zoning districts in the Township of Cranford. 152,152 SF (81.6%) of the site is located in the “C-1” (Commercial-1) District and 34,309 SF (18.4%) is located in the “NC” (Neighborhood Commercial) District.

The property is located in the Zone X (Area of minimal flood hazard) as shown on the Flood Insurance Rate Map (FIRM) for the Township of Cranford, dated September 2006. According to Geoweb, it does not appear the site is encumbered with any regulated areas by NJDEP.

The Applicant has addressed majority of the items outlined in our previous transmittal letter dated November 7, 2019. Any outstanding comments and additional comments based on the amended plans are reflected below.

A. General:

Cover Sheet (Sheet 1 of 11):

1. The plans shall be updated to include the word “AMENDED” to the “PRELIMINARY & FINAL SITE PLAN”.



Existing Conditions and Demolition Plan (Sheet 2 of 11):

2. The Applicant is showing two (2) existing inlets located near Berwood Drive. It is unclear where the discharge location is related to these inlets. The Applicant shall provide the discharge location. **This comment remains outstanding.**

Layout and Dimensioning Plan (Sheet 3 of 11):

3. The proposed building addition has three (3) man doors which leads directly into a two-way traffic area. There are approximately 25.8 feet between the proposed building addition and the curbing. The Applicant shall provide protection at the egress locations with at least two (2) bollards per door location. The Applicant shall provide testimony.
4. The Applicant is proposing to install a 725 SF concrete equipment pad in the truck parking lot. It is unclear what this area will be used for. Testimony shall be provided.
5. The Applicant previously testified that Lots 2 and 3 will be used as green space for the employees of the building. The Applicant is proposing to install a six foot (6') tall chain link fence restricting access to Lots 2 and 3. The green space from Lots 2 and 3 offset the increase in impervious coverage for Lot 6.01. Testimony shall be provided regarding Lots 2 and 3.

Grading & Utility Plan (Sheet 4 of 11):

6. The Applicant is proposing to connect a six-inch (6") PVC sanitary lateral to the existing ten inch (10") metal sanitary sewer line located across Jackson Drive. It appears the existing sanitary sewer line is not located within the right-of-way. The Applicant may require an easement to install the sewer connection. The Applicant shall provide testimony.
7. The ten-inch (10") metal sanitary sewer line was not located on the property survey submitted as part of this application. The Applicant is not showing any invert information regarding the existing sanitary sewer line. The proposed sanitary sewer connection passes a 42" storm sewer pipe. The Applicant shall ensure there is no conflict between the sanitary and storm sewer system.
8. The Applicant is showing an emergency generator. The Applicant shall specify the fuel source for the generator. If diesel, then a DEP permit may be required. If natural gas, the Applicant shall provide a will-serve letter from Elizabethtown Gas as the required gas may not be accessible.
9. The Applicant shall remove note #23 from the plans as this comment no longer applies.



10. The Applicant has indicated the roof leaders are connected directly to the municipal system. The roof leader and internal cleanouts have not been reflected on the plans. The connection into the municipal system has not been reflected on the plans as well. The Applicant has added a note indicating the roof drains will be included on the plumbing plans. Testimony shall be provided.
11. The approval resolution indicated the Applicant was to reference on the site plans to the water demand that will be generated from the proposed use and also add a reference on the site plans to the will-serve letter from the water company. The Applicant has indicated this will be provided as part of the building permit. The Applicant shall provide testimony indicating if the proposed development will require a TWA permit which will need to be submitted to the NJDEP.
12. It is unclear if the Applicant is subject to industrial waste concerns regarding the processing of food, the use of onsite refrigerator/freezer units, bakery, food washing areas. The Applicant shall provide testimony.
13. The Applicant shall provide testimony regarding refuse area. The Applicant previously testified the refuse area would be located in the previous building addition to contain the smell and to prevent animals from accessing the containers.

