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April 19, 2023

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

Planning Review Letter No. 2
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 & Iron Ore Properties, LLC
108-126 South Ave E; 32 High St; 2 Chestnut St
Block 478, Lots 2, 3, 4, 5, and 6; Block 483, Lot 18
Colliers Engineering & Design Project No. CDP-0011

Dear Ms. Lenahan:

As requested, our office has reviewed application PB 23-001, submitted by 108 South Ave E, LLC, 112 South Avenue E, LLC, Boffard Holdings, LLC, VIBO Holdings, LLC, 2 Chestnut St, LLC & Iron Ore Properties, LLC (the Applicant), seeking Preliminary and Final Site Plan approval to redevelop the existing property. ***The Applicant has submitted revised materials; this review letter has been updated based on these materials as well as the testimony provided at the March 15, 2023 Planning Board hearing.***

The following documents, which were submitted in support of the Application, have been reviewed:

1. Letter entitled, "Major Preliminary & Final Site Plan Approval (the "Application"), 108 South Ave E, LLC, 112 South Avenue E, LLC, Boffard Holdings, LLC, VIBO Holdings, LLC, 2 Chestnut St, LLC & Iron Ore Properties, LLC (collectively, the "Applicants"), Block 478, Lots 2-6, Block 483, Lot 18 (collectively, the "Property"), 108-126 South Ave. E; 32 High St., 2 Chestnut St. Cranford, NJ 07016), prepared by Jason R. Tuvel, Esq., of Prime & Tuvel, dated March 3, 2023.
2. Letter entitled, "Major Preliminary & Final Site Plan Approval (the "Application"), 108 South Ave E, LLC, 112 South Avenue E, LLC, Boffard Holdings, LLC, VIBO Holdings, LLC, 2 Chestnut St, LLC & Iron Ore Properties, LLC (collectively, the "Applicants"), Block 478, Lots 2-6, Block 483, Lot 18 (collectively, the "Property"), 108-126 South Ave. E; 32 High St., 2 Chestnut St. Cranford, NJ 07016), prepared by Jason R. Tuvel, Esq., of Prime & Tuvel, dated November 10, 2022.
3. Development Application, including Form Nos. 01, 09, 10, 15, 17, 18. Dated November 10, 2022.
4. Document entitled, "Statement of Applicant," no date.
5. Development Application to the Union County Department of Economic Development, dated November 11, 2021.

6. Letter entitled, "Brandon Boffard, 108, 112, 118, 122-126 South Avenue East & 32 High Street, Block 478, Lots 2-6, County File # SP 111-21," prepared by Kamal Saleh, PP, AICP of County of Union Department of Economic Development. prepared December 7, 2021.
7. Copy of Permit No. 2003-21-0002.1 LUP 210001 from New Jersey Department of Environmental Protection for Flood Hazard Area Verification and Flood Hazard Individual Permit. Approval date: May 24, 2021, expires May 23, 2026.
8. Title Search, dated September 27, 2022.
9. Copy of Township Resolution No. 2022-244, memorialized May 24, 2022.
10. Traffic Impact Study, prepared by Nick Verderese, PE and Justin P. Taylor, PE, PTOE of Dynamic Traffic, dated November 8, 2022.
11. Document entitled, Stormwater Management Statement, prepared January 26, 2023, by Bahram Farzaneh, PE, PP.
12. Plans entitled, "Preliminary and Final Site Plan for 108-126 South Avenue East, 32 & 41 High Street & 2 Chestnut Street, Block 478, Lots 2, 3, 4, 5, and 6, Block 483, Lot 18, and 17.01," prepared by Bahram Farzaneh, PE, PP, of French & Parrello Associates, dated February 19, 2021, and revised through **April 6, 2023**, consisting of **16** sheets.
13. Plans entitled, "Proposed Mixed Use Development," prepared by Avelino Martinez, RA, of Blackbird Group Architects, LLC, dated March 1, 2023, **and revised through April 3, 2023**, consisting of 9 sheets.
14. Document entitled, "South Avenue Redevelopment--Energy Efficiency and Sustainability Features," prepared by Iron Ore Properties, dated November 8, 2022.
15. Document entitled, "Your Green & Healthy Home."
16. Plans entitled, "Topographic Survey, Tax Lot 18, Block 483" prepared by John J. Butler, PLS of Butler Surveying & Mapping, Inc., dated February 9, 2016, and revised through November 7, 2022, consisting of 1 page.
17. Plans entitled, "Topographic Survey, Tax Lots 2, 3, 4, 5 & 6, Block 478," prepared by John J. Butler, PLS of Butler Surveying & Mapping, Inc., dated February 9, 2016, and revised through November 7, 2022, consisting of 1 page.
18. **Letter entitled, "Response to Planning Review," prepared April 6, 2023 by Bahram Farzaneh, PE of French & Parrello Associates, PA.**
19. **Cover letter, prepared April 5, 2023 by Avelino Martinez, RA of Blackbird Architects, LLC.**

