



UNLOCKING POTENTIAL
IN PLACES YOU LOVE

Development Review Committee Memorandum

Date: September 20, 2022
To: Cranford Development Review Committee
From: Graham Petto, AICP, PP, Town Planner
Applicant: 201 Walnut Avenue, LLC.
**SUBJECT: PB-22-003
201 Walnut Avenue - Block 484, Lot 19.01
Preliminary and Final Site Plan**

I. APPLICATION INFORMATION

A. Application Submission Date: June 13, 2022

B. DRC Meeting Date: September 7, 2022

C. Attending Town Representatives:

1. Bryan Flynn – Tax Assessor
2. Kathleen Nemeth – Zoning Officer
3. Frank Genova – Construction Code Official
4. Caren Demyen – Director, Cranford Downtown Management Corporation
5. Ty Apgar + Jacqueline Dirman – Engineering Consultants, Colliers Engineering
6. Matthew Nazzaro + James Knight – Cranford Police Department
7. Matt Lubin – Cranford Fire Department
8. Kathy Lenahan – Board Administrator
9. Nicholas Dickerson – Board Planner
10. Graham Petto and Benjamin Nechmad – Town Planning Team
11. John Ruschke – Mott McDonald
12. Kevin Nollstadt – Mott McDonald

D. Attending Applicant's Representatives:

1. Avolino Martinez – Architect
2. Daniel Kline + Jason Tuvel – Attorneys
3. Bahram Farzaneh – Engineer
4. Brandon Boffard – Iron Ore Properties
5. Joshua Sternberg – Iron Ore Properties

E. Documents Submitted:

1. **Township of Cranford - Development Application Package**, received June 13, 2022.
2. **Boundary and Topographical Survey**, consisting of 1 sheet, prepared by Kenneth D. Dykstra, P.E., P.L.S., of Dykstra Walker Design Group, P.A., last revised March 29, 2019.
3. **Statement of Applicant**, consisting of 1 page, undated.
4. **Preliminary and Final Site Plan**, consisting of 12 sheets, prepared by Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, last revised August 10, 2022.
5. **Architectural Plans**, consisting of 5 sheets, prepared by Avelino Martinez, R.A., of Blackbird Group Architects, LLC, last revised August 10, 2022.
6. **Stormwater Management Report**, consisting of 92 pages, prepared by Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, last revised April 30, 2021.
7. **List of Energy Efficiency and Sustainability Features**, consisting of 1 page, prepared by Iron Ore Properties, LLC, dated August 10, 2022.
8. **Accessory Roof Deck Operations Summary**, consisting of 1 page, unattributed, dated August 10, 2022.
9. **NJDEP Flood Hazard Area Permit Confirmation**, consisting of 1 page, prepared by Dennis Contois of the NJDEP, dated July 8, 2022.

10. **Traffic Impact and Parking Assessment**, consisting of 6 pages, prepared by Dynamic Traffic, LLC, dated March 21, 2022.

II. SITE INFORMATION

- A. Block 484, Lot 19.01: 36,875 SF (0.847 acres)
- B. Zoning: South + Chestnut Avenue Redevelopment Plan – Subdistrict Two
- C. The Site contains a 1-story brick bank building and an associated 4-lane drive through. The Site also contains a paved parking lot and a publicly accessible open space area, among other Site improvements.
- D. The Site is located along Chestnut Street, between Walnut Avenue and High Street, in a mixed residential and commercial neighborhood. The Site is located across the street from a recently built mixed use building and is also in close proximity to the Cranford Train Station among other downtown amenities.

III. PROPOSAL:

- E. Proposed Site Improvements:
 - 1. Demolish existing bank building and associated site improvements.
 - 2. Construct a three-story multifamily apartment building, containing 34 market rate residential units, 2 affordable units, and 3 special needs housing units.
 - Construct a ground floor parking garage with EV charging and two bicycle racks
 - Construct a roof deck and community room
 - Maintain and enhance the existing public open space area on Site

IV. DRC MEETING COMMENTS + NOTES:

A. Applicant Comments: The Applicant's representative provided the following commentary:

- 1. Avelino Martinez – Applicant's Architect
 - There are 34 Market rate and 5 affordable units.
 - The garage opening has a rough height of approx. 12'. Should not be an issue with regards to a tow truck but will defer to engineer for final comment.
 - The final layout for unit C1 is being determined, but the bedroom will likely be placed away from the elevator shaft. The skinnier areas will likely contain closets and a bathroom.
 - An individual stoop may be considered for unit C3. Setbacks may be an issue.
 - Doors are being proposed from the community room to the terrace and will be shown.
 - The building height will be 39' from finished floor to the top of the building.
 - There will be a hatch access to the roof from the stairwell.
 - The ramps exceed the recommendations and requirements. The existing grade may be a challenge to alter the plans further but feedback about accessibility will be considered.
- 2. Brandon Boffard – Iron Ore Properties
 - Having a direct access to a trash room to a hallway in a residential building is problematic due to odors, especially on a hot day. It is not recommended or feasible for the trash room to be moved for this reason.
 - There is an entry door provided to the parking garage approximately 3 parking spaces over from the proposed bike rack.

- Per the redevelopment plan, any striped parking spaces on the street can be added to the parking total. We have an excess of 7 spaces. This excess can be applied to the other subarea of the redevelopment plan.
 - Wall mounted EV spaces will be provided, and we are contemplating using the “Juice Box” system.
 - The exit along Walnut Street has been rendered “one-way” and “right hand turn only” based on safety concerns and comments by Township Professionals.
3. Josh Sternberg – Iron Ore Properties
- We are hesitant to incorporate pitched roofs due to height concerns. That may be against the spirit of a transitional development.
4. Bahram Farzaneh – Applicant’s engineer
- 10 EV parking spaces will be provided
 - There will be an ADA compliant EV space provided on plans.
 - The lighting polls that has been provided on the plans were selected due to compatibility with the plans. The proposed fixtures will be placed in the rear of the building. Adjacent to Lot 21 and Lot 18. There is no light spillover due to shielding.
 - There is an identifying sign for the site.
 - There will be rubber curb stops on either side of the internal bike racks to add protection.
 - The flood hazard elevation is 61’ and the building was raised to 63.5’ to provide an extra level of protection and resiliency. The building is raised approximately 1.5’ above the current requirements. DEP approvals have been provided for all flood hazard concerns.
 - DEP regulations do not require water treatment for parking areas that are covered. The street is lower than the parking area so no overland flow.
- B. DRC Committee Comments:** Members of the DRC provided the following commentary and recommendations:
1. Frank Genova – Construction Code Official
- Separation distances should be shown on the plans.
2. Graham Petto – Town Planner
- Need detail of compliance with affordable housing requirements.
 - The Applicant should provide testimony regarding the sufficiency of the rear yard architectural articulation.
 - The Applicant should provide more detail with regards to the proposed sidewalk programming.
 - The Applicant should provide testimony on the functionality of the proposed loading space and how/if it will be used to for accessible van loading and unloading as well as moving in and out of the building.
 - Minor site plan approval request is most likely an error- this is a major site plan.
 - The Applicant should provide testimony regarding the location of the proposed concrete transformer pad and whether the utility company will find this acceptable.
 - The Applicant should be mindful of the overhead utility wire heights when proposing tree plantings.

