



COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT
AMY CRISP WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

RECEIVED
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PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

December 8, 2022

Ms. Kathy Lenahan, Board Secretary
Municipal Building
8 Springfield Avenue
Cranford, NJ 07016

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Applicant/Site: Hartz Mountain Industries, Inc.
750 Walnut Avenue
Block 541, Lot 2
County File # SPSD 140-22

Dear Ms. Lenahan:

The County of Union's Bureau of Planning and Economic Development on behalf of the County Planning Board reviewed the combined subdivision and site plan application and associated plans and documents in accordance to County Land Development Ordinance.

The purpose as described on the application and plans is to subdivide one lot into two lots and construct a mixed-use development with two multifamily buildings with 250 residential units and two industrial structures consisting of 241,200 square feet (sf). The applicant proposes 607 parking spaces and 75 loading spaces and total impervious site cover of 796,478 sf or 59.4% which does not exceed municipal requirements. The applicant's stormwater report, dated October 4, 2022, identifies a combination of modified existing and proposed underground detention basin sufficient to manage site stormwater.

The comments below are based on the review of the associated plans and accompanying reports/documents in relation to the Union County Land Development Standards:

1. In accordance to **Section 501.4, Curbs, and 502.4, Curbing**, requires the applicant provide curbing along the entire property fronting the County Road in accordance with County Standards. The applicant shall provide new curbs in conformance with County Standards along the entire frontage of the County Road and note on site plan. The applicant shall provide detail 1.02, Typical Roadway Excavation & Restoration at Curbs, detail 1.06, Concrete Sidewalks, and detail 1.07, Depressed Curb at Driveways on revised plans details section.
2. In accordance to **Section 501.5, Driveways**, requires all driveway openings at intersections of County roads and driveways shall have sight triangles clearly indicated without any obstructions including trees of eight inch or

ADMINISTRATION BUILDING

Ms. Kathy Lenahan, Board Secretary

Applicant: Hartz Mountain Industries, Inc.
Application # SPSD 140-22
Site Address: 750 Walnut Avenue

Page 2.


greater diameter within the County right-of-way. Radius curbs are prohibited and shall be removed from the site plan. The applicant shall provide detail 1.08, Driveways, and 1.09, Concrete Driveway Apron Typical Section on the revised plans.

3. In accordance to **Section 502.1, Off-Street Parking**, states that no required off-street parking space, including adjacent access lanes or maneuvering space, shall be located within the existing or proposed right-of-way. Any stop or yield lines shall be placed a minimum of four feet in advance of the nearest crosswalk. The applicant shall provide stop bars at all driveway and directly adjacent crosswalks in accordance with County Land Development standards and associated MUTCD standards.
4. In accordance to **Section 502.6, Shoulder Paving**, the applicant shall provide on revised plans the paving area between the existing edge of pavement and new curbs as per County Standards.
5. In accordance to **Section 502.7, Right-of-Way Encroachment**, requires that the County right-of-way (ROW) shall be kept clear of buildings, sales/merchandise displays, obstructing vegetation, parking areas, service vehicles, equipment, and appurtenances thereto. The applicant shall relocate trees at the northern driveway away from the County ROW line.
6. In accordance to **Section 700, Traffic Impact Analysis**, requires traffic impact study for projects affecting a County road for developments with 10 or more dwelling units or generating 100 or more peak hour trips. There is a notation of a flashing beacon device which requires justification along with device parameters, associated signage, and maintenance jurisdiction.

This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance Sections 300, 400, 500, 600, and 700 as described above in regards to this application has been determined that the above noted application is withheld pending receipt of revised plans/documents/digital plan copies in accordance to the above comments.

The applicant is reminded that the **County Land Development Fee Schedule requires a review fee of 25% of the original application fee**, in a check payable to the County of Union, for review of revised plans and associated documents. The application, plans and documents are retained for County Planning Board records in association to the State Planning Act and records rules established by the State of New Jersey. Please contact me if you have any questions.

Sincerely,



Kamal Saleh, PP, AICP
Supervising Planner

CC Hartz Mountain Industries, Inc.
Fox Rothschild, LLP
Stonefield Engineering and Design
Amy C. Wagner, Deputy County Manager/Director - Economic Development