A. Existing Conditions

The subject area consists of two non-contiguous tracts, the first located along South Avenue East and High Street (“the Block 478 tract”), and the second located at the easternmost terminus of Chestnut Street (“the Block 483 tract”). Both sites are located within the Township’s South Avenue & Chestnut Street Rehabilitation Area, specifically Subdistrict 1. (The Board should note that a previous application recently before the Board involved Subdistrict 2). The Block 478 tract contains approximately 35,000 square feet and contains several commercial structures. The Block 483 tract contains approximately 5,080 square feet in area and contains a residential structure.

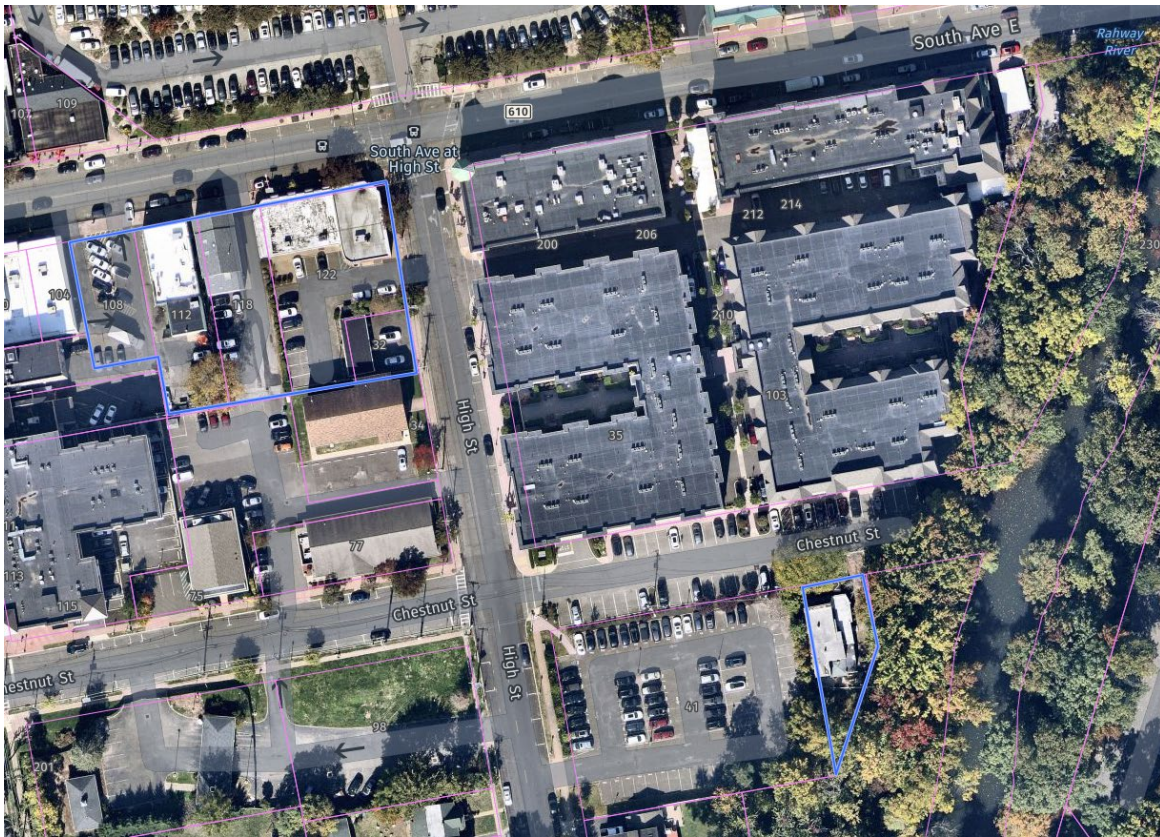