- The Applicant should provide testimony on whether a garbage truck can fit in the proposed parking area due to height and width concerns.
 - The Applicant should provide details on the proposed electric vehicle charging stations. We recommend wall mounted or ceiling mounted options due to the Site's proximity to a flood zone.
 - The proposed COAH unit, "C3" does not have direct access to the street unlike the other proposed ground floor units. This arrangement is in conflict with the goals of the RDP
 - We recommend that the proposed community room be connected to the roof terrace to provide for a more comfortable amenity space.
 - The proposed terrace should have a trellis like screening to allow for privacy between it and the neighboring residential property.
3. Ty Apgar – Board Engineer
- Full face curb replacement should be provided.
 - The Applicant has agreed to extend the sidewalk replacement 50'.
4. Jacqueline Dirman – Board Engineer
- The Board doesn't usually issue many conditions of approval but Kevin Nollstadt's stormwater comments should be considered.
5. Nicholas Dickerson – Board Planner
- An ADA EV space is required. This should be shown on the plans.
6. Kevin Nollstadt – Mott McDonald
- The Applicant should provide the stormwater calculations for further review.
 - The Applicant should update the report to show the tailwater conditions.
7. Caren Demyen – Director, Cranford Downtown Management Corporation
- The redevelopment committee has one comment with regards to the proximity to a residential zone
 - Would like to maintain the Victorian light poles along the street right-of-way.
8. Kathy Lenahan – Board Administrator
- Next opening for the Planning Board will be October 12. Letter confirming the hearing date will be sent out.

The Township's DRC, established by §255-10 of the Township Code, serves to review all applications for development or requests for review presented to the Planning Board or Board of Adjustment. The DRC consists of applicable Township professionals who review applications for compliance with the technical standards set forth in Article IV – Development Requirements and Standards and other provisions of the Township's Land Development Ordinance. The DRC may make non-binding recommendations on the design and technical elements of any application however it is not the scope of the DRC to argue for or against the merits of any application to be heard by the Planning Board or Board of Adjustment. The Zoning Officer will make the DRC's findings known prior to the first scheduled hearing of any application.

**Request for Recommendations
from Cranford Township Professionals**

TOWNSHIP OF CRANFORD – PLANNING & ZONING DEPARTMENT
8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 * Fax: (908) 276-7664



Application #: <u> PB-22-003 </u>
Date Sent to Township Professionals: <u> September 21, 2022 </u>
Date Due Back to Zoning Office: _____

TO: Cranford Department of Traffic & Safety ✓
Cranford Health Department
Environmental Committee
Downtown Economic & Business Development Office
Cranford Fire Department
Cranford Engineering Department
Historical Preservation Advisory Board

RE: 201 Walnut Avenue
Block 484, Lot 19.01, Zone D-T
Planning Board Application #PB-22-003
Applicant: 201 Walnut Avenue, LLC

The applicant in this matter is seeking Preliminary and Final Major Subdivision, Preliminary and Final Major Site Plan – Residential, and Preliminary and Final Major Site Plan – Non-Residential

Type of Variance	LDO Section	Requirement	Relief Requested

Following pre-existing conditions:

Type of Variance	LDO Section	Requirement	Relief Sought

PLEASE CHECK ONE:

No negative impacts are apparent from my review of this application as it affects my area of review.

I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: 1

Signature:  Date: 9/28/22



Request for Recommendations from Cranford Township Professionals

TOWNSHIP OF CRANFORD – PLANNING & ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

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



Application #:	PB-22-003
Date Sent to Township Professionals:	September 8, 2022
Date Due Back to Zoning Office:	September 29, 2022

- TO: Cranford Department of Traffic & Safety
 Cranford Health Department ✓
 Environmental Committee
 Downtown Economic & Business Development Office
- Cranford Fire Department
 Cranford Engineering Department
 Historical Preservation Advisory Board

RE: 201 Walnut Avenue
 Block: 484 Lot: 19.01
 Application # PB-22-003
 Applicant: 201 Walnut LLC

The applicant in this matter is seeking Preliminary and Final Major Site Plan Approval to construct a three (3) story multi-family apartment building, consisting of thirty-four (34) market-rate residential units, two (2) COAH affordable housing units, and three (3) special needs housing units, for a total of thirty-nine (39) units.

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Following pre-existing conditions:

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No negative impacts are apparent from my review of this application as it affects my area of review.

I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: 15 mins

Signature: Monica Johnson Date: 9/9/22

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8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 * Fax: (908) 276-7664



Application #: <u>PB-22-003</u>
Date Sent to Township Professionals: <u>September 8, 2022</u>
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TO: Cranford Department of Traffic & Safety
Cranford Health Department
Environmental Committee ✓
Downtown Economic & Business Development Office

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Historical Preservation Advisory Board

RE: 201 Walnut Avenue
Block: 484 Lot: 19.01
Application # PB-22-003
Applicant: 201 Walnut LLC

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I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: 2

Signature:  Date: 2022-09-26

Cranford Environmental Commission

201 Walnut Ave Plan Review

2022-Sep-27

Site Plan Review

The comments were organized and drafted into the following letter by Jason M. Stevens and submitted to the Township of Cranford on 2022-09-26 by email. All correspondence related to the Cranford Environmental Commission review of the application for 201 Walnut Ave should be addressed to cranfordec@gmail.com.

Stormwater Management

The use of pervious asphalt is noted as is the addition of stormwater infrastructure. The Environmental Commission requests that a detailed maintenance plan be submitted for all stormwater infrastructure, including pervious asphalt, and that the Environmental Commission is provided a copy.

Landscaping

The developers propose in their Environmental Statement that they wish to reduce heat island effects but have not proposed to include any significant shade trees. This is likely resulting from the proposed size of the structure, parking, driveway, and walkways do not leave much room for trees, as well as utility lines. It is requested that three parking spaces on the block 484 side be removed to create a three evenly spaced tree islands, where a tree and shrubs can be planted in each of the three ~ 16 x 8 spaces. This will enable greater stormwater infiltration, provide shade and additional habitat for wildlife. Due to the proximity to the river, having additional tree cover would be very beneficial to local bat species, a natural predator for nuisance insects. It is recommended that a Sawleaf Zelkova species be planted owing to its high tolerance for salt and harsh conditions.

It is requested that a large shade tree, such as Pin Oak, Black Walnut, Red maple or Tulip poplar, with at least a 4" caliper, be planted in place of the Flowering dogwood at the corner of Walnut and Chestnut. Additionally, investigation of any other opportunities to include a large shade tree are encouraged.

The deciduous trees proposed along Chestnut St side utilize a non-native Golden raintree. It is recommended that a native species, preferably an Eastern Redbud, be considered as a replacement unless the non-native species was selected for a specific purpose that is critical to the site plan. Any such reason should be formally documented and submitted to the appropriate boards

It is requested that the above remarks regarding tree islands, shade trees, and non-native tree replacement be included in any formal action.

Bicycle Parking

Due to the proximity of the site to numerous amenities and areas of interest, which precludes the necessity of car ownership, it is recommended that the amount of bicycle storage be doubled. The

additional bicycle parking should not create additional impervious cover and does not need to be covered.

