



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

400 Valley Road, Suite 304  
Mount Arlington, NJ 07856  
T: 973.398.3110  
F: 973.398.3199  
www.maserconsulting.com

## **ENGINEER'S REVIEW**

**To:** Kathy Lenahan, Land Use Administrator

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

**Date:** February 3, 2021

**Re:** Application ZBA-20-003  
24 South Avenue West  
Block 474, Lot 1  
Use Variance Application  
Proposed Mixed Use Building- Commercial & 75 Unit Residential  
**MC Project No. CDZ323A**

---

Colliers Engineering & Design DBA as Maser Consulting has reviewed the application prepared by Cranford Harrison Developers, LLC (Alex Pavlovsky), for the demolition of all existing features within the subject property and the construction of a four-story mixed use development including a seventy-five (75) unit residential apartments and a ground floor retail space.

The following has been submitted by the Applicant for review:

- Plans titled "Use Variance Application, Cranford Modern, Block 474~Lot 1- 24 South Avenue West, Tax Map Sheet No. 104, Situated in Township of Cranford, Union County, New Jersey, consisting of three (3) sheets, prepared by FWH Associates, P.A., dated 8/25/2020.
- Argument for Granting of Variances and Waiver, prepared by FWH Associates, P.A. undated, consisting of three (3) sheets.
- Traffic Impact Study, prepared by McDonough & Rea Associates, Inc, dated June 5, 2020.
- Development Review Committee Memo dated 11/13/2020.
- Certification of Completeness letter dated October 26, 2020.
- Somerset-Union Soil Conservation District Approval dated July 27, 2020.
- Cranford Board Application Form 1, Appeal for Relief from Zoning Requirements, Form 4, and Conditional Use Application Form 6, Prepared by the Applicant, stamped August 27, 2020.

The site is located within the DB District (Downtown Business) in the Township of Cranford. The property is located diagonally from the intersection of South Avenue West and Washington Place. The lot is currently improved with a two-story brick structure which previously served as a manufacturing facility. The property features one ingress and egress location along South Avenue West which is approximately one-hundred and fifty (150) feet from the intersection of Washington



Place. The Applicant is proposing to raze all existing improvements to the site.

The Applicant is proposing to bifurcate the application, (preliminary and final site plan approval will be obtained at a later date) and is seeking a d(3) conditional use variance, a d(5) density variance, and numerous c(2) variances for the proposed development. The Applicant is proposing to raze the site and construct a four (4) story residential development with a 674 SF retail store on the ground floor. The Applicant is proposing to install parking for the site on the ground floor with three (3) residential floors above. The Applicant is proposing 75 residential apartments.

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 Geo-Web and as indicated in the “Applicants Argument Letter” the Applicant’s site has some known environmental contamination. The Applicant is actively working with a Licensed Site Remediation Professional (LSRP) and NJDEP to address the areas.

Based on our review of the submitted documents, we offer the following comments.

**A. General:**

**Title Sheet, (Sheet 1 of 3):**

1. The Key map shall be updated to show the properties located within 200’ feet of the site.

**Existing Conditions Plan (Sheet 2 of 3):**

2. No Comment.

**Variance Map (Sheet 3 of 3):**

3. The Applicant shall provide a north arrow on the sheet. Based on the previous sheets, north is pointed directly to the top of the page.
4. The Applicant shall provide information regarding sanitary and water demand. It is unclear if the proposed development will require a TWA permit or BWSE permit from NJDEP.
5. The Applicant is not showing any proposed utility connections. The Applicant shall provide inverts, pipe size, and pipe material for the proposed sanitary sewer connection. It is unclear how the proposed development will impact the existing sanitary sewer system. Should this variance be approved, the Applicant may be required to install a sanitary sewer flow monitor to measure the impact to the existing system.