Figure 1: Nearmap image of the sites, with the property boundaries approximated.

The Block 478 tract has frontage along South Avenue East and High Street. Surrounding uses include commercial development to the west and northwest, mixed use developments to the southwest and east, a place of assembly to the south, and surface parking for the NJ Transit rail station to the north. The Block 483 tract is located on the south side of Chestnut Street and is adjacent to a municipal parking lot to the west, the Rahway River to the east, and residential development to the north.

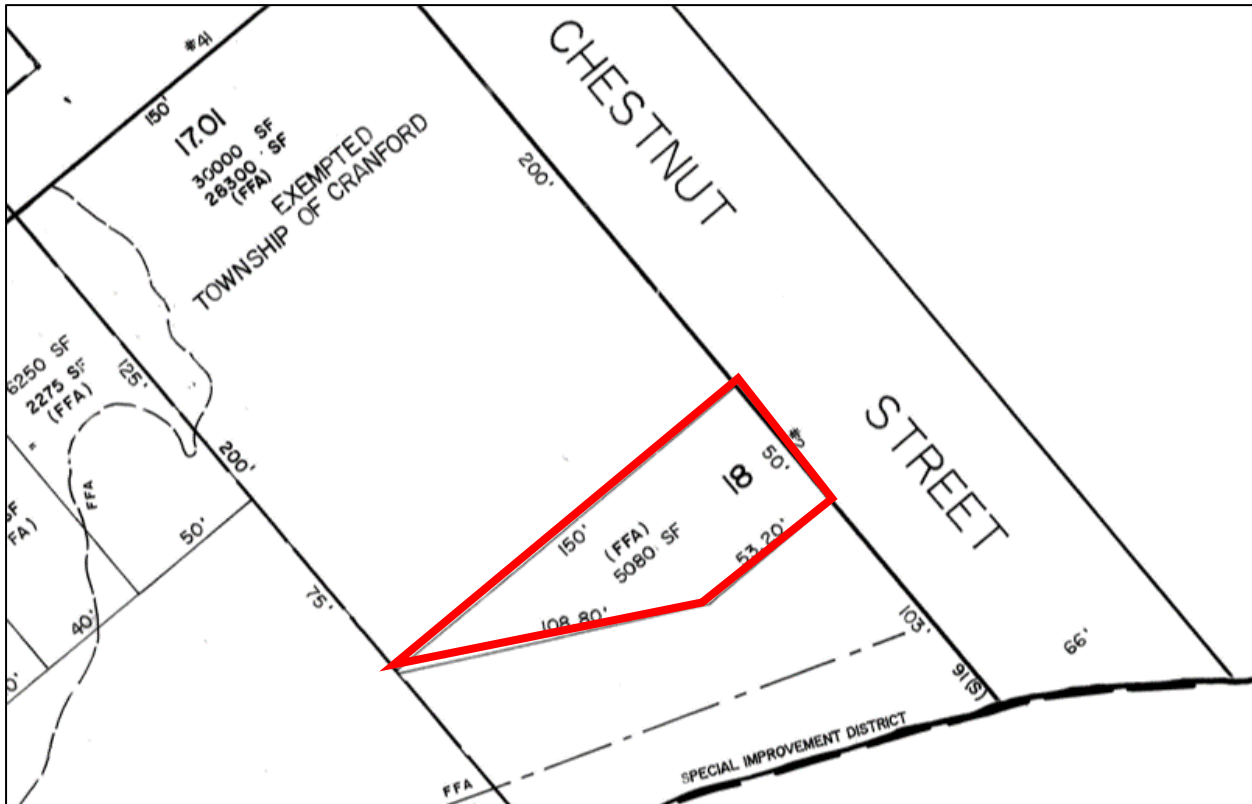


Figure 2: Tax Map of the site, with the Block 483 tract, boundaries approximated.