Parking Spaces

The proposed site is less than 0.5 miles from transit, banking, drug store, municipal offices and an elementary school, < 0.75 miles from the nearest grocery store (Lidl, 15 min walk) and middle school, and 1.0 miles (20 min walk) to Cranford High School. Given this location, the current requirement of 1.4 automotive spaces per unit, totaling 55 spaces, is high. A lower ratio of 1.2 or 1.3 would enable the preservation of additional open space and provide an opportunity to reduce stormwater runoff and install tree islands, while also increasing the opportunity for additional bicycle storage.

Electric Vehicle Parking

The proposed plans include 10 electric vehicle make-ready parking spaces. The Environmental Commission recommends that general use charges are utilized that are not brand specific, such as Tesla only. It was also noted that no electric vehicle make ready space was provided for ADA spaces. Additionally, New Jersey Governor Phil Murphy has set a goal of registering 330,000 electric vehicles by 2025 and the electric vehicle market is expected to expand at a nearly 25% compound annual growth rate between 2022 – 2028. Nationally, President Biden is targeting 50% of car sales as electric vehicles by 2030. Given these aims it will be necessary to convert non-EV ready spaces to EV spaces in the near future. Thus, the Environmental Commission requests that each section of contiguous parking, contain a minimum of 2 EV ready spaces. Thus, it is requested that the sections of parking adjacent to block 484 lot 18 and block 484 lot 21, each contain at least two electric vehicle make-ready spaces.

It is requested that the above remarks regarding EV infrastructure be included in any formal action.

Sincerely,

Jason M. Stevens Ph.D.

Chair – Cranford Environmental Commission

**Request for Recommendations
from Cranford Township Professionals**

TOWNSHIP OF CRANFORD – PLANNING & ZONING DEPARTMENT
8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 * Fax: (908) 276-7664



Application #: <u>PB-22-003</u>
Date Sent to Township Professionals: <u>September 8, 2022</u>
Date Due Back to Zoning Office: <u>September 29, 2022</u>

TO: Cranford Department of Traffic & Safety
Cranford Health Department
Environmental Committee
Downtown Economic & Business Development Office

Cranford Fire Department
Cranford Engineering Department
Historical Preservation Advisory Board

RE: 201 Walnut Avenue
Block: 484 Lot: 19.01
Application # PB-22-003
Applicant: 201 Walnut LLC

The applicant in this matter is seeking Preliminary and Final Major Site Plan Approval to construct a three (3) story multi-family apartment building, consisting of thirty-four (34) market-rate residential units, two (2) COAH affordable housing units, and three (3) special needs housing units, for a total of thirty-nine (39) units.

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Following pre-existing conditions:


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PLEASE CHECK ONE:

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I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: _____

Signature:  Date: 9/29/22



**DOWNTOWN
CRANFORD**

Downtown Cranford

8 Springfield Avenue • Cranford, New Jersey 07016

(908) 709-7208 • www.downtowncranford.org

201 Walnut Avenue, Block: 484 Lot: 19.01
Cranford, NJ 07016

The DMC would like to share the following concerns:

- Per our suggestion at the DRC meeting, one of our Board members wanted to see if there is a way to make the handicapped ramp more efficient where it would have less turns for someone in a wheelchair or scooter.
- We suggest installing an irrigation system throughout the property to make sure that the new plantings are able to sustain the weather elements.



CRANFORD FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION & RISK MANAGEMENT
7 SPRINGFIELD AVE, CRANFORD, NJ 07016
PHONE: (908)709-7360
FAX: (908) 276-6183
WWW.CRANFORDNJ.ORG

September 27, 2022

MEMORANDUM FOR: Township of Cranford – Planning and Zoning Department

FROM: B/C Matthew J. Lubin /s/
Fire Official

SUBJECT: Application PB-22-003
201 Walnut Avenue; Block 484 – Lot 19.01
Applicant: 201 Walnut LLC

The Cranford Fire Department has conducted a review of the application packet and supportive documents submitted for the above referenced application before the Planning Board. In addition to the application documents, we have reviewed;

- NJ DEP Permit 2003-21-0001.1, approval date of May 4th 2021 expiring May 3rd 2026, with permit conditions, granting approval for the use at the subject property.
- Site Plan, revised August 24th, prepared by French & Parrello Associates
- Architectural Plans, revised August 10th 2022 prepared by Blackbird Group Architects.

This application is for preliminary and final major site plan approval for the construction of a three-story multifamily apartment building on the site. The project consists of 39 residential units, including COAH and inclusionary development units. Our office would offer the following comments pertaining to our review of the application;

Comments Relative to Site Plan Documents

- a. Utility Locations: Proposed utility locations are located near the Walnut Avenue side of the project, near the proposed electric and sprinkler rooms. Our office would like to coordinate the location of a Fire Department Connection (FDC) for this project, and would note that any location near the Walnut Avenue side is acceptable. The Township of Cranford utilizes a five (5) inch “Stortz” type connection for FDCs.
- b. Flood Vents (Sheet 3 of 12): Relative to the elevator pit, design should ensure that the mechanical and electrical components of the elevator system are located above the flood hazard area to allow for elevator operation during flood conditions. This item may have been addressed

by DEP permitting, but it was not specifically listed in the permit document reviewed by our office.

Comments Relative to Architectural Documents

- a. **First Responder Access:** The Township of Cranford utilizes the “Knox” keybox system for first responder access. We would request the applicant plan for Knox keybox installations at ground level near the entrances to the Lobby as well as both stairwells. We will work directly with the applicant once the construction reaches this phase.
- b. **Roof Access:** The architectural plans propose a roof hatch with stairway access, which is the preferred interior roof access design for use and access purposes by fire service personnel.
- c. **First Responder Radio Communications Coverage:** The applicant should consider the Uniform Construction Code and Uniform Fire Code requirements for first responder radio coverage during the design phase of construction. In larger buildings, it is imperative that communications integrity is maintained. This may be done via several means, but is most commonly accomplished utilizing bi-directional amplifiers. It is typically impossible to assess radio coverage until after the building construction is completed and the interior spaces are finished. Therefore, it is important to consider the potential need for radio coverage mitigation in the design phase.
- d. **Fire-specific signage:** This office would note that the appropriate signage for truss roof and/or floor systems will be required near the main entry points should truss construction be utilized.

Specific fire protection design features, and other relevant code sections, will be reviewed during Uniform Construction Code permitting, but the aforementioned items are intended to highlight specific focus areas.

General Administrative Comments:

The new properties will fall under the Uniform Fire Code for periodic inspections and fire code compliance. As such, the multifamily use will require registration with the Bureau of Housing Inspection as Multifamily Dwelling and our office will share concurrent jurisdiction with the Bureau of Housing Inspection for code inspections.

Please feel free to contact our office if we can provide any further clarification or guidance regarding this memorandum or our review of the subject application.

