

Memorandum #2

To: Kathy Lenahan, Land Use Administrator

From: Jacqueline Dirmann, P.E., C.M.E., C.F.M.

Date: November 21, 2022

Subject: Application PBA-22-002
750 Walnut Avenue
Block 541, Lot 2
Proposed Mixed Use Redevelopment Plan
Preliminary & Final Subdivision Approval
Preliminary & Final Site Plan Approval

Project No.: CDZ0346A

Colliers Engineering & Design DBA as Maser Consulting (CED) has reviewed the preliminary and final subdivision/site plan application prepared by Hartz Mountain Industries, Inc. for the proposed mixed-use development at the subject site. For Ease Of Reference our updated comments are reflected in **bold** lettering.

The following has been submitted by the Applicant for review:

- Plans titled "Preliminary and Final Major Site Plan and Major Subdivision Plan for Hartz Mountain Industries, Inc, Proposed Mixed-Use Redevelopment Plan" prepared by Stonefield Engineering & Design, consisting of ~~nineteen (19)~~ **twenty (20)** sheets, dated 5/23/2022, **revised 10/3/2022;**
- Preliminary Subdivision Plan, prepared by Control Layouts, Inc, dated 11/15/21, revised 4/30/2022;
- Environmental Impact Statement, prepared by Stonefield Engineering & Design, dated April 4, 2022, **revised October 4, 2022;**
- Traffic Impact Study, prepared by Stonefield Engineering & Design, dated 2/2/22;
- Stormwater Management Report, prepared by Stonefield Engineering & Design, dated 5/23/2022, **revised October 4, 2022;**
- Boundary & Topographic Survey, prepared by Control Layouts, Inc. dated 7/2/2021;
- Township of Cranford Zoning Department Application completed and signed by Applicant, dated 5/25/2022.
- 750 Walnut Residential Architectural Package prepared by Minno Wasko Architects and Planners consisting of twelve (12) sheets dated 1/28/22 and last revised 5/20/2022.
- Architectural Plans for proposed warehouse buildings, prepared by Vincent Antonacci, Jr. consisting of two (2) sheets dated 1/14/22 revised 5/20/22.
- **Vehicle Maneuvering Exhibits, prepared by Stonefield Engineering, dated 9/21/2022 consisting of fifteen (15) sheets.**

- **Low Impact Development Checklist, prepared by Stonefield Engineering & Design, dated 10/4/2022**
- **Landscaping & Fixtures Plans, Prepared by Arterial Streets, dated 1/28/22 revised 10/5/2022, consisting of twenty-three (23) sheets.**
- **Water Quality Treatment Map prepared by Stonefield Engineering & Design dated 10/4/2022 consisting of one (1) sheet.**

The site is located within the Commercial - 3 District in the Township of Cranford. The property is located along Walnut Avenue southbound at the intersection of Raritan Road, surrounded by the Consolidated Rail Corporation Main Stem to the north and the Hyatt Hills Golf Complex to the south. The lot is currently vacant but improved with an existing 315,000 SF office building and associated asphalt parking lots. The property is currently accessible via two ingress/egress driveways along Walnut Avenue.

The Applicant is proposing to demolish all existing improvements on the site, subdivide the property into two (2) lots and construct four (4) new buildings. Two (2) of the proposed buildings are "flex" buildings and two (2) are four-story residential buildings. The proposed development will include 125 residential units in each of the two (2) residential buildings for a total of 250 residential units along with a total of approximately 241,200 SF of flex space.

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.

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

A. General:

Cover Sheet, (Sheet 1 of 20):

1. No comments.

Existing Conditions Plan (Sheet 2 of 20):

2. No comments.

Demolition Plan (Sheet 3 of 20):

3. The demolition items shown on the plans were taken from information obtained in July 2021 but, since then, we understand some demolition activities have already begun. The Applicant shall provide testimony regarding the current condition of the site. **The Applicant has provided testimony regarding the existing conditions of the site. All existing building have been razed from the site.**

Overall Site Plan (Sheet 4 of 20):