B. Applicable Land Use Controls

The subject tract composes the entirety of the South Avenue & Chestnut Street Rehabilitation Area's Subdistrict 1. The redevelopment plan for this area governs the use, bulk standards, design criteria, and building requirements of the site. Based on the redevelopment plan, any design or performance standards not addressed within the redevelopment plan relies on the applicable design and performance standards set forth in the Township's Land Development Ordinance.

C. Proposed Conditions

The Applicant proposes to redevelop the existing site in accordance with the Township's redevelopment plan, which was prepared January 19, 2022, and adopted February 22, 2022. The proposed development would replace the existing structures with an inclusionary four-story inclusionary mixed-use structure on the Block 478 tract, containing 55 residential units and 5,672 square feet of retail space. Of the 55 residential units, 9 are reserved for low or moderate income households. The proposed development will also construct a surface parking lot on the Block 483 tract. The proposed uses are permitted by the Redevelopment Plan and the underlying zone. **The revised plans include an additional 978 square feet of privately owned public open space on the Block 483 tract.**

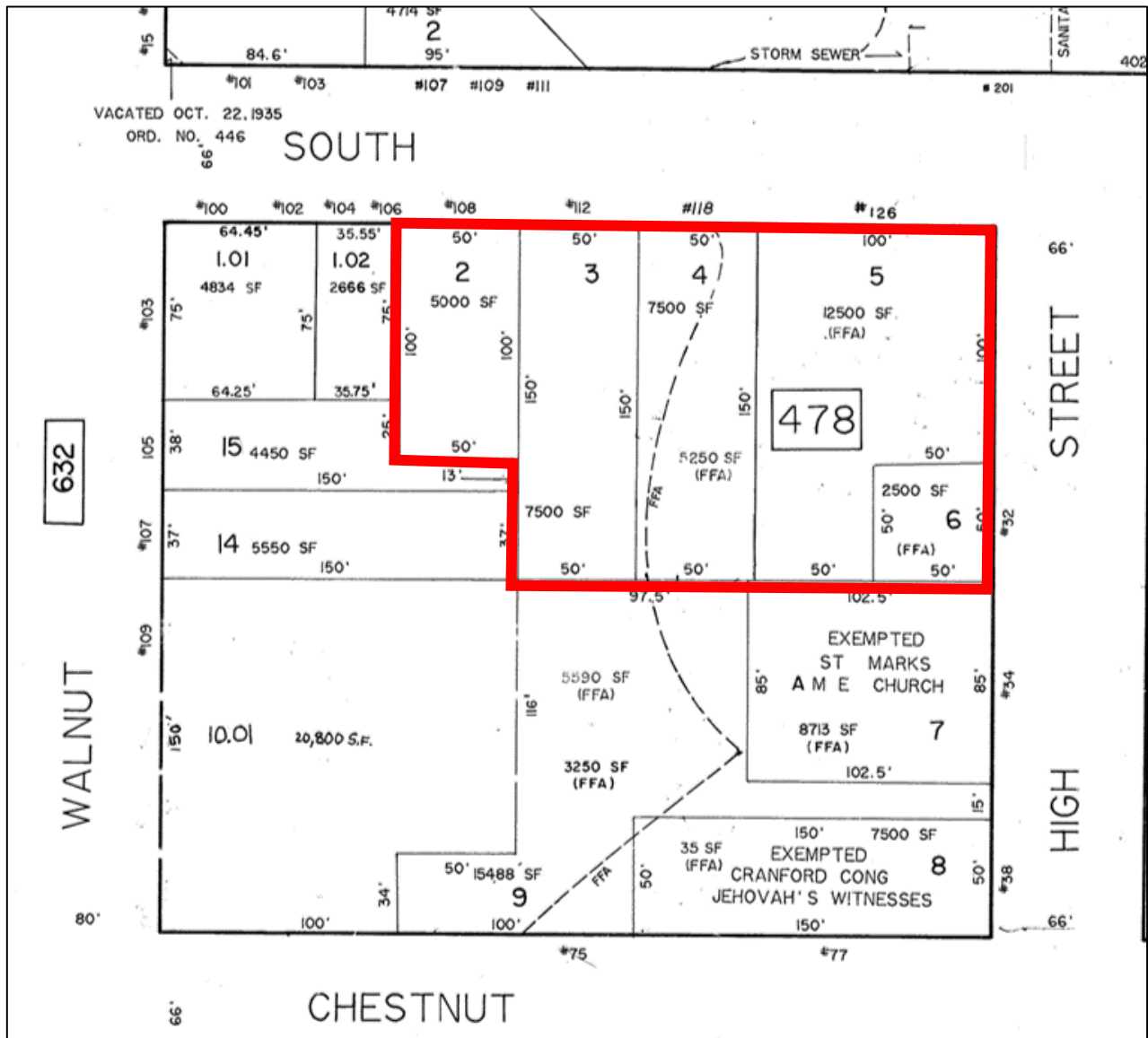


Figure 3: Tax Map of the site, with the Block 478 tract, boundaries approximated.

BULK REQUIREMENTS – SUBDISTRICT 1		
	Required	Proposed
Minimum Lot Area (acres)	0.75	0.92
Minimum Building Setback to South Avenue Curb Line (ft)	9 from face of curb (incl 8 foot sidewalk clearance and intermittent 2 feet of landscaping/planters along building)	9.8
Minimum Side Yard Setback from Curb Line of Walnut Avenue** and High Street (ft)	10 from curb line (incl. 8 foot sidewalk clearance and 2 foot interstitial zone adjacent to the building facade), or 0 foot for other areas.	13.4' High Street 0' Side Line
Minimum Rear Yard Setback (ft)	9 feet between buildings or 5 feet between curb or property line, whichever is nearest, and building facades	9
Maximum Building Height (stories)	4	4
Maximum Building Height (ft)	55	*
Maximum Building Coverage	90%	75.8%*