HPAB



**Request for Recommendations
from Cranford Township Professionals**

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8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 * Fax: (908) 276-7664

Application #: <u>PB-22-003</u>
Date Sent to Township Professionals: <u>September 8, 2022</u>
Date Due Back to Zoning Office: <u>September 29, 2022</u>

TO: Cranford Department of Traffic & Safety
 Cranford Health Department
 Environmental Committee
 Downtown Economic & Business Development Office

Cranford Fire Department
 Cranford Engineering Department
 ✓ Historical Preservation Advisory Board

RE: 201 Walnut Avenue
 Block: 484 Lot: 19.01
 Application # PB-22-003
 Applicant: 201 Walnut LLC

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Type of Variance	LDO Section	Requirement	Relief Requested

Following pre-existing conditions:

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HPAB

PB-22-003


PLEASE CHECK ONE:

No negative impacts are apparent from my review of this application as it affects my area of review.

SEE ATTACHED

I request that the Board discuss/require the following items which relate to my area of review during the public hearing on this matter:

Project Hours: _____

Signature:  Date: 9.27.2022

Historical Preservation Advisory Board (HPAB)

PBA-22-003

Received - September 8, 2022

Returned - September 29, 2022

Applicant - 201 Walnut LLC

Address - 201 Walnut Avenue

Block: 541, Lot: 2

Zone - DT (Downtown Transition District)

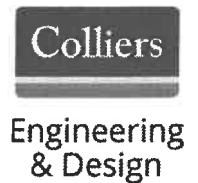
Constructed - 1965

The applicant is seeking site plan approval to construct a three story multi-family apartment building with 34 residential units, two COAH affordable housing units and three special needs housing units for a total of 39 units. There are no variances required for this application. The new construction on Chestnut Street spans from Walnut Avenue to High Street. Based on the Use Regulations of Chapter 255 Land Development for the Township of Cranford residential apartments are a conditional use (CU) within the DT zone possibly due to adverse drainage. This committee would like clarification on the conditional use.

Recent development at Walnut Avenue/Chestnut Street, Chestnut Street/High Street and on South Avenue has altered the setting of the eligible and potentially eligible historic properties. While the proposed development is not out of scale or character with recent developments, it directly abuts a neighborhood of late nineteenth and early twentieth century single-family dwelling which await formal historic evaluation. As such, HPAB views this development as out of scale and non compatible with the larger residential neighborhood that once extended from Chestnut Street southward.

HPAB was not involved with the Redevelopment Zone Plan for this area. We believe the building should have a softer transitional look because it is adjacent to residential homes. This design modification could incorporate a pitched roof (without extending the height of the building) reflecting the character of the neighborhood to the south of the proposed site

400 Valley Road
Suite 304
Mt. Arlington, New Jersey 07856
Main: 973 810 0091



Memorandum

To: Kathy Lenahan, Land Use Administrator
From: Jacqueline Dirmann, P.E., C.M.E., C.F.M.
Date: October 5, 2022
Subject: 201 Walnut Ave, LLC
201 Walnut Avenue
Block 484, Lot 19.01
PB-22-003
Preliminary and Final Site Plan Approval
Project No.: CDZ0349A

Colliers Engineering & Design Inc. DBA Maser Consulting (CED) has reviewed the application prepared by 201 Walnut Ave, LLC, for the demolition of all existing features within the subject property and the construction of a multi-family building along with 55 parking spaces, signage, grading, drainage, utility, landscaping and lighting improvements. The following documents have been submitted by the Applicant in support of this application:

1. Site Plans entitled, "Preliminary and Final Site Plan for Block 484, Lot 19.01, 201 Walnut Avenue, Township of Cranford" prepared by French & Parrello Associates, 1/29/2021, revised 8/10/2022, consisting of twelve (12) sheets.
2. Architectural Plans entitled, "Proposed Multifamily Development 201 Walnut Avenue, Block 484, Lot 19.01, Union County, New Jersey" prepared by Blackbird Group Architects, LLC, dated 8/10/2022, consisting of five (5) sheets.
3. Property Survey entitled, "Boundary and Topographic Survey Plan," prepared by Walker Design Group, dated 7/20/2017, revised 3/29/2019, consisting of one (1) page.
4. Stormwater Management Report, prepared by Bahram Farzaneh, PE, PP, of French & Parrello Associates, dated February 4, 2021 and revised through April 30, 2021.
5. Traffic Report entitled, "Traffic Impact and Parking Assessment, Proposed Residential Development, Block 484, Lot 19.01, 201 Walnut Avenue (CR 632)" prepared by Dynamic Traffic LLC, dated 3/21/2022.
6. NJDEP Correspondence titled "Flood Hazard Area Modification Request, File No. 2003-21-0001.1 FHA220001, Applicant :201 Walnut Ave., LLC Prepared by NJDEP, dated July 8, 2022.
7. Completeness Review, Prepared by Township of Cranford Office of Planning and Zoning, dated 7/26/2022.

8. County Of Union letter entitled, "201 Walnut Avenue, LLC, 201 Walnut Avenue, Block 484, Lot 19.01, County File # RevSP 54-22 Formerly RevSP 120-21," prepared by Kamal Saleh, PP, AICP of County of Union Department of Economic Development, dated 5/25/2022.
9. Resolution No. 2022-244, Execution of Redevelopment Agreement in Furtherance of Redevelopment of Property Located at 201 Walnut Avenue, 100-126 South Avenue, 32 High Street, and 2 Chestnut Street in the Township of Cranford, Dated May 24, 2022.
10. Development Application, including Form Nos. 01, 09, 10, and 15. Date received by the Township: June 13, 2022.

The site is located within the South Avenue and Chestnut Street Rehabilitation Area in the Township of Cranford. The property is unique in which it has three frontages, the primary frontage is along Chestnut Street, but the property also has frontage along Walnut Avenue and High Street. The lot is currently improved with two buildings, one a drive through bank and the other a single-story office building. The buildings are not currently in use. The property featured three (3) ingress and egress locations: two (2) along Chestnut Street and one (1) along High Street. The Applicant is proposing to raze all existing improvements to the site.

The Applicant is seeking approval for Preliminary and Final Site Plan Approval. The Applicant is proposing to construct a three (3) story multifamily building. The building will contain thirty-nine (39) residential units, fifty-five (55) ground floor parking spaces, a community room, and a second story roof terrace. The Applicant is also proposing to install stormwater management measures including pervious pavement areas and underground stormwater structures. The Applicant is proposing an egress only driveway onto Walnut Avenue and a two-way driveway access onto High Street. The Applicant is also proposing improvements including lighting, landscaping, and signage.

The property is located in the Zone X (area of minimal flood hazard), Zone X-Shaded (area located within the 0.2% Annual Chance Flood Hazard Area), and Flood Zone AE (area located within the 1.0% Annual Chance Flood Hazard Area), as shown on the Flood Insurance Rate Map (FIRM) for the Township of Cranford, dated September 2006. The property is also located within the State Flood Fringe area as shown on sheet 1 of the Delineation of Floodway and Flood Hazard Area plan prepared by NJDEP.

Based on a review of the above-referenced documents, our office offers the following comments:

A. General:

Cover Sheet (Sheet 1 of 12):

1. No Comment.

Existing Conditions Plan (Sheet 2 of 12):

2. There is limited existing topographic information shown for the adjacent residential lots located at Block 484, Lots 18 and 21. The plans show the outline of existing buildings located on the adjacent lots, but no other site information is reflected such as decks, playground equipment, shed, driveways, patio. The Applicant shall revise the plans to provide additional topographic information and additional site features.
3. The Applicant shall provide the flood hazard information on the plans.