4. As per the Redeveloper's Agreement, the Applicant is required to provide "Privately Owned Public Space" containing a minimum of 100,000 SF. It is unclear if the public space will have signage to let the public know the space is available. The Applicant shall provide testimony regarding hours of operation, parking, maintenance, access, and security related to the public area. **The Applicant has revised the plans to show a total of 137,257 SF of open Space Park Area. Comment Satisfied.**
5. The Applicant is proposing 68 of the 450 parking spaces as make ready electric vehicle spaces with 24 of the 68 spaces with electric vehicle supply equipment installed within the residential tract. We take no exception to the proposed electric vehicle space calculations. **Comment Satisfied.**
6. As per 40:55D-66.20 (2), at least 5% of the above noted electric vehicle supply equipment shall be accessible for people with disabilities. It does not appear that the Applicant has addressed this requirement. **The Applicant has revised the plans to include 5 EV ready ADA spaces. Comment Satisfied.**
7. It does not appear that the Applicant is proposing any electric vehicle spaces within the industrial tract parking lot. As per 40:55D-66.20 (3b), the application shall install at least four percent (4%) of the total parking spaces as make ready parking spaces, at least five percent (5%) of which shall be accessible for people with disabilities if there will be more than 150 off-street parking spaces. **The Applicant has revised the plans to include seven (7) spaces with vehicle supply equipment on the Industrial tract. Comment Satisfied.**

Site Plan (Sheet 5 of 20):

8. The Applicant is proposing 450 parking spaces for the residential tract based on the minimum off-street parking requirements in the redevelopment plan. We count 448 total spaces identified on the site plan. **The Applicant has revised the plans to include 2 additional parking spaces on the residential tract. Comment Satisfied.**
9. The Applicant has calculated the minimum required off-street parking spaces (152) for the industrial tract based on 10% (24,120 SF) proposed office space and 90% proposed warehouse space. The Applicant shall be prepared to provide testimony to confirm the usage of the proposed flex buildings. **The Applicant has provided testimony regarding this comment.**
10. The Applicant does not appear to have addressed the required indoor bicycle spaces required per the redevelopment plan. **The Applicant has added a note to the plans indicating the indoor bicycle parking requirements shall be provided. Proof of this will be required prior to issuance of final C.O.**

11. The Applicant shall revise the plan to depict the proposed locations of the detectable warning surfaces/curb ramps. **The Applicant has revised the plans to depict the location of all detectable warning surfaces. Comment Satisfied.**
12. Pedestrian Access for Walnut Avenue was not part of the plans submitted to the Board. The Applicant indicated they are working with the County on approvals. The Applicant shall provide additional information on what is being proposed. **The Applicant has provided testimony regarding pedestrian access for Walnut Avenue. The Applicant has indicated they will work with the County and The Township regarding the pedestrian access across Walnut Avenue. The Applicant is proposing to install a crosswalk across Walnut Avenue near the Benhart Place intersection. Prior to the issuance of any TCO related to the project the Applicant shall submitted a County approved plan related to the county right of way improvements.**
13. The Applicant is proposing 98 LF of six-foot (6') height picket fence along the frontage of the site. As per Township Ordinance, the maximum fence height in front yard is four feet (4'). Applicant shall revise the site plan accordingly and provide the corresponding construction detail. **The Applicant has removed this fence from the plans. Comment Satisfied.**
 - a. **The Applicant has removed the proposed basketball court and parking area from the previously submitted plans. The Applicant is proposing to install a small above ground stormwater detention basin in its place. We take no exception to the removal of the basketball court.**
 - b. **The Applicant revised the plans to include a sidewalk path to the industrial tract from the residential tract. The Applicant shall provide testimony regarding the need for the access.**
 - c. **The Applicant has increased the curb opening serving the industrial tract. The driveway opening increase from 94' to 124' wide. The driveway width will remain the same 35' wide.**

Grading Plan (Sheet 6 of 20):

14. No comments.

Drainage Plan (Sheet 7 of 20):

15. See comments under Stormwater Management Review.

Utility Plan (Sheet 8 of 20):

16. The Applicant shall provide information regarding the existing capacity of the sanitary sewer line. It is unclear if the proposed sanitary sewer line has sufficient capacity to handle the additional flow from the proposed use. **The Applicant has indicated Rahway Valley Sewerage Authority has confirmed sufficient capacity to handle the additional flow. Comment Satisfied.**
17. The Applicant shall verify the flow and service of the existing sewer main to be modified as this may require NJDEP Treatment Works Approval pursuant to NJAC 7:14A-22. **The Applicant has acknowledged this comment. The Applicant shall provide calculation indicating the impact to the exiting 10" sanitary sewer line that is currently installed at the site.**
18. The Applicant shall be prepared to provide testimony as to the need to apply for a Bureau of Water Systems Engineering (BWSE) Application based on the anticipated water needs for the site. **The Applicant has acknowledged this comment and will comply with any requirements.**
19. The plan indicates two (2) proposed utility pole relocations along Walnut Avenue. The proposed pole relocations will be required to support the new driveway locations for the industrial tract and the residential tract. The Applicant shall provide a timeline of when the proposed poles will be relocated. The Applicant shall provide testimony regarding the timing vs. the opening of the flex building. **The Applicant has provided testimony. Timeline for the utility pole relocations will be provided at a later date.**