6. The Applicant is not showing any existing or proposed grades on the plan. It is unclear how the grading will impact the adjacent properties and the right-of-way along South Avenue West.
7. The Applicant shall provide testimony regarding the proposed ingress and egress access ways. The Applicant is proposing to improve the right-of-way with curbing to the building face. This will require the installation of ADA measures at both driveways.
8. The Applicant has indicated the proposed impervious lot coverage is 86%. Based on our calculation, the proposed impervious lot coverage is 91.8%. The Applicant shall provide a tabulation of the lot coverage.
9. There are currently six (6) parking stalls located on South Avenue West along the property frontage. The proposed development will cause four (4) parking stalls to be removed permanently. The Applicant shall provide testimony.
10. The Applicant shall provide testimony regarding the traffic circulation in the parking area. It appears the parking stall located in the northwest corner of the parking garage will have trouble navigating the travel way. It also appears it may pose a safety risk to the access door.
11. The sprinkler room doorway appears to conflict with the northeast parking stall.
12. The building columns are located at the rear portion of the parking stalls. Typically, the building columns are located at the head of the parking stalls to allow for proper turning radius into the stalls. It is unclear if the cars can navigate in and out of the parking stalls with the column placement shown in the design. The Applicant shall provide a turning template to support the proposed parking stalls.
13. The Applicant is not showing a recycling and refuse area. The Applicant shall provide testimony.

**B. Stormwater Management:**

The proposed development will increase the impervious coverage of the site by 39.8%, which is approximately 13,000 SF. The increase in impervious coverage is greater than ¼ acre; therefore, the development is considered a major development by the Township Ordinance and NJDEP standards.

The site is located at a high point on South Avenue West and drains in a westerly direction and outfalls into the Orchard Brook.



14. The design and performance standards for “Major Developments” include groundwater recharge, runoff quantity controls, and runoff quality controls. The plans do not indicate the presence of any stormwater management measures. The Applicant shall provide testimony.
15. The Applicant shall submit a stormwater management report which addresses the requirements of the Township Ordinance. The report shall include what impact the development will have on the Orchard Brook.
16. Note the environmental concerns of the site with the stormwater management system depends on the outcome of the preliminary assessment and the site investigation of the property. The system design and capacity will be impacted based on the reports.

**C. Traffic Impact Study Review:**

17. Although the traffic impact study contains traffic counts conducted at the intersection of South Avenue West with Washington Place and traffic projections associated with the development of the site, there is no analysis provided for this intersection. The analysis should be provided as the proposed egress from the project will create the four-leg of this intersection.
18. The project will require a parking variance as 142 total spaces are required when only 76 spaces are proposed, two of which are on-street spaces that already exist. With only 74 on-site parking spaces for 75 apartment units, we are concerned with the amount of parking provided on-site as it equates to 0.99 spaces per unit. Although Residential Site Improvement Standards (RSIS) does allow municipalities to adopt parking requirements that are reduced from the RSIS parking standards and the site is approximately ¼ mile from the Cranford train station, 74 parking spaces for 75 units is too little parking for this area. Additional justification needs to be provided to support the parking variance or a reduction in the number of residential units should be considered to provide adequate parking.
19. Sight distance triangles at the proposed egress driveway in accordance with American Association of State Highway and Transportation Officials (AASHTO) sight line requirements should be shown on the site plan to ensure there is no conflict with driver’s sight lines and any on-street parking spaces.
20. Turning templates shall be provided showing the largest anticipated design vehicle that will utilize the parking area.
21. Testimony shall be provided on how any deliveries to the retail portion and residential units of the project will occur. Also, where will any moving vehicles for residents moving in or out of the building park?



#### **D. Environmental Review:**

The subject property was required to undergo remediation in 2000 following the report of a discharge associated with an exterior drum storage area where soil contaminated with trichloroethylene (TCE) was discovered. NJDEP Case No. 00-06-28-0038-52 was assigned to the discharge [the program identification (PI) number for the property is G000044358]. A Memorandum of Agreement (MOA) was signed between the former property owner and operator, E.F. Britten & Company, Inc., and the NJDEP for remediation of the discharge. According to on-line records, the property was sold to Cranford Harrison Developers, Inc. on September 9, 2020, and the deed was filed on September 29, 2020. The NJDEP issued an Administrative Consent Order (ACO) to Cranford Harrison Developers LLC on August 26, 2020. Under the ACO, Cranford Harrison is responsible for completing the remediation of the property under “adjusted direct oversight” by the NJDEP. The ACO required Cranford Harrison to complete the following:

- Perform all remaining remediation;
- Signing an ISRA-required Remediation Certification prior to closing;
- Submitting a Remediation Cost Review;
- Maintaining a Remediation Funding Source (RFS);
- Paying NJDEP fees;
- Updating NJDEP records regarding the remediation contacts;
- Notifying the NJDEP within 30 days of taking title to the property;
- Retaining a LSRP within 30 days of signing the ACO;
- Submitting a Remediation Fee Reporting form within 30 days of signing the ACO;
- Completing a Preliminary Assessment (PA) and Site Investigation (SI) of the property within one (1) year of the effective date of the ACO;
- Completing a Remedial Investigation (RI) within two (2) years;
- Obtaining all Remedial Action Permits, submitting the final Remedial Action Report (RAR), and submitting a Response Action Outcome (RAO) within seven (7) years.

Cranford Harrison retained a LSRP (Robert J. Gascoyne of Matrix New World Engineering, Inc., Florham Park, NJ). In addition to Cranford Harrison, Mr. Gascoyne can provide an update on the status and findings of the site remediation.

22. NJDEP GeoWeb mapping shows “historic fill” at the rear of the property in the area along the railroad right-of-way. (Please refer to the attached figure.) Unless the historic fill is removed, a deed notice, engineering controls and a Remedial Action Permit will be required.
23. The occurrence of ground-water contamination is suspected by NJDEP but apparently is not confirmed. The vapor intrusion issue reported for the property may have resulted from ground-water contamination beneath the subject property. The effect of site redevelopment, including the impact of any stormwater management systems, cannot be



assessed without the benefit of knowing the presence and extent of ground-water contamination.

**Miscellaneous:**

24. The project is located along South Avenue West which is a county road. The Applicant shall provide county approval.
25. General Note #11 on sheet 3 of the plans indicates the submission of test pits and a stormwater management report. The report shall be provided to our office for review.
26. The Applicant shall provide information regarding pedestrian safety for vehicles leaving the parking area. It appears vehicle traffic may have a hard time seeing pedestrians walking on the sidewalk.
27. The Applicant is proposing three (3) ADA parking stalls located near the parking lot entrance. The location will require the ADA travel path to use the parking lot entrance to get to the lobby and/or the commercial property.
28. It is unclear if the parking stalls will be dedicated to the residential units or the commercial use. The Applicant shall provide information on who will be using the stalls.
29. The Applicant has not provided any stormwater management measures including a stormwater management system and supporting report. The Stormwater management system shall be designed in conformance with Section 364-10 of the Township Ordinance including the required information as outlined in Section 364-10(A)5 of the Township Ordinance. The Applicant has not provided a grading, lighting, landscape, or utility plan, all which will be required for Site Plan approval.
30. Outside Approvals:
  - a. Union County (Proposed Right-of-way improvements).
  - b. NJDEP Permits (if required).
31. 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.
32. 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 351-4. A Professional Engineer or Professional Land Surveyor must prepare any such grading plan.



33. All the roof leaders from the proposed development shall be connected to a stormwater management system. The Applicant shall ensure that the downspouts have cleanouts, as necessary, and that the overflow is directed away from the neighboring properties.
34. 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.
35. 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.
36. The Applicant shall call to coordinate inspections with the Engineering Department 24-hours prior to the start of construction as related to grading and drainage improvements on site.
37. 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).
38. 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.

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

CPO/tva

cc: Jason Bottcher, Zoning Officer ([j-bottcher@cranfordnj.org](mailto:j-bottcher@cranfordnj.org))  
Ruth Nicholas, Zoning/Engineering Office Assistant ([r-nicholas@cranfordnj.org](mailto:r-nicholas@cranfordnj.org))  
Leon Consales, Applicant's Attorney ([lvclaw@verizon.net](mailto:lvclaw@verizon.net))  
Brian Murphy, Applicant's Engineer ([bmurphy@fwhassociates.com](mailto:bmurphy@fwhassociates.com))  
Geer Patras, Board Planner ([g.patras@topology.is](mailto:g.patras@topology.is))