

# STONEFIELD

October 5, 2022

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

**RE: Proposed Redevelopment  
Block 541, Lot 2  
750 Walnut Avenue  
Township of Cranford, Union County, New Jersey**

Dear Ms. Lenahan:

Our office is submitting documents on behalf of the Applicant to address comments from the Township including comments contained within the latest Board Professional's review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Major Site Plans and Major Subdivision Plan	10/04/2022	19	Stonefield Engineering & Design
Environmental Impact Statement	10/04/2022	19	Stonefield Engineering & Design
Stormwater Management Report	10/04/2022	19	Stonefield Engineering & Design
NJDEP Low Impact Development Checklist	10/04/2022	19	Stonefield Engineering & Design
Vehicle Maneuvering Exhibit	09/21/2022	19	Stonefield Engineering & Design
Landscape Architecture Plans	10/05/2022	19	Arterial

**The following is an itemized response to the comments contained within the Cranford Police Department Traffic Bureau review letter dated July 5, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

- Based on the conclusions both engineers present, the Cranford Police Department Traffic Bureau recommends that the traffic signal at the intersection of Walnut Avenue and Raritan be updated to optimize signal timings and the intersection's level of service. In addition, Mr. Rached has recommended additional traffic calming alternatives, within the Indian Village section, of the Township of Cranford. This recommendation was based upon direct feedback Mr. Rached received from neighborhood residents.*

**Acknowledged.**

- The Cranford Police Department's Traffic Bureau would like to work along with the Township Engineer & Mr. Rached to strategize a holistic traffic calming plan, for the area, which will improve traffic flow and provide a safe environment for all our road-users.*

**Acknowledged.**

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**The following is an itemized response to the comments contained within the Cranford Environmental Commission review letter dated July 11, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

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1. *The Environmental Commission appreciates that the current plans do not add impervious cover to the existing site. However, the plans do not meaningfully reduce stormwater runoff. As documented above, Cranford already has a significant flooding problem that is expected to worsen due to climate change and Walnut Avenue area, which runs alongside the Rahway River, is no exception. The Environmental Commission recommends that the current plans be rejected until they adopt the same standards that would apply to a major development that increased impervious cover by 1,000 sq. ft. This would represent a minimum acceptable standard for a development of this magnitude in a community that has been repeatedly devastated by flooding. It is recommended that each building be fitted with on-site stormwater retention and additional green infrastructure catch-basins be included as necessary to reduce both runoff and pollutants from the impervious surfaces.*

**The Drainage Plans comply with local and State stormwater runoff and quality requirements and provides a significant reduction of impervious surfaces on site. In addition to meeting the aforementioned standards, the applicant is agreeing to modify the two existing stormwater basins along Walnut Avenue and install a new basin extension for the north easterly basin to increase the total amount of stormwater that can be safely stored on site. See the Stormwater Report for basin calculations and analysis.**

*Any stormwater infrastructure including but not limited to on-site stormwater retention, bioswales, and rain gardens must include a detailed maintenance plan to ensure these systems function as intended over time.*

**An Operations and Maintenance Manual will be submitted under separate cover.**

*It is requested that the above stormwater management recommendations be included in the resolution.*

*It is recommended that porous pavement be utilized to the greatest extent possible.*

**A combination of bio-retention areas and Ecopure biofilters are proposed for water quality measures, which meet local and State requirements. Porous pavement has not been proposed to due maintenance challenges over time.**

2. *No site history was provided and there did not appear to be any documents regarding analysis of soil contamination. Given the general history of the area regarding chemical manufacturing and industrial sites it is necessary to provide documentation that any contamination is within acceptable levels or has been successfully remediated.*

*It is requested that the above documentation of no significant site contamination be included in the resolution.*

**Testimony was provided regarding soil contamination.**

3. *The landscaping plans are well thought out and consist of almost exclusively native plants. The lone exception is the sawleaf zelkova trees. It is noted that the sawleaf zelkova plants are quite tolerant of harsh conditions that make them appropriate choice for the parking lot sections. However, the Environmental Commission insists that the sawleaf zelkova trees planted within designated green space areas, such a 1 n "Match Zone 2" be replaced with a mix of Oak and Tulip Poplar trees.*

**The Landscaping Plans has been revised per Planner comments received. See sheets C-13 – C-15 of the Landscaping Plan and Arterial Landscaping Plans for more details.**

Regarding the volume of plantings the Environmental Commission requests that the number of large shade trees be increased by a minimum 50%. These include the proposed Armstrong Red Maple, Honey Locust, Sweetgum, Shadblow serviceberry multitrunk species and the EC requests that Oak species, Tulip Poplars, River Birch, and Eastern Redbud species be planted as well. The request for the additional species is to follow the advice from Cranford's 2019 Community Forestry Management review that highlighted the need for additional tree diversity. The plans call for a 3-inch caliper for shade trees. The Environmental Commission finds that this size is too small and requires a minimum caliper of 4 inches. Additionally, all tree plantings must include deer fencing and fence posts. Additionally, to the extent possible the Environmental Commission requests that any existing shade trees on property that are within proposed green space and do not impact construction be preserved. These trees should be protected with fencing out to the drip-line of the trees during construction to ensure their survival. Any trees damaged during construction should be replaced with a native shade tree at a ratio of 2:1.

The Environmental Commission insists that a detailed Landscape Maintenance Plan to ensure survivability and replacement of any vegetation be submitted.

It is requested that the above documentation of the above landscaping requests be included in the resolution.

A general comment is that for sod portions of the landscape plan a mix of planting grasses and seed/clover mix be utilized.

**The Landscaping Plans has been revised per Planner comments received. See sheets C-13 – C-15 of the Landscaping Plan and Arterial Landscaping Plans for more details. An Operations and Maintenance Manual will be submitted under separate cover to include additional information regarding the landscaping proposed on site.**

4. A total of 1.8 spaces per unit is the required standard although from the perspective of the Environmental Commission this seems high. Reducing the requirement to 1.7 spaces per unit would eliminate 25 spaces and free up approximately 7,500 square feet of pervious surface, reducing pollution from runoff and mitigating any potential flooding from runoff, which is expected to worsen due to climate change as highlighted above. Some of this space could be used for additional bicycle parking which is highlighted below.

**Acknowledged. The Site Plans currently conforms with the parking requirements as set by the Redevelopment Plan for the subject site. Should the Planning Board require a reduction in parking spaces the applicant will comply.**

5. The electric vehicle parking complies with existing regulations however all the EV spaces and EV ready spaces are confined to a single area within the site. New Jersey Governor Phil Murphy has set a goal of registering 330,000 electric vehicles by 2025 and the EV market is expected to expand at a nearly 25% compound annual growth rate between 2022-2028. 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. This request shall also include the flexspace commercial side of the development. This will ensure that future upgrades to install electrical connections to accommodate additional