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April 6, 2023

Kathy Lenahan, Board Administrator  
Zoning Department  
**Township of Cranford**  
8 Springfield Avenue  
Cranford, NJ 07016

RE: Response to Planning Review  
**PB-23-001 (Preliminary and Final Site Plan)**  
108 South Ave E LLC, 112 South Avenue E LLC, Boffard Holdings, LLC, VIBO Holdings  
LLC, 2 Chestnut St LLC, and Iron Ore Properties LLC  
108-126 South Avenue East, 32 High Street, 2 Chestnut Street  
Block 478, Lots 2, 3, 4, 5, 6  
Block 483 Lots 18 and 17.01  
FPA No. 16753.001

Dear Ms. Lenahan:

Please find below responses to the Colliers Engineering & Design memorandum dated March 13, 2023, Colliers Engineering & Design letter dated March 10, 2023, Mott MacDonald Memorandum to the Planning Board dated March 10, 2023, and requests of Planning Board during March 15, 2023 hearing, as follows:

**Colliers Engineering memorandum dated March 13, 2023**

**Cover Sheet (Sheet 1 of 15)**

1. Note 7 of the site plan cover sheet sets forth the calculation of the minimum non-residential use requirement with the inclusion of Block 478, Lots 1.01 & 1.02.
2. Comment addressed during testimony. Block 478, Lots 1.01 & 1.02 will not be consolidated with the subject property.

**Existing Conditions Plan (Sheet 2 of 15)**

4. Aerial imagery has been added to the plan depicting the existing conditions for both Tract 1 & Tract 2.
5. A note has been added to sheet 4 to clean and flush the existing onsite inlet.
6. The aerial imagery identifies the existing parking spaces on South Avenue East.

**Site Plan (Sheet 3 of 15)**

- 7 through 11. The Applicant provided testimony regarding these items.
12. Statement, the Applicant will comply.

**Grading and Drainage Plan (Sheet 4 of 12)**

13. A note has been added to the plan clarifying that all roof leaders shall be connected to the underground detention basin. The exact size, material and location of the roof leaders has not been determined at this time (will occur during construction drawing phase).



14. Applicant provided testimony regarding this and agrees to provide measures to maintain the flood storage area.
15. Locations of flood vents shown on sheet 3 and testified to during March 15<sup>th</sup> hearing.
16. The proposed barrier wall is an architectural feature and part of the building. Refer to the architectural plans for details and height.
17. Testimony will be provided regarding the loading zone.

#### **Site and Grading Plan – Tract 2 (Sheet 5 of 12)**

18. The Applicant provided testimony regarding these items. Signage added to show reserved parking.
19. The curb has been labeled as granite block curb.
20. Additional spot elevations have been added to the plan. The proposed runoff is directed away from the municipal parking lot.

#### **Landscape Plans (Sheets 9-11 of 15)**

22. The landscape plans show the location of the existing and proposed lights, to make sure that the proposed landscaping has the required separation. No photometric calculations depicted on landscape plan.

#### **Lighting Plan (Sheet 12-13 of 15)**

23. Statement. Applicant provided testimony regarding this item.
24. Applicant provided testimony regarding this item. The proposed light pole is similar to the existing light pole in the municipal parking lot.
25. The lighting levels shown on the plan do not include existing lighting light levels, which the applicant is not privy to.

#### **Traffic Report Comments**

28. Site plan revised to include sight triangle measurements per governing Ordinance.
29. Sheet 3, Site Plan, has been revised to include the Do Not Enter and One Way signs.
30. A note has been added to Sheet 3, site plan, regarding Compact Car Parking Only sign.

#### **Miscellaneous**

33. The project will not direct runoff to the adjacent properties or burden them with additional stormwater runoff.
34. Roof runoff will be directed to the proposed underground detention basin.
35. through 39. The applicant will comply with these conditions.

### **Colliers Engineering Letter dated March 10, 2023**

#### **Section F. Comments**

##### **General**

2. The Bulk Table on the Cover Sheet has been updated to include the lot area of Block 483, Lot 18.

##### **Landscaping and Lighting**

9. and 10. Township Code 255-26A(3)g states that street trees shall not be located closer than 25 feet to any street light. The plantings have been maximized to meet this requirement while being outside the sight triangle easements.



11. The applicant is proposing 4'x4' ADA compliant tree grates to maintain a minimum of 6' unobstructed sidewalk along the project frontage.

**Parking/Loading**

15. The outdoor bicycle rack location has been adjusted to be 2' from the building wall and dimension added to the site plan.

**Mott MacDonald memorandum dated March 10, 2023**

An Underground detention basin, and a Filterra Bioretention system have been added to tract 1 and tract 2, respectively. A Stormwater Management Report and Operation and Maintenance (O&M) Manual has been prepared and is attached.

**Planning Board requests March 15, 2023**

1. Request to dedicate additional privately owned public space on Block 483, Lot 18. Sheet 6 of site plan revised to add an additional +/- 978 sq. ft. of privately owned public open space.
2. Request to provide irrigation system for landscaping. Sheet 10 revised to include note calling for irrigation system for landscaped area.
3. Request to explore feasibility of incorporating green infrastructure. Sheet 6 revised to propose use of Filterra Bioretention system in response to Mott MacDonald memorandum dated March 10, 2023.
4. Request to provide alternative style bike rack to accommodate U-Locks. Sheet 3 revised to include wave style bike rack (see Bike Rack- Detail 2).
5. Request to provide additional spot elevations to confirm improvements will not impact adjacent lots with water runoff. Additional spot elevations have been added to the plan showing the proposed runoff is directed away from the municipal parking lot (see Sheet 6).

We trust that this submission addresses all questions and comments in the referenced letters and Memorandums.

Respectfully Submitted,  
**FRENCH & PARRELLO ASSOCIATES, P.A.**

A handwritten signature in blue ink, appearing to read 'Bahram Farzaneh', is written over a horizontal line.

Bahram Farzaneh, PE  
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Cc: Applicant  
Jason Tuvel, Esq. Prime & Tuvel