Lighting Plan (Sheets 9-10 of 20):

20. No comments.
 - a. **The Applicant has revised the plan to indicate they are requesting a waiver for the maximum height permitted for the parking lot lights located on the industrial tract. The maximum height is 16', the Applicant is proposing light heights in the range of 16-25' in height. We defer to the Board Planner.**

Soil Erosion & Sediment Control (Sheets 11-12 of 20):

21. No comments.

Landscaping Plan (Sheets 13-15 of 20):

22. The landscaping plans indicate a total of 327 trees/evergreen trees will be planted onsite. The planting schedule on sheet 19 indicates a total of 439 trees/evergreen trees are proposed. The Environmental report notes on page 7 that 453 trees are proposed. The Applicant shall clarify the number of trees/evergreen trees being planted onsite. **The Applicant has revised the landscaping plan and the Environmental Impact Statement. The Applicant is proposing to install a total of 402 trees. Comment Satisfied.**

Construction Details (Sheets 16-19 of 20):

23. Applicant shall revise the plans to include the details for the proposed twelve-foot (12') high chain link fence. **The Applicant has removed the 12' high fence from the plans. Comment Satisfied.**

Tree Replacement Plan (Sheet 20 of 20):

24. The Applicant has indicated a minimum replacement of 409 trees/evergreen trees are required based on the calculations. We take no exception to the calculation provided. The Applicant shall provide a landscaping plan in compliance with the minimum requirements. **The Applicant has provided a landscaping plan.**

B. Stormwater Management Report:

The subject proposed property encompasses 1,341,643 SF (30.8 AC) located on Walnut Avenue southbound at the intersection of Raritan Road, surrounded by the Consolidated Rail Corporation Main Stem to the north and the Hyatt Hills Golf Complex to the south. The Applicant is proposing to disturb 1,200,955 SF of area (27.6 AC) and the project will result in a decrease in impervious surface of approximately 90,489 SF (2.08AC).

The project is defined as a major development as the disturbance area exceeds the one (1) acre threshold as outlined in the Township Ordinance and RSIS definition of a major development. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment, through DEP Green infrastructure methods, as listed in section 365-4 of the Township ordinance. Since the project is located within the state planning area PA-1, it is considered exempt from the groundwater recharge requirement of the ordinance.

Based on the stormwater management report provided, we offer the following comments.

25. The report consists of three (3) Drainage Areas for the project. The Applicant shall provide additional information regarding the drainage areas. As per the Township Stormwater Control Ordinance, Section 365-4(L) the Applicant shall revise the report to show how each drainage area complies with the stormwater runoff quality, and stormwater runoff quantity standards of the ordinance. **The Applicant has revised the stormwater management report for the three drainage areas. Our review of the revised report is as follows.**
- a. **The Applicant is using the minimum time of concentration (Tc) of 6 minutes for pre and post stormwater calculations. The Applicant shall provide the calculations for the pre-construction conditions of the site. The calculations shall be added to the stormwater management report.**
 - b. **The design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. The Applicant shall confirm that the calculations for the runoff rates were not calculated using an averaged or weighted CN value.**
 - c. **The stormwater report indicates 14 test pits were conducted in 2018. The current stormwater regulations require compliance with Chapter 12 of the BMP for soil testing. The Applicant shall confirm the soil testing previously completed is in compliance with Chapter 12.**
26. The stormwater report does not account for the proposed Eco pure Bio filters and the proposed Bioretention facilities. The Applicant indicated these features would further help reduce the runoff rates and runoff volumes from the site. The stormwater report shall quantify these stormwater quantity benefits. **The Applicant has indicated the biofilters are for treating the water quality storm and have no bearing on the runoff rates & stormwater quantity requirements. The stormwater calculations provided show a decrease in runoff rates and runoff volume not including these systems. We take no exception to the report provided.**
27. The site is currently improved with two (2) existing detention basins. The larger detention basin is located on the south side of the lot and is not proposed to be disturbed as part of this project. The smaller detention basin is located on the northeast side of the lot. The Applicant is proposing to reconstruct the detention basin approximately 110 LF to the south of the existing detention basin. The modification of the basin is required to support the new driveway access to the industrial tract. The Applicant shall provide additional information confirming the basin will have the same capacity as the one being demolished. Further, can the basin be further modified to provide additional stormwater management storage? **The Applicant has revised the report to provide additional information regarding the existing and proposed drainage basins. Comment Satisfied.**