Site Plan (Sheet 3 of 12):

4. The Applicant is showing a note "Concrete Retaining Wall Below Parking Deck (TYP.)". It appears this wall may be located along the building outline. The Applicant shall revise the plans to show the extent of the proposed concrete wall. It is unclear if this wall impacts the proposed parking spaces located along the southern property boundary.
5. The Applicant shall revise the plans to show the building outline on the plans.
6. The Applicant shall revise the plans to show full height curb replacement for the driveways being abandoned on Chestnut Street. The Applicant shall ensure the curb is being replaced in kind.
7. The Applicant is showing majority of sidewalk being replaced around the property's frontage. The Applicant shall replace the entirety of the sidewalk along the property's frontages. The plans shall be revised accordingly.
8. The Applicant is showing 495 Sq Ft of privately owned public open space located near the High Street driveway access. The Applicant shall provide testimony regarding this area.
9. The Applicant is showing the installation of fifteen (15) Smart Vent Flood Vents located along the northeast and east side of the proposed building. The Applicant shall ensure the flood vent information is reflected on the elevation certificate for the building. A copy of the EC shall be provided prior to issuance of a C.O. for the building.
10. It appears some street trees may have to be removed as part of this project. The Applicant shall provide testimony regarding the removal of trees located within the right-of-way.
11. The plan indicates the Applicant will install auditory and visual warning systems at the proposed driveway locations. It is unclear if the warning signs will be located within the public

right-of-way or if they will only be building mounted. The Applicant shall revise the plans accordingly.

12. The Applicant is proposing to install a pervious asphalt area located along the southern portion of the property. As per section 9.6 on the NJ Stormwater BMP Manual, the Applicant shall complete post-construction testing of the permeable asphalt surface course required and must conform to the methods of either ASTM C1701: Standard Test Method for Infiltration Rate of In-Place Pervious Concrete or ASTM C1781: Standard Test Method for Surface Infiltration Rate of Permeable Unit Pavement Systems. At least three (3) locations must be used for the test, and they should be spaced evenly across the pervious paving system. Failure to achieve the minimum design infiltration rate of the surface course at one or more location indicates the system cannot be put in service until the system is corrected to yield all passing values. Unlike the test methodology outlined in the ASTM standards, the test results must not be averaged. The maintenance plan must include a log for recording each location and its test result for future reference. The Applicant shall provide the testing results and the maintenance plan.

Grading and Drainage Plan (Sheet 4 of 12):

13. There are nine (9) existing street parking spaces currently on Chestnut Street. The proposed construction will create three (3) additional parking spaces. The Applicant shall work with the Cranford Township Police and the Parking Authority.
14. The Applicant is proposing to construct a "Masonry Block Wall" located along the southern property line between the proposed parking area and the two (2) adjacent residential lots. The wall varies in height from six inches in height to about 3.13 feet in height. It is unclear how this wall will impact the adjacent property. The Applicant shall provide testimony.
15. Based on the existing and proposed topography of the site, it appears the thirty-one (31) parking spaces along the south parking area will be elevated two to three feet (2'-3') above the existing grade of the adjacent property. There are no crash deterrent devices being installed, which would prevent the vehicles from driving through the proposed fence. The Applicant shall provide testimony regarding any proposed safety measures that may be installed. The Plans shall be revised accordingly.
16. The Applicant is proposing to connect an eight-inch (8") PVS sanitary sewer connection into the existing ten-inch (10") sewer line located on Walnut Avenue. The Applicant shall be aware a sewer permit will be required for the work and shall be inspected by the Cranford DPW. The Applicant is currently seeking approval for a Treatment Works Application with NJDEP.
17. The Applicant is proposing a stormwater doghouse manhole connection into Chestnut Street. The proposed manhole will be located next to an existing manhole located on the street. The

Township will be responsible for maintaining the manhole in the future. Having two (2) manholes in close proximity to each other will cause an unnecessary burden on the Township to maintain over the long term. The Applicant shall provide an alternative design to avoid having two (2) manhole structures in close proximity to each other. The plans shall be revised accordingly.

18. The Applicant is required to obtain a road opening permit for any work within the Cranford right-of-way. The Applicant is proposing driveway aprons, right-of-way curbing, right-of-way sidewalk, a storm sewer connection and sanitary sewer connection. A note to this effect shall be added to the plans.

Soil Erosion & Sediment Control Plan (Sheets 5-6 of 12):

19. No Comment.

Landscape Plan (Sheets 7-8 of 12):

20. The Applicant shall remove the lighting information from the plans. The plans shall be revised accordingly.

Lighting Plan (Sheet 9 of 12):

21. The Applicant is proposing three (3) light poles located along the southwest portion of the parking area. Based on the site plans, the area will be in close proximity to the residential lot. The Applicant is proposing to construct a modular block wall, a fence and a light post in this limited area. The Applicant shall provide testimony regarding the installation of the improvements.
22. The plans do not show any information regarding the outdoor lights for the proposed roof terrace. The Applicant shall provide information regarding the proposed outdoor lighting.

Construction Detail (Sheets 11-12 of 12):

23. No Comment.

Miscellaneous:

24. The Applicant shall not direct any stormwater toward adjoining properties. The site grading and drainage should not adversely affect or burden the adjacent property owners or pose a negative impact as set forth by Subsection 351-4.
25. The Applicant shall ensure that the downspouts have cleanouts, as necessary, and that the overflow is directed away from the neighboring properties.

26. All excavated material shall be removed from the site. No material is to be stored on Township property unless prior approval is obtained from the Township Engineer. Under no circumstances can the contractor place excavated material within Township-owned property. Any soil disturbance shall be done as set forth by Subsection 351.
27. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Township right-of-way, including but not limited to, sidewalk, driveway aprons, curb, and asphalt pavement as required by Subsection 367.
28. The Applicant shall call to coordinate inspections with the Engineering Department 24-hours prior to start of construction as related to grading and drainage improvements on-site.
29. The Applicant shall be aware that posting of engineering escrow for construction administration oversight, plan review, and project closeout will be required at the time building permits are issued. Please be aware that unused escrow money will be returned to the property owner upon the issuance of a Certificate of Occupancy (CO).
30. A signed and sealed "As-Built" site plan and elevation certificate should be submitted as a requirement for this office to "sign off" on the issuance of the Certificate of Occupancy (CO). The "As-Built" should accurately show site features including grading, spot elevations, drainage, structures, etc.

