

**HARTZ MOUNTAIN INDUSTRIES, INC.  
TOWNSHIP OF CRANFORD PLANNING BOARD  
750 WALNUT AVENUE A/K/A BLOCK 541, LOT 2  
RESPONSE TO PROFESSIONAL REPORTS**

**SEPTEMBER 9, 2022**

This submission constitutes the record response of the Applicant to the comments and recommendations of the Township Planning Board professional consultants on the subdivision and site plan application for the redevelopment of 750 Walnut Ave. The Applicant agrees that the revisions required to be made in response two staff recommendations shall be incorporated in a revised site plan and subdivision plat that will be submitted on or before September 30 in anticipation of consideration by the Planning Board at its public hearing on October 19, 2022.

**Planning Review Letter #1, July 14, 2022 from Nicholas Dickerson, PP:**

Variances/ design waivers

1. Will conform.
2. Waiver requested. Applicant will provide additional information relative to the existing sidewalk, existing berm and impact of sidewalk widening on existing landscaping and grading, and will submit any revisions to the proposed sidewalk in conjunction with the revised site plan resubmission.
3. Applicant submits the front yard requirement does not apply to the side yard facing the residential building, but to the extent the board and staff determined that a “c” variance is required, Applicant will submit proofs in support of the variance.
4. (new) Lighting height for commercial loading zone. Applicant will submit proofs in support of the variance.
5. (new) Applicant requests waiver for commercial facade signs within 100 feet of residential zone for facade signs facing residential area. Applicant will be providing one tenant sign per tenant all for the facade period to extent relief is required, Applicant will present appropriate proofs.

E Design Waivers/Exceptions

1. Signage, will conform.

F. Comments.

1. Construction phasing plan will be provided and Applicant agrees to commence construction on the commercial component first.
2. Applicant will submit evidence of outside agency approvals as condition of approval.

Landscaping and lighting

3. Per discussion with your office, testimony will be provided regarding the tree sampling survey on the Tree Replacement Plan and how the project complies with the tree replacement requirements.
4. Applicant will evaluate western and northern property line existing trees to determine if any can be preserved
5. Protection details shall be provided
6. Plans will clarify landscaping treatment in southern triangle portion of site
7. Applicant will submit declaration establishing responsibility for privately owned open space, landscaping and maintenance
8. Applicant shall replace shade trees along Walnut Ave to extent existing trees have died or require replacement.
9. Landscape plan shall show additional Evergreen landscaping as necessary to provide visual screen
10. Applicant will revise landscaping plan along northern frontage between open space and service drive
11. See Response 9 which will include screening of loading area
12. Applicant will clarify landscape plan specifications. The Stonefield landscape plan will control
13. Plans will be revised to resolve landscaping of parking areas
14. Plans will be revised to resolve landscaping of parking areas
15. The issue of the basketball court will be considered by the Township Council and Planning Board. In the event the Planning Board determines the basketball court will remain, planting shall be provided
16. Maintenance will be addressed in declaration and by note on landscape plan
17. Plans will identify sodding and seeding areas with appropriate maintenance plan
18. Landscape plan shall note any areas of irrigation. Declaration shall address maintenance of same.
19. Will comply
20. Will comply
21. Applicant will revise lighting plan to address lighting level at western property line
22. Applicant will revise lighting plan to address lighting level at fixture D-20
23. The issue of the basketball court will be considered by the Township Council and Planning Board. In the event the Planning Board determines the basketball court will remain, Applicant will provide only security lighting on the front parking area, details to be provided on lighting plan.
24. Applicant will provide sidewalk connection between commercial property and open space area
25. Community Impact Analysis indicates no requirement for any additional staff or facilities. Mr Hughes will address in testimony on October 19
26. Community Impact Analysis will address additional requested information. Mr Hughes will address in testimony on October 19
27. Non Residential Development Fee estimate for 2.5% of equalized assessed value of commercial improvement will be provided
28. Agreed
29. Applicant will provide details to conform with bicycle rack requirements
30. Testimony will be provided

31. Testimony will be provided
32. Will comply
33. Plans will be clarified as to floor area of commercial Buildings A and B
34. Agreed
35. Will comply
36. Will comply
37. No compact spaces are proposed
38. RSIS de minimis exception will be applied for related to number of off street parking spaces
39. Testimony and exhibits will be provided
40. Applicant will provide transparency calculations. Applicant may be seeking minor exception for frontage transparency.
41. Testimony will be provided
42. Testimony will be provided
43. Testimony will be provided
44. Testimony will be provided
45. Testimony will be provided
46. Applicant will provide concept plan for Walnut Ave. streetscape and pedestrian crossings
47. Exhibit will be provided
48. Applicant submits primary facade fronts on public open space. Applicant testimony will demonstrate compliance with redevelopment plan.
49. Open space exhibit will clarify open space allocation between sub districts one and two to demonstrate compliance
50. See comment three above
51. Testimony will be provided on compliance with redevelopment plan sustainability standards under section 5A
52. The issue of the basketball court will be considered by the Township Council and Planning Board. In the event the Planning Board determines the basketball court will remain, Applicant will show pedestrian connection.
53. No outdoor play area is proposed. Applicant provide testimony showing compliance with features that are appropriate for all ages and abilities.
54. See comment five above
55. See comment five above