28. The Applicant is proposing to construct and install green infrastructure measures through the site. The Applicant is proposing the use of four (4) bio-retention basins on the industrial tract and two (2) bio-retention basins located on the residential tract. The Applicant shall provide additional information regarding the amount of flow draining to each of these areas. **The stormwater management report was updated to include the information regarding the bio-retention basins located on site. Comment Satisfied.**
29. The Applicant shall be aware that the proposed bioretention systems must have a maintenance plan and must be reflected in a deed notice recorded in the county clerk's office to prevent alteration or removal, as outlined in Section 365-4M of the Township Ordinance. A filed copy of the maintenance plan shall be provided to our office prior to issuance of a certificate of occupancy. **The Applicant has indicated an operation and maintenance manual has been submitted. Our office did not receive a copy of the manual. The Applicant shall provide a copy of the operation and maintenance manual.**
30. The Applicant is proposing the use of ten (10) Eco pure Biofilters located on the industrial tract and seventeen (17) Eco pure Biofilters located on the residential tract. The Eco Pure bio filters are an acceptable manufacture treatment device (MTD) by NJDEP for water quality and classified as green infrastructure. The Applicant shall provide additional calculations indicating the filters comply with the maximum allowable drainage area and outlined in the NJDEP MTD certification, and outlined in Section 365-4O(2). **The Applicant has provided a water quality treatment map outlining the areas. Comment Satisfied.**
31. Under Proposed conditions on sheet 2 of the stormwater management report, the Applicant indicates three (3) bio-retention basins will be added to the site. Based on the site plans, it appears there are six (6) bio retention basin areas. The report shall be revised accordingly. **The Applicant has revised the stormwater management report accordingly. Comment Satisfied.**
32. The Applicant shall revise the stormwater management report to elaborate on the green infrastructure measures taken place on the lot. The Applicant shall provide additional information regarding how they comply with the stormwater management regulations outlined in Section 365 of the Township Ordinance. **The Applicant has revised the stormwater management report accordingly. Comment Satisfied.**
33. The Applicant is proposing to subdivide the lot into two (2) lots. The proposed stormwater management measures extend through both lots. It is unclear how the Applicant intends to manage the stormwater management measures for each lot. The Applicant shall provide additional information. **The Applicant has provided testimony. Each lot will be owned by a separate entity. The Applicant will create maintenance/cross access easement for the proposed utility connections that encroach each lot.**

34. The stormwater report indicates the portion of the site being evaluated is contained within the limit of disturbance. The Applicant shall provide additional information regarding any offsite drainage areas that could have an impact on the drainage area. **The Applicant has revised the stormwater management report accordingly. Comment Satisfied.**
35. It is unclear which areas contribute to which drainage areas in the existing and proposed conditions. The Applicant shall revise the drainage area maps to clearly indicate which portion of the lot is draining to which area. **The Applicant has revised the stormwater management report accordingly. Comment Satisfied.**
36. The project is considered a major development project as defined by NJDEP. The Applicant shall provide the NJDEP Major Development Checklist to ensure all NJDEP requirements have been met. **The Applicant has provided the NJDEP Low Impact Development Checklist with the latest submission. Comment Satisfied.**
37. The Applicant shall provide an inspection of the existing drainage system to ensure the system is functioning properly. The Applicant shall repair any and all items which prevent the proper function of the system. **The Applicant has acknowledged this comment.**
38. The Applicant is proposing to reduce the existing flow into the existing drainage basins. It is unclear if the reduction of flow into the detention basins will have a negative effect on the functionality of the basins. The drainage report does not indicate how the capacity of the basins are impacted by the reconfiguration of the system. The Applicant shall confirm the modified basin and the existing basin to remain meet the current detention basin standards outlined in Section 365-8 of the Township Ordinance. The Applicant shall revise the plans as necessary. Testimony shall be provided. **The Applicant has provided testimony and has provided an analysis of the existing basins onsite. Comment Satisfied.**
39. The Applicant has indicated they will submit an operation and maintenance (O&M) manual prior to the start of construction to the Township for review and approval. The Applicant shall be aware that the stormwater management plans, report and O&M manual will also have to be filed with the deed. The Applicant shall submit a copy of the annual maintenance records and inspections to the Township Engineer no later than March 1st every year. **The Applicant has indicated an operation and maintenance manual has been submitted. Our office did not receive a copy of the manual. The Applicant shall provide a copy of the operation and maintenance manual.**
40. The Applicant has indicated the project will not have any adverse impacts to the neighboring properties, downstream water courses, or conveyance systems within the water shed. The Applicant shall monitor the stormwater management system of the site after the construction has been fully completed to ensure there are no negative impacts. The Applicant shall rectify any issues that come up during and after construction. **The Applicant has acknowledged this comment.**