Should you have any questions, please do not hesitate to contact our office.

cc: Jonathan Drill, Esq., Planning Board Attorney (jdrill@sksdlaw.com)
Nicholas Dickerson, Planning Board Planner (nicholas.dickerson@collierseng.com)
201 Walnut Ave, LLC, Applicant (jason@primelaw.com)
Jason Tuvel, Esq, Applicant's Attorney (jason@primelaw.com)

CPO/tva



Township of Cranford
PLANNING BOARD MEMORANDUM

To Kathy Lenahan, Land Use Administrator

From John Ruschke, P.E., P.P., Mott MacDonald

Date October 6, 2022

Project # 507100769

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CC Cranford Township Planning Board Chairman & Members
Jonathan Drill, Esq., Board of Adjustment Attorney
201 Walnut Avenue, LLC, Applicant
Bahram Farzaneh, P.E., P.P., French & Parrello Associates

Subject **Block 484, Lot 19.01**
201 Walnut Avenue
PB-22-003
Preliminary & Final Site Plan Application
Stormwater Management Review

On behalf of the Township of Cranford (Township) Planning Board, Mott MacDonald has received and reviewed the following documents, which have been prepared in support of the above referenced application for Preliminary and Final Site Plan approval associated with the proposed redevelopment of an existing bank to a multi-family residential building. Our review of the subject application was confined to the stormwater management design for the proposed redevelopment:

- Stormwater Management Report for 201 Walnut Avenue, prepared by Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, dated February 4, 2021, revised September 19, 2022
- Preliminary and Final Site Plan for Block 484, Lot 19.01, 201 Walnut Avenue, Township of Cranford, Union County, New Jersey, Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, dated January 29, 2021, last revised September 8, 2022
- Boundary and Topographic Survey Plan, prepared by Kenneth D. Dykstra, P.E., P.L.S., of Dykstra Walker Design Group, P.A., dated July 20, 2017, last revised March 29, 2019
- NJDEP Flood Hazard Area (FHA) Verification and Individual Permit issued for the subject property dated May 5, 2021, with Permit Modification dated July 8, 2022

SITE LOCATION AND DRAINAGE

The subject project site is 0.85 acres in area and is located on the south side of Chestnut Street with street frontage on High Street along the eastern property border and Walnut Avenue along the western property border. The eastern half of the site is located within a Flood Hazard Area as regulated by NJDEP and includes storm drainage inlets and piping discharging to an existing drainage inlet located on the west side of High Street near the Chestnut Street/High Street

To Kathy Lenahan, Zoning Board of Adjustment Administrator
Date October 6, 2022
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intersection. The western portion of the property drains to an existing drainage inlet located in the northwest portion of the site with apparent downstream pipe connection to an existing 15-inch storm drain in Chestnut Street. Both discharge points of existing drainage from the site ultimately discharge to an existing 24-inch storm pipe, which drains in an easterly direction from the intersection of High Street and Chestnut Street.

APPLICABLE STORMWATER REGULATIONS AND PROPOSED FACILITIES

The proposed redevelopment includes an increase in impervious coverage greater than ¼-acre; therefore, the project falls under the definition of “major development” as defined by Cranford Township Code Section 365-2 and as such, the site stormwater management design must comply in full to the requirements of N.J.A.C. 7:8. In order to satisfy these requirements, the Applicant is proposing a subsurface detention basin for the purpose of water quantity control and is proposing to construct a portion of the onsite parking lot with porous pavement for the purpose of water quality treatment. The site is exempt from groundwater recharge requirements due to its being located within the Metropolitan State Planning Area. Given that the project was submitted to NJDEP for stormwater review and approval associated with Flood Hazard Area permitting, and has since received approval from NJDEP without compliance to their recently adopted Green Infrastructure rules, we have also considered the design as exempt from complying with the Green Infrastructure rules of N.J.A.C. 7:8. For the purpose of managing flood waters on the site, the Applicant is proposing a system of flood vents along the building foundation to allow flooding within non-habitable portions of the building structure in combination with several large box culverts under the building and parking lot for additional flood water storage.

TECHNICAL REVIEW

Our review of the proposed stormwater management design has revealed the following technical review comments:

1. As noted on the NJDEP FHA permit, backup calculations associated with the design of proposed flood control structures should be provided for verification of compliance with the local Flood Damage Protection Ordinance (Cranford Township Code Chapter 225).
2. Per NJDEP’s Stormwater Best Management Practices (BMP) manual, in instances where the lowest invert in the outlet or overflow structure is below the flood hazard area design flood or tide elevation in a down-gradient waterway or stormwater

To Kathy Lenahan, Zoning Board of Adjustment Administrator
Date October 6, 2022
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collection system, the effects of tailwater on the hydraulic design of the underdrain and overflow systems, as well as any stormwater quantity control outlets must be analyzed. Per our conversation with the Applicant's Engineer, a one-way valve will be proposed on the discharge piping from the proposed underground stormwater detention basin to prevent backwater and loss of storage volume within the basin. The basin routing calculations should be revised to include head losses associated with the proposed valve and to include the downstream tailwater elevation during the 100-year storm (and other design storms, if appropriate) for verification that the basin will function as designed. If a timing differential between site discharges and local flooding is anticipated, this may be considered in the analysis.

3. The water quantity control design reduces overall peak runoff rates from the site, but diverts runoff from the site to the point of analysis through a 15-inch storm drain on Chestnut Street. The stormwater management report should be revised to determine whether this diversion will result in increases in peak runoff rate from the site to the 15-inch drainage pipe. If increases in peak flow are anticipated, the 15-inch pipe in Chestnut Street should be replaced with a 24-inch pipe in order to be consistent with the pipe size at the downstream point of analysis.
4. The top of weir wall elevation within the proposed detention basin outlet structure should be revised as necessary so that no runoff overtops the wall during the 100-year storm, for consistency with the water quantity control calculations provided.
5. Given that the porous pavement system discharges to the underground detention system for water quantity control, top/bottom of curb elevations should be provided on the grading plan to verify that all potential overflow runoff generated by the 100-year storm will be captured by proposed Inlet No. 1 (at east limit of porous pavement) and the proposed storm manhole (at the west limit). The manhole should be provided with an open grate if designed for overflow catchment.
6. The labelling of proposed elevations within the parking lot area as "TW/BG" on the grading plan should be clarified in a legend for verification of consistency with the drainage design.
7. Inspection ports should be provided as part of the perforated pipe system within the porous pavement area in accordance with the BMP manual. Inspection port details and locations should be noted on the plans.
8. The porous pavement detail indicates that the perforated pipe invert is slightly below the stone storage bed. Per the BMP manual, the aggregate layer must have sufficient

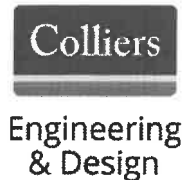
To Kathy Lenahan, Zoning Board of Adjustment Administrator
Date October 6, 2022
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depth to provide at least 3 inches of aggregate above and below the pipe network. This should be checked and plans/details revised as necessary.

9. The porous pavement detail should be revised to specify a minimum tested infiltration rate of 6.4 inches per hour for the surface course, per the BMP manual.
10. A Stormwater Facilities Operation and Maintenance (O&M) Manual should be provided which outlines O&M requirements for all proposed stormwater management facilities in accordance with the BMP manual.

Should you have any questions regarding this memo, please do not hesitate to contact us.