Maximum Lot Coverage	96%	96%*
Minimum Non-Residential Component	8,000 square feet	5,672****
Maximum Dwelling Units	55	55
Minimum Ceiling Heights (feet)	12 ground story 9 upper story	13.5 ground 9 upper stories
Minimum Privately Owned Public Open Space (sq. ft.)	1,500	n/a***
Minimum Bicycle Spaces (indoor)	0.25/dwelling unit (14 required) 1 per 10 employees of Restaurant Use (not proposed) 1 per 3,000 sq. ft. of professional office space (not proposed)	16
Minimum Bicycle Spaces (outdoor)	0.1/dwelling unit (6 required) 1 per 25 seats of Restaurant Use 1 per 3,000 sq. ft. of professional office space and other uses (2 required)	9
Minimum Off-Street Parking Spaces	1.4/dwelling unit (77 required)	77
Minimum EVSE/Make Ready Parking Spaces	15% of required spaces (12 total) 5% of EVSE to be ADA accessible (1 total)	12
Building Transparency	35% ground floor 30% upper floors	40.68% ground floor 32.11% upper floors
*Applicant shall clarify. See comments in Section F of this Report.		

BULK REQUIREMENTS – SUBDISTRICT 1		
	Required	Proposed
<p>**Redevelopment plan appears to incorrectly reference the side streets. Section 4.4 A1 states that the primary facade shall front on South Avenue, so presumably the front yard setback applies to South Avenue. Section 4.4A3 regulating side yard setbacks, however, provides the required setbacks for “all facades along South Avenue and High Street.” Considering that the Redevelopment Plan states that the primary facade shall face South Avenue, and because this subdistrict contains additional frontages along Walnut and High Streets, it is my assumption that the side yard setbacks would apply to those sides.</p> <p>***Provided as part of the previous application in Subdistrict 2. <i>The revised plans submitted by the Applicant have provided an additional 978 square feet of privately owned public open space.</i></p> <p>****While only 5,672 square feet of nonresidential space is provided, the Applicant has indicated that adjacent lots 1.01 and 1.02 (not included in this Application, but part of Subdistrict 1) contribute an additional 7,500 square feet of non-residential space.</p>		

D. Variances

The Applicant has not requested any variances as part of this application.