Landscaping Plan (Sheet 5 of 11):

14. The Applicant is proposing to install landscaping over the existing drainage structure located near Berwood Drive. The Applicant shall ensure the landscaping does not affect the existing drainage patterns.

Lighting Plan (Sheet 6 of 11):

15. The Applicant agreed to perform a lumens test of the existing parking lot to determine if there is adequate lighting. The Applicant shall provide a letter with the results of the test results to the Board Engineer. This will be required prior to issuance of a building permit.

Soil Erosion & Sediment Control Plans (Sheet 7 of 11):

16. The Applicant has submitted the site plans to the Soil Erosion and Sediment Control Division. The Applicant shall provide a copy of their approval prior to issuance of any permits.

Truck Turning Exhibit (Sheets 8 & 8A of 11):

17. No Comment.



Construction Detail (Sheet 9 of 9):

18. The Applicant shall provide a detail of the overflow pipes for the permeable paver area.

B. Grading and Stormwater:

The subject proposed property encompasses 186,461 SF located between Jackson Drive, Moen Avenue, and Raritan Road. Under existing conditions, the property includes a one-story masonry building and asphalt parking area and two (2) vacant lots with gravel parking area.

Under the proposed conditions, the parking lot area will be expanded, and the building area will also be expanded. The proposed development offers an overall reduction of 1,673 SF according to the zoning table.

1. The Applicant has agreed to designate Lots 2 and 3 as green areas since they do not have the authority to merge the existing lots. Since the lots cannot be merged and future development beyond this Application will take place, the Applicant shall calculate the areas as specified in Section 255-33C(2) as follows, "In the event that a district boundary line divides one or more lots, then the zone boundary line shall be considered the lot limit for computing all area, bulk, yard, buffer and any other dimension requirements specified in this article, unless a zone district boundary line falls within 20 feet of a lot line existing at the time of passage of this chapter, then the lot line shall be considered the zone boundary line." We believe the Applicant shall comply with the Township's Stormwater Management Ordinance for Lot 6.01.
2. The NJBMP manual indicates the installation of permeable pavers requires permeability testing to be completed. The Applicant has indicated the existing soils have poor permeability. They testified that the permeable paver area is not using the infiltration rate to achieve stormwater reductions; therefore, they are requesting a waiver from the requirements for permeability testing. The Applicant has proposed the installation of overflow pipes to allow for additional drainage measures. **We take no exception to this approach.**
3. The report indicates the existing system drains into the detention basin and then discharges to the drainage system located on Jackson Drive. Based on the inverts shown on the plans, the catch basin located on Jackson Drive discharges into the detention system. The Applicant shall ensure the detention basin functions as originally designed.
4. It does not appear the existing chamber located in the drainage basin offers any type of way to detain the water. The outflow pipe is a sixteen-inch diameter pipe. Typical detention basins offer an orifice to reduce the amount of flow leaving the site. The Applicant shall provide testimony regarding how the detention basin functions.



C. Traffic Signal and Traffic Impact Study Review:

1. The Applicant shall provide a trip generation comparison from what was previously presented before the board to what is proposed now.
2. The Applicant shall provide a matrix showing what the parking demand would be on-site throughout the day to demonstrate they have enough parking on-site.

Miscellaneous:

1. The Applicant shall not direct any stormwater towards 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 197-4.
2. No changes in grading are permitted without the submission of a grading plan to the Engineering Department, for review and approval, as required by ordinance 197-4. A Professional Engineer or Professional Land Surveyor must prepare any such grading plan.
3. 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 197-1.
4. 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 apron, curb, and asphalt pavement as required by Subsection 136-27.
5. 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.
6. 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).
7. A signed and sealed "As-Built" site plan 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.



Kathy Lenahan, Land Use Administrator

MC Project No. CDZ-310A

June 30, 2020

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If you have any questions or comments, please do not hesitate to contact our office.

CPO/tva

cc: Steve Hehl, Applicant's Attorney (shehl@lawjw.com)

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