331 Newman Springs Road
Suite 203
Red Bank New Jersey 07701
Main: 877 627 3772



October 3, 2022

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

Planning Review Letter No. 2
PB-22-003 (Preliminary and Final Site Plan)
201 Walnut Ave, LLC
201 Walnut Avenue
Block 484, Lot 19.01
Colliers Engineering & Design Project No. CDP-0017

Dear Ms. Lenahan:

As requested, our office has reviewed application PB 22-003, submitted by 201 Walnut Ave, LLC (the Applicant), seeking Preliminary and Final Site Plan approval to redevelop the existing property. **This review has been revised based upon updated plans submitted by the Applicant, with revisions shown in bold.**

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"), 201 Walnut Ave, LLC (the "Applicant"), Block 484, Lot 19.01 (the "Property"), 201 Walnut Avenue, Cranford, NJ 07016), prepared by Jason R. Tuvel, Esq., of Prime & Tuvel, dated August 26, 2022.
2. Letter entitled, "201 Walnut Avenue, LLC, 201 Walnut Avenue, Block 484, Lot 19.01, County File # RevSP 54-22 Formerly RevSP 120-21," prepared by Kamal Saleh, PP, AICP of County of Union Department of Economic Development. prepared May 25, 2022.
3. Development Application, including Form Nos. 01, 09, 10, and 15. Date received by the Township: June 13, 2022.
4. Plans entitled, "Preliminary and Final Site Plan for Block 484 Lot 19.01," prepared by Bahram Farzaneh, PE, PP, of French & Parrello Associates, dated January 29, 2021, and revised through **September 8, 2022**, consisting of 12 sheets.
5. Plans entitled, "Proposed Multifamily Development 201 Walnut Avenue," prepared by Avelino Martinez, RA, of Blackbird Group Architects, LLC, dated August 10, 2022, consisting of 5 sheets.
6. Document entitled, "Statement of Applicant," no date.
7. Document entitled, "Traffic Impact and Parking Assessment," prepared by Nick Verderese, PE, and Justin Taylor, PE, PTOE, of Dynamic Traffic, dated March 21, 2022.

8. Letter entitled, "Planning Board Application No. PB-22-003, 201 Walnut Avenue, Block 484, Lot 19.01, Preliminary & Major Residential Site Plan with Waiver from Checklist 10, Item 4—permit or exemption issued under the "Soil Erosion and Sedimentation Control Act," prepared by Kathleen Nemeth, Township Zoning Officer. Dated July 26, 2022.
9. Letter entitled, "Flood Hazard Area Modification Request," prepared by Dennis Contois of New Jersey Department of Environmental Protection's Division of Watershed Protection and Restoration. Dated July 8, 2022.
10. Plans entitled, "Boundary and Topographic Survey Plan," prepared by Kenneth D. Dykstra, PE, PLS of Dykstra Walker Design Group. Dated July 20, 2017, and revised through March 29, 2019, consisting of one page.
11. Stormwater Management Report, prepared by Bahram Farzaneh, PE, PP, of French & Parrello Associates, dated February 4, 2021 and revised through **September 19, 2022**.
12. Document entitled, "201 Walnut Avenue—Energy Efficiency and Sustainability Features," prepared by Iron Ore Properties, dated August 10, 2022.
13. Document entitled, "Accessory Roof Deck Operations Summary," prepared by Iron Ore Properties, dated August 10, 2022.
14. Document entitled, "Your Green & Healthy Home."

A. Existing Conditions

The subject property is a semi-rectangular-shaped lot located on the east side of Walnut Avenue in the Township's South Avenue & Chestnut Street Rehabilitation Area, specifically the entirety of "Subdistrict 2." The site has a total area of 37,026 sq. ft. or 0.85 acres. The property currently contains structures that were utilized as a bank and associated drive-thru. As illustrated in the property survey, a portion of the site is located within the 1 percent annual chance flood hazard area (also known as the "100-year floodplain").

The property has street frontage on three sides: Walnut Avenue to the west, Chestnut Street to the north, and High Street to the east. To the north, opposite Chestnut Street, is a recently-completed mixed-use structure, along with two other buildings which appear to be utilized as commercial offices. To the east, opposite High Street, is a municipal surface parking lot. South of the subject property, land uses are predominantly detached single-family residential in character. To the west, opposite Walnut Avenue, land uses are also predominantly detached single-family residential in character.



Figure 2: Nearmap image of the site, with the property boundaries approximated.



Figure 1: Tax Map of the site, with the property boundaries approximated.

B. Applicable Land Use Controls

The subject tract composes the entirety of the South Avenue & Chestnut Street Rehabilitation Area's Subdistrict 2. 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 for the site, which was prepared January 19, 2022, and adopted February 22, 2022. The proposed development will consist of an inclusionary three-story multi-family structure, which will also contain space for a group home and independent living units, which are permitted uses in Subdistrict 2. The plans also indicate that the site will contain 1,547 sq. ft. of privately-owned public open space, as well as a roof deck for residents.

BULK REQUIREMENTS - SUBDISTRICT 2			
	Required	Proposed	Variance
Minimum Lot Area (acres)	0.75	0.85	
Minimum Building Setback to Chestnut Street Curb Line (ft)	10 (incl. 5 foot sidewalk clearance and intermittent 4 feet interstitial zone)	16.6	
Minimum Side Yard Setback from Curb Line of Walnut Avenue and High Street (ft)	9 (incl. 5 foot sidewalk clearance and intermittent 4 feet interstitial zone)	* (High) * (Walnut)	
Minimum Rear Yard Setback (ft)	10 feet between buildings or 15 feet between curb or property line, whichever is nearest, and building facades	*	
Maximum Building Height (stories)	3	3	
Maximum Building Height (ft)	45	<45***	
Maximum Building Coverage	90%	70.1%	
Maximum Lot Coverage	95%	87.06%	
Maximum Dwelling Units	37 + 8 Special Needs Housing	36 + 8 Special Needs**	
Minimum Ceiling Heights (feet)	9 ground story 9 upper story	10 ground story 9 upper stories	
Streetscape, Pedestrian Zone width (feet)	8 except where a currently existing sidewalk conflicts	*	
Minimum Privately Owned Public Open Space (sq. ft.)	1,500	1,547	
Minimum Bicycle Spaces (indoor)	0.25/dwelling unit (9 required)	18	

BULK REQUIREMENTS – SUBDISTRICT 2			
	Required	Proposed	Variance
Minimum Bicycle Spaces (outdoor)	0.1/dwelling unit (4 required)	4	
Minimum Off-Street Parking Spaces	1.4/dwelling unit (50 required)	55	
Minimum EVSE/Make Ready Parking Spaces	15% of required spaces (8 total) 1/3 of which to contain EVSE (3 required, remainder within 6 years) 5% of EVSE to be ADA accessible (1 total)	10	
<p>*Applicant shall clarify. See comments in Section F of this Report. **The architectural plans show that two independent living units, each containing two bedrooms are proposed, as well as a four bedroom group home. For the purposes of affordable housing, special needs units are credited by the bedroom, as opposed to the dwelling unit. *** Plans have been revised to indicate that the building shall be less than 45 feet.</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).

F. Comments

General

1. The Applicant shall provide evidence of all outside approvals.
2. 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.
3. As noted in the bulk table in the preceding section of this report, the Applicant shall clarify the setbacks of the building to the curb lines on Walnut Avenue and High Street. The measurements provided—30.4 feet and 21.6 feet, respectively—do not appear to represent the outermost extent of the building.

4. Similarly, plans should clearly illustrate the extent of the roof overhang/building line along the rear property line to determine compliance with the setback requirements.
5. One of the goals of the redevelopment plan is to “Reduce impervious coverage to prevent flooding and promote the absorption of stormwater runoff and alleviate existing flooding by constructing stormwater management systems that are integrated within planted areas, greenways, green roofs, and swales that filter runoff and maximize on-site infiltration.” Considering the site is partially located within a floodplain, the Applicant is encouraged to provide testimony on the measures that will be taken by the proposed development to advance this goal.

Landscaping and Lighting

6. The planting shown on the Landscape Plan (Sheet 7 of 12) need to be reconsidered to incorporate trees native to this region. The Golden Raintree is not native to this continent and an alternative should be proposed. As part of the mandated sustainable development practices of the redevelopment plan, specifically Sections 4.10 H 5 ii and iii, requires the use of native species. It would also be advised to provide more than one species for the shade trees.
7. Similar to the above, the proposed Boxwoods, Heller Japanese Holly, and Dwarf English Yews, are not native and, in some cases, require greater long term maintenance than native varieties such as Inkberry Holly (*Ilex Glabra*) and other natives such as Hydrangeas and Summersweet. Similarly, the evergreen variety, Nellie Stevens Holly, should be replaced with native Juniper species or American Holly species.
8. Per section 4.11 G 1 of the redevelopment plan, street shade trees shall be planted along the street at regular intervals. While street trees are proposed along Chestnut Street, none are proposed along Walnut Avenue or High Street. Proposed shade trees shall be continued on Walnut Avenue and High Street.
9. 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.
10. The redevelopment plan requires tree irrigation bags be installed and maintained for at least six months after planting. This note shall be added to the plans.
11. The lighting plan provides footcandle calculations for the proposed lighting. While existing streetlights are identified in the plans, no footcandle calculations have been provided for these lights. This should be clarified, as the lighting plan appears to suggest that both front building corners of the building have lighting levels of 0 footcandles.
12. It does not appear that lighting details for the proposed roof deck have been provided. The applicant shall clarify.
13. Light fixture “C,” which is located near the vehicle entrances along Walnut Avenue and High Street, should complement the design of the Township’s streetlight fixtures.

14. The proposed use of *Cornus servicea* (Red Twig Dogwood) in the buffer area is a deciduous species and should be replaced.
15. The Landscape Plan is difficult to read with all of the lighting photometrics on. The Landscape Plan should only address the landscaping.

Comment addressed.

16. There seems to be confusion regarding the use of the terms "Seed and Sod". The Landscape Plan states, Sodding Specification, but then goes on to specify a seed mixture. This should be clarified on the plans.
17. The Landscape Notes and Details (Sheet 8 of 12) shows a Sod Installation Detail, but provides no Sod composition. This should be clarified on the plans.
18. Plans appear to show some light spillage into the residential properties located behind the proposed building. The redevelopment plan limits illumination to a maximum of 0.3 footcandles onto residentially-zoned property. Several areas on the adjacent property appear to exceed 0.3. The Applicant shall provide shielding.

The spillage appears to have been reduced, The Applicant shall provide some clarification though with several values over 1 footcandle located south of the fence, but north of the property line. The applicant shall clarify how this light is being blocked.

Parking/Loading

19. The Board shall note that per redevelopment plan, the size and style of bicycle racks shall be approved by the Planning Board.
20. Pursuant to the Redevelopment Plan, when indoor bicycle parking facilities are located within an automobile parking area, they are to be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars. The site plans show rubber curb stops on two sides of the proposed bike racks, but no barrier is illustrated along the front of the bicycle racks. This shall be provided and plans updated accordingly.
21. The Applicant has correctly calculated that 8 parking spaces, as part of the residential component, shall be "made ready" for EV charging, with a minimum of 3 spaces to 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.
22. The plans shall indicate which EV charging space(s) will be accessible to those with disabilities. The new state requirements require at least 5 percent of the EV supply equipment spaces shall be accessible.

Comment addressed.

23. 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.

Building Design

24. The Applicant is encouraged to bring in examples of building materials and/or provide conceptual renderings of the proposed building.
25. The redevelopment plan provides requirements for residential building transparency, including 25 percent transparency on the ground and upper level stories of the primary façade. The applicant shall provide these calculations to demonstrate compliance.
26. Apartment unit layouts are not provided in the plans. These details should be provided to confirm that the affordable units meet accessibility requirements.
27. In addition to the above, details concerning Unit C1, which is shown in the plans as wrapping around the elevator shaft, should be provided to ensure adequate circulation space.
28. Similarly, the plans appear to show each of the ground floor units containing a unique entry from the sidewalk along Chestnut Street, except for Unit C3. The Applicant shall clarify.
29. With the exception of the operations summary, limited design details have been provided concerning the proposed accessory roof deck. The applicant should provide testimony on the proposed amenities.
30. 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.
31. The redevelopment plan requires that the “building top” (top floor), be differentiated through the use of materials or staggered rooflines. The Applicant shall address how the proposed façade complies.
32. The Applicant shall provide testimony concerning trash collection. Will trash be collected via chutes, or will residents have to access the room through the parking area?

Site Design

33. The redevelopment plan requires that street furniture be located such that a minimum of 6 feet of unobstructed sidewalk remains for the safe passage of pedestrians. The Applicant shall provide testimony confirming that the proposed plans comply with this requirement.
34. The redevelopment plan requires trash receptacles be located at regular intervals along pedestrian walkways at a minimum of 100 feet. The plans appear to show one trash can at the corner of Chestnut and Walnut, and one trash can on High Street. Based on approximately 560 linear feet of street frontage, an additional 4 cans are required.

35. The redevelopment plan requires that street furniture must be designed to accommodate people of all ages and abilities and be compliant with ADA requirements and the New Jersey Barrier Free Subcode. While bench and trash locations are illustrated in the plans, there is no indication that these features are accessible pursuant to the requirements of the redevelopment plan. The Applicant shall clarify.

36. The site plan appears to install new sidewalks along most of Walnut Avenue, High Street, and Chestnut Street, but leaves the existing sidewalk at the corner of Walnut and Chestnut, as well as the sidewalk south of the entrance to High Street. The Applicant shall clarify.

The revised plans have replaced some additional, but not all, of the existing sidewalk near the corner of Walnut and Chestnut. Testimony should address the existing width and condition of these sections of sidewalk that are proposed to remain.

37. The Applicant should provide testimony on compliance with any of the optional sustainable development standards that are encouraged in the redevelopment plan.

38. Per the redevelopment plan, "Interstitial spaces should include vegetation and publicly accessible seating areas to be activated by ground floor uses including, but not limited to, outdoor dining or parklets. Interstitial spaces shall be designed using hardscaping and landscaping to complement the pedestrian and planting zones." The Applicant shall provide testimony demonstrating compliance with this requirement.

Affordable Housing

39. The Applicant shall provide testimony that the proposed bedroom distribution of the affordable units complies with the redevelopment plan and UHAC requirements.

Signage

40. The Applicant shall clarify if any building identification signage is proposed.

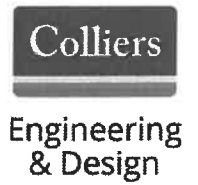
Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

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)
Michael Ash, Esq., Township's Redevelopment Attorney (via email)
Ryan Cooper, Esq., Township Attorney (via email)
Kathleen Nemeth, Township Zoning Officer (via email)
Greer Patras, Township Planner (via email)
Jason R. Tuvel, Esq., Applicant's Attorney (via email: jason@primelaw.com)

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