C. Traffic Impact Study Review:

41. A review of the traffic impact study will be provided under a separate cover letter.

D. Subdivision Review:

The Applicant is proposing to subdivide the parcel into two (2) tracts, one (1) residential tract and one (1) industrial tract. The residential tract will consist of 13.5 Acres of land and is located on the southern portion of the parcel. The residential tract will be improved with two (2) U-shaped buildings, parking lots, walking paths, lighting, landscaping, and stormwater management areas including bioretention basins, and manufacture treatment devices. The industrial tract consists of 17.3 acres and is located on the northern portion of the parcel. The industrial tract will be improved with two (2) proposed flex use buildings, parking areas, basketball courts, lighting, landscaping, and stormwater management areas including four (4) bio retention areas and manufacture treatment devices.

42. Proposed lot numbers need to be approved by the Tax Assessor. **The Applicant has acknowledged this comment.**

43. Easement crossing northerly portion of premises is not identified. The limits of the Walnut Avenue Vacation should be clarified. Should an easement be provided for the public sidewalk that encroaches the property along Walnut Street? **The Applicant has identified the three easement areas as "existing telephone easement", "existing Lexington Avenue easement", and "existing Walnut Avenue easement". Comment Satisfied.**

44. The date of the plan is missing in the surveyor's certification. **The Applicant has revised the plans accordingly. Comment Satisfied.**

45. The "Corner Waiver" note should be removed as two monuments will need to be set. **The Applicant has removed the note. Comment Satisfied.**

46. The Applicant shall provide additional information regarding the cross access/maintenance easement required for the project. It appears "Stormwater Measures" and "Privately Owned-Public Space" may require easements. Testimony shall be provided. **The Applicant has provided testimony. Comment Satisfied.**

E. Miscellaneous:

47. The Applicant shall provide testimony with regards to trash and recycling collection and removal. **The Applicant has provided testimony.**

48. The Applicant shall provide testimony with regards to snow plowing operations. **The Applicant has provided testimony.**

49. The Applicant shall provide testimony with regards to construction access/staging as well as how the site will be secured throughout the construction project. **The Applicant has provided testimony.**
50. The Applicant indicated the project will be constructed in Phases. The Applicant shall provide a phasing plan for the proposed construction. **The Applicant has indicated a phasing plan will be submitted at a later date.**
51. Construction cost estimates for on-site and off-site improvements shall be submitted for review and determination of applicable bonding and inspection fees. **The Applicant has indicated this will be provided at a later date.**
52. The Applicant shall be responsible for obtaining any necessary outside agency approvals included but not limited to:
 - a. Union County;
 - b. NJDEP;
 - c. Somerset Union Soil Conversation District;
 - d. Township of Cranford Road Opening Permits.

The Applicant has acknowledged this comment.

53. 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. **The Applicant has acknowledged this comment.**
54. 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. **The Applicant has acknowledged this comment.**
55. 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. **The Applicant has acknowledged this comment.**
56. 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. **The Applicant has acknowledged this comment.**

57. 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. **The Applicant has acknowledged this comment.**
58. 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. **The Applicant has acknowledged this comment.**
59. 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). **The Applicant has acknowledged this comment.**
60. 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. **The Applicant has acknowledged this comment.**

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

cc: Jonathan Drill, Esq., Planning Board Attorney (jdrill@sksdlaw.com)
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