**Engineering Review Letter #1, July 18, 2022 from Jacqueline Dirmann:**

1. Comment
2. Comment
3. Demolition near completion.
4. Testimony to be provided
5. Comment
6. Will comply
7. Will comply
8. Parking count will be corrected

9. Testimony provided. To the extent that additional office space is created, Applicant has proposed additional parking plan for parking in portion of rear loading area.
10. Will comply
11. Will comply
12. Walnut Ave. pedestrian access plan will be provided with revised site plan submission
13. Will comply with four (4') foot fence height
14. Comment
15. Comment
16. Sanitary sewer capacity data will be provided
17. Sanitary sewer main capacity data will be provided
18. BWSE application will be required
19. Applicant will provide schedule for utility relocation
20. Comment
21. Comment
22. Plans will be revised to clarify
23. The issue of the basketball court will be considered by the Township Council and Planning Board. In the event the planning board determines the basketball court will remain, Applicant will provide fence details
24. Landscape plan will be provided
25. Information on three drainage areas will be provided
26. This comment shall be discussed further between your office and Stonefield Engineering.
27. The capacity of the existing basins will be provided.
28. Bioretention basin information to be provided
29. Operation and Maintenance plan to be provided
30. Biofilter calculations to be provided
31. Report will be corrected
32. Applicant will provide additional information on green infrastructure
33. Maintenance will be addressed in declaration and by note on storm water plan
34. Site drainage area impact associated with application
35. Revised drainage map to be provided
36. Major stormwater development checklist to be provided
37. inspections agreed as condition of approval
38. Will comply and provide testimony
39. Will comply
40. Applicant will monitor storm water system in accordance with operation and maintenance manual
41. Comment
42. Will comply
43. Applicant will dedicate all sidewalk areas along Walnut Ave to Union County
44. Will provide
45. Will comply
46. Maintenance will be addressed in declaration and by note on plan
47. Trash and recycling collection by private company
48. Snow plowing and storage area plan will be provided

- 49. Construction phasing staging plan to be provided
- 50. Phasing plan will be provided
- 51. Will provide
- 52. All outside agency approvals will be condition of approval
- 53. There will be no storm water impact on adjoining properties
- 54. Grading plan will be provided
- 55. Roof leaders and cleanouts will be provided
- 56. Applicant will comply
- 57. Applicant will comply
- 58. Will comply
- 59. Will comply

**Fire Department Review Letter #1, July 13, 2022 from Matt Lubin, Fire Official**

- 1.
  - a. Radius plan will be provided
  - b. snow removal plan will be provided
  - c. Maintenance plan will be provided
- 2.
  - a. Will comply
  - b. will comply
  - c. comment
- 3.
  - a. Roof access to residential building well include staircase
  - b. will comply
  - c. will comply
  - d. will comply

**Traffic Review Letter #1, May 9, 2022 from Colliers Engineering**

- 1. Comment
- 2. Comment
- 3. Comment
- 4. Comment
- 5. Comment
- 6. Applicant will meet with Township traffic consultant to work through agreed traffic calming in Indian Village neighborhood. Applicant agrees to contribute a sum in escrow with the Township to pay for the off-site mitigation.
- 7. Comment
- 8. Comment

Existing traffic issues

- 1. Comment
- 2. Comment

3. Comment
4. Comment
5. Comment

#### Traffic Mitigation plan

1. Traffic signal at Walnut and Raritan will be upgraded per Union County requirements with Applicant conducting the work.
2. Applicant will agree with Township to petition for speed limit reduction to 25 mph on Walnut Ave.
3. Applicant will work with Traffic consultant and Township to finalize pedestrian crossing plan on Walnut Ave as presented on September 7 with Applicant conducting the work.
4. Applicant will work with Traffic consultant and Township to finalize pedestrian crossing plan on Walnut Ave as presented on September 7 with Applicant conducting the work.
5. Applicant will work with traffic consultant on off site traffic mitigation in adjoining residential area. Applicant agrees to contribute a sum in escrow with the Township to pay for the off-site mitigation. Applicant concurs with speed limit signs, turn restrictions as proposed and stop control at Benhart and MacArthur St. Applicant agrees to signage to limit truck and vehicular traffic from entering neighborhood

#### **Environmental Commission Letter #1, July 11, 2022**

Stormwater management plan meets major development standards and provides over 2 acres reduction in impervious coverage. No further mitigation required.

Applicant is not proposing porous pavement.

Applicant has owned the property since the late 1980s. No soil contamination has been encountered. At point in time of demolition, limited PCB was encountered and properly disposed of off site

Applicant will replace zelkova trees with oak and Tulip Poplar

Redevelopment plan requires 2.5 inch caliber trees at planting. Applicant is proposing 3 inch caliper.

While applicant appreciates reduction in parking requested, Applicant's proposal at 1.8 spaces is already below RSIS standards.

Applicant will provide generic EV charging stations that are not limited to specific brands. Applicant will evaluate location of EV spaces to make them convenient for users.

Applicant will meet bicycle parking requirements under the redevelopment plan.