E. Waivers/Exceptions

The Applicant has not requested any waivers or exceptions as part of this application. As noted in the following section, however, the Applicant will require a de minimis exception from the off-street parking requirements, which, while compliant with the redevelopment plan, are less than those required by the statewide Residential Site Improvement Standards (RSIS). ***It was also noted at the March hearing that an RSIS exception will be required for the proposed compact parking spaces.***

In addition to the above, the Applicant should be prepared to provide testimony to the questions raised in the following section of this letter as additional exceptions may be required.

As noted at the previous hearing, the Applicant will require an exception from the provision of street trees.

F. Comments

General

1. The Applicant shall provide evidence of all outside approvals.

At the March hearing, the Applicant agreed to comply with this comment.

2. The total lot area shown in the bulk chart appears to only account for the Block 478 tract, and not the Block 483 tract. As such, it is not clear if the remaining calculations, including lot

coverage, are based on the entire site, or just the Block 478 tract. The Applicant shall clarify, and revise plans accordingly.

Comment addressed.

3. The applicant shall provide testimony on the height of the proposed building. As noted in the redevelopment plan, "Building height shall be determined by the vertical distance from the average finished grade to the highest point of the roof surface....Notwithstanding the foregoing, for any properties located in a flood zone or Flood Hazard Area the building height shall be measured from the vertical distance from the Grade Plane to the highest point of the roof surface of a building." The architectural plans measure the building from the top of the parapet to the ground floor elevation. The plans suggest that the building is located within a flood hazard area, so the grade plane measurement should be included on the architectural plans.

Continuing comment.

4. Per 4.10A10, awnings and canopies shall be permitted not more than 4 feet beyond the façade of the structure to which they are attached. While a 4-foot measurement is shown in the plans, it appears to be from the property line, and not the building façade. The Applicant shall provide these measurements from the building façade to which the canopy is attached to clarify if a design exception is required.

Comment addressed.

5. In addition to the above comment, the Redevelopment Plan requires that any canopy overhanging a public right-of-way cannot be permitted without express consent of the Township Committee (4.10 A 10). This should be a condition of approval.

As discussed at the March hearing, evidence of this approval by the redevelopment entity was to be provided.

6. The proposed off-street surface parking lot on the Block 483 tract will be accessible via the adjacent municipally owned Lot 17.01. The Applicant should provide testimony as to whether an access easement has been prepared.

At the March hearing, the Applicant agreed to comply with this comment.

7. Similarly, the internal driveway on the Block 478 tract appears to connect to the driveways and parking of adjacent properties. The Applicant should provide testimony as to whether an access easement has been prepared.

At the March hearing, the Applicant agreed to comply with this comment.

8. Pursuant to the sustainable development requirements of the redevelopment plan, the Applicant is required to evaluate the feasibility of adding photovoltaic solar panels on each building roof and provide the Township with the evaluation and all underlying information. The Applicant shall provide testimony demonstrating compliance with this requirement.

At the March hearing, the Applicant agreed to comply with this comment.

Landscaping and Lighting

9. Per section 4.11 G 1 of the redevelopment plan, street shade trees shall be planted along the street at regular intervals. Small trees with a canopy spread of 30 feet, such as those proposed, are to be planted 30 feet on center. One existing tree is proposed to remain on High Street, and 4 trees are proposed along South Avenue East, with each of these trees spread more than 30 feet apart. Considering that this tract contains 400 feet of frontage, additional street trees shall be provided. The Board should note that similar to the previous application for Subdistrict 2, the Applicant required an exception due to the sight triangle easement. While a large sight triangle easement exists along High Street, there may be room to provide an additional tree; the Applicant shall clarify.

