



HARTZ MOUNTAIN INDUSTRIES, INC.

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e-mail: james.rhatican@hartzmountain.com

June 6, 2022

Via FedEx (Tracking No. 7770 5136 7775)

Township of Cranford

8 Springfield Avenue

Cranford, New Jersey 07016-2199

Attention: Kathy Lenahan

Land Use Administrator

**Re: Preliminary and Final Major Subdivision and Site Plan Application
750 Walnut Avenue (Block 541, Lot 2)**

Dear Ms. Lenahan:

Enclosed for filing with the Planning Board are seventeen (17) copies of the below documents to be added to the packets delivered to your office on May 25, 2022, comprising an application for preliminary and final major subdivision and site plan approval for property at 750 Walnut Avenue:

- Checklist 7
- Checklist 9
- Form 7
- Form 8
- Form 9
- Form 10
- Disclosure Statement

If you have any questions or need any additional information, please call me. Thank you for all of your help in this matter.

Sincerely,

HARTZ MOUNTAIN INDUSTRIES, INC.

James P. Rhatican

Vice President of Land Use and Development

Assistant General Counsel

JPR/ts

Enclosures

cc: Ryan Cooper, Esq. (w/o enc.) (via electronic mail)

Henry Kent-Smith, Esq. (w/ enc.) (via FedEx Tracking No.7770 5145 7549)

Address of Property: 750 Walnut Avenue

Checklist 7. Required items for preliminary major and minor subdivision applications as defined in § 136-1B(2) of the Township's Land Development Ordinance

| Item Number | Required Item | To be completed by applicant. | | To be completed by the Planning and Zoning Office. | |
|-------------|---|--|----------------------|--|---------------------------|
| | | Provided ("P") or Waiver Requested ("W") | Applicant's Initials | Date item received by Planning and Zoning Office | Zoning Officer's initials |
| 1. | One original and 17 copies of the subdivision application form (Form 07). | P | PAF | | |
| 2. | One original and 17 copies of the subdivision plan prepared by a New Jersey Licensed professional engineer showing: <ul style="list-style-type: none"> - All existing and proposed lot lines. - The current and proposed block and lot numbers. - The location of all existing principal and accessory structures. - The setbacks for all existing structures. - The total lot coverage for the existing and proposed lots. - The proposed footprint of all proposed structures. - Location of all existing and proposed street right-of-ways. - The location of all structures on adjacent tracks within one hundred feet and along the same street as the subject property. - The existing and proposed location of all sidewalks and curb openings. | P | PAF. | | |
| 3. | One original and 17 copies of a topographical survey showing all contours at two foot intervals within the tract and within thirty feet of the subject property prepared by a New Jersey licensed surveyor. | P | PAF. | | |

Address of Property: 750 Walnut Avenue

Checklist 9. List of all required items for all major and minor preliminary site plan applications.

| Item Number | Required Item | To be completed by applicant. | | To be completed by the Planning and Zoning Office. | |
|-------------|--|--|----------------------|--|---------------------------|
| | | Provided ("P") or Waiver Requested ("W") | Applicant's Initials | Date item received by Planning and Zoning Office | Zoning Officer's initials |
| 1. | One original and 17 copies of the Preliminary Site Plan Approval Form (Form 09). | P | PLP | | |
| 2. | One original and 17 copies of the exterior facades and elevations. | P | PLP | | |
| 3. | One original and 17 copies of a proposed site plan. The plan must provide the following details: <ul style="list-style-type: none"> • All existing and proposed principal and accessory structures. • A title block containing all required certifications, plan title, date and all revision dates. • Location, type, and height of fences, walls, and screening. • Location, type, and volume of refuse storage and recycling facilities. • A written description of the proposed use(s) and operation(s) of the building(s), including the number of employees or members of non-residential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck traffic; anticipated hours of operation and anticipated expansion plans incorporated in the building design. • Zoning information block shall be indicating the required, existing, and proposed bulk requirements. • List of all owners within 200 feet of subject site. | P | PLP | | |
| 4. | One original and 17 copies of the interior layout for each floor of all existing and proposed structures. Each set of plans must contain the following details: <ul style="list-style-type: none"> • The building construction type/class. (UCC ADOPTED CODE) and appropriate construction details. • Finished floor elevation referenced to | P | PLP | | |

| | | | | | |
|----|--|---|------|--|--|
| | geodetic data | | | | |
| 5. | <p>One original and 17 copies of a parking and circulation plan. The plan must contain the following items</p> <ul style="list-style-type: none"> • Parking aisle and stall dimensions and pavement surface type. • Location and dimension of pedestrian paths, walkways, and sidewalks and all barrier free design • Curbing and apron type. • Location of all loading docks. | P | PAF | | |
| 6. | <p>One original and 17 copies of a grading and storm water management plan. The plan must providing the following:</p> <ul style="list-style-type: none"> • A computation of required storm water detention volume and specification of minimum volume to be detained subsurface as part of a complete site drainage and grading plan. • Existing and proposed contour lines at one-foot intervals inside the tract and within thirty (30) feet of the tract's boundaries with spot elevations at all changes in grade due to construction. • Location and height of terraced and bermed areas. • Finished floor elevation referenced to geodetic data | P | PAF | | |
| 7. | <p>One original and 17 copies of a lighting plan. The plan must providing the following:</p> <ul style="list-style-type: none"> • Location and height of lighting. • Demonstrate compliance with all lighting standards. | P | PAF | | |
| 8. | <p>One original and 17 copies of a proposed landscaping plan. The plan must providing the following:</p> <ul style="list-style-type: none"> • The location of all existing trees, shrubs, and seeded or groundcover areas. • Location and planting schedule of all trees, shrubs, and seeded or groundcover areas. • Demonstrate compliance with the Township's Tree Replacement Ordinance. | P | PAF | | |
| 9. | <p>A sign plan for all existing and proposed signs including:</p> <ul style="list-style-type: none"> • Location, position and dimensions. • All information to be contained on sign. • Source of illumination, if applicable. | P | PAF. | | |

Form 07/Preliminary Approval of Minor/Major Subdivision Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: _____ Date received: _____

Application is hereby made for approval of the proposed Subdivision Plat for the land herein described:

1. PLAN DESCRIPTION:

Subdivision of property into two parcels

a) **PREPARED BY:** Control Layouts Inc., Gregg Gaffney

b) **LATEST REVISION:** 4/30/22

2. **CLASSIFICATION OF SUBDIVISION:** Major Minor

a) Does the subdivision involve the creation of any new streets? YES NO

b) Does the subdivision involve the extension of any off-tract improvements?
YES NO

c) Does the subdivision involve a planned development? YES NO

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL subdivisions. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/applform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES NO
- b) Is the subject property adjacent to a State highway? YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? **YES NO**
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 08/Final Approval of Minor/Major Subdivision Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: _____ Date received: _____

Application is hereby made for approval of the proposed subdivision as shown and described on the accompanying maps and documents.

1. **DATE OF PRELIMINARY APPROVAL:** Pending

DATE OF ANY EXTENSIONS GRANTED (attach documentation):
N/A

Pursuant to N.J.S.A. 40:55D-49, preliminary approvals of major subdivisions expire three (3) years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

2. **FINAL PLAT:** Does the Final Plat follow exactly the plat granted preliminary approval in regards to development plans, area covered, and other details? (Circle response)
YES NO If not, indicate any changes (attach copy if necessary).

3. **NUMBER OF LOTS PROPOSED FOR FINAL APPROVAL:** 2

4. **HAVE ALL CONDITIONS BEEN MET?** YES NO

Attach evidence of compliance, if not included in plat. If conditions have not been met, specify reasons.

5. **ARE THERE ANY DEED RESTRICTIONS THAT APPLY OR ARE CONTEMPLATED?** YES NO If yes, attach copy.

6. **PERSON TO WHOM SIGNED DOCUMENT IS TO BE ISSUED:**

Name: Hartz Mountain Industries, Inc.

Address: 500 Plaza Drive, 6th Floor, Secaucus, NJ 07094

Phone: (201) 272-5315 Email: James.Rhatican@HartzMountain.com

7. **DOCUMENT IS TO BE:** (Check one) _____ Mailed X Picked up by Applicant

Form 09/Preliminary Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: _____ Date received: _____

Application is hereby made for approval of the proposed Site Plan for the land herein described:

1. PLAN DESCRIPTION:

2 Mixed use residential buildings, 250 units total

2 Flex Commercial Bldgs, 244,000 s.f.

a) **PREPARED BY:** Stonefield Engineering

b) **LATEST REVISION:** 5/23/22

2. **CLASSIFICATION OF SITE PLAN:** Major X Minor _____

a) Does the site plan involve the creation of any new streets? YES **NO**

b) Does the site plan involve the extension of any off-tract improvements?
YES **NO**

c) Does the site plan involve a planned development? YES **NO**

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL site plans. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/appiform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? YES NO If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)
- b) Is the subject property adjacent to a State highway? YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)
- c) Is the property in question greater than one hundred fifty (150) acres or involves more than five hundred (500) dwelling units? YES NO If yes, applicant shall notify the Director of the New Jersey State Planning Commission of the hearing. Notice shall include a copy of maps and documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? YES NO
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 10/Final Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: _____ Date received: _____

Application is hereby made for approval of the proposed site plan for the land hereinafter more particularly described.

1. a) DATE OF PRELIMINARY APPROVAL: Pending

b) DATE OF ANY EXTENSIONS GRANTED (attach documentation):
N/A

Pursuant to N.J.S.A. 40:55D-49, preliminary site plan approvals expire three (3) years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

c) DATE OF LATEST REVISION: 5/23/22

d) CONTACT PERSON: James Rhatican
Phone: (201) 272-5315 Email: James.Rhatican@HartzMountain.com

2. Does the Application include (check all that apply):

- a) Drainage Plan X
- b) Paving Plan X
- c) Utility Plan X
- d) Landscaping Plan X
- e) Sign Plan X
- f) Lighting Plan X
- g) Elevation Drawing X

3. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, other details? YES NO If not, indicate any changes (attach copy if necessary).

4. Have all conditions of preliminary approval been met? YES NO Attach evidence of compliance, if not included on plans. If conditions have not been met, specify reasons.

OWNERSHIP DISCLOSURE STATEMENT

HARTZ MOUNTAIN INDUSTRIES, INC. (Applicant)

Owned 100% by Hartz Mountain Industries—NJ, LLC

Hartz Mountain Industries—NJ, LLC is owned 100% by The Hartz Group, Inc.

The Hartz Group, Inc. is owned 100% by the Leonard H. Stern Trust

CRANFORD 750 WALNUT DEVELOPMENT LLC (Owner)

Owned 100% by Hartz Mountain Industries, Inc.