At the March hearing, the Applicant agreed that an exception would be requested.

10. Similarly, the trees along South Avenue East are spaced more than 30 feet apart. The Applicant shall clarify if additional trees can be provided, or if an exception will be required to ensure spacing between trees and street lights.

At the March hearing, the Applicant agreed that an exception would be requested.

11. The redevelopment plan encourages brick or Belgian block pavers at the perimeter of tree pits. The plans do not appear to show any paver edging. The Applicant shall clarify.

The Applicant has noted that a 4x4 tree grate will be provided. The Applicant shall clarify if the detail provided on sheet 6 of the site plans will also be utilized on the Block 478 tract.

12. The Applicant should consider additional plantings along the rear of the building to screen the amenity deck from the adjacent properties.

At the March hearing, the Applicant agreed to comply with this comment, however, the revised plans do not appear to show additional plantings. The Applicant shall clarify.

13. The lighting appears to go from as high as 1.1 footcandles at the rear property line shared with Lot 9 to 0 on Lot 9. It is not clear how this light is being screened or shielded. The applicant shall clarify.

At the March hearing, the Applicant agreed to comply with this comment, however, the revised plans do not appear to show how this is achieved. The Applicant shall clarify.

Parking/Loading

14. The plans submitted by the applicant included a Traffic Impact and Parking Assessment which appears to be applicable to the other subdistrict of this redevelopment area. We defer to the Board's traffic expert if additional documentation or if a corrected memo is required.

A traffic impact study for the site was provided.

15. The redevelopment plan requires bicycle racks be at least 2 feet in all directions from a wall, door, landscaping, or other obstruction (4.6 B 3 f). The Applicant shall provide measurements for the outdoor bicycle racks to demonstrate compliance.

Comment addressed.

16. As it is not entirely clear from the plans provided, the Applicant should provide testimony identifying and quantifying the number of existing on-street parking spaces, versus the number of new on-street parking spaces that will be generated by this development.

Comment addressed.

17. The Board shall note that per redevelopment plan, the size and style of bicycle racks shall be approved by the Planning Board.

The Plans have been revised to show an alternative "u" style rack. The Board should provide input to the Applicant on this design.

18. The Applicant has correctly calculated that 12 parking spaces, as part of the residential component, shall be "made ready" for EV charging. Under the new state requirements, a minimum of 4 spaces shall have EV charging equipment installed. The Board should note that pursuant to the new state requirements, the remaining spaces shall have EV charging equipment installed within the time frames specified in the legislation.

Continuing comment.

19. The 55 off-street parking spaces proposed by this development complies with the redevelopment plan, however, it is less than required under the Residential Site Improvement Standards, and therefore a de minimis exception will be required.

Continuing comment.

Building Design

20. The Applicant is encouraged to bring in examples of building materials and/or provide conceptual renderings of the proposed building.

Comment addressed.

21. Apartment unit layouts are not provided in the plans. These details should be provided to confirm that the affordable units meet accessibility requirements.

Continuing comment. The applicant shall provide testimony that all affordable units meet all applicable accessibility requirements.

22. The Applicant shall provide testimony on the 1 bedroom with den spaces, and what measures will be taken to limit conversions to a second bedroom space.

Continuing comment.

23. The redevelopment plan has very specific requirements related to openings (doors, windows) and façade treatments (see pg. 22 et. seq.). The Applicant shall provide testimony on the proposed design, and plans should provide details to demonstrate compliance.

Continuing comment.

Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Nicholas Dickerson, PP, AICP, CFM
Board Planner

cc: Molly Hurley Kellett, Esq., Planning Board Chair (via email)
Jonathan E. Drill, Esq., Planning Board Attorney (via email)
Jacqueline Dirmann, Planning Board Engineer (via email)
Ty Apgar, Township's Engineering Consultant (via email)
Maurice Rached, Township's Traffic Expert (via email)
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Jason R. Tuvel, Esq., Applicant's Attorney (via email: jason@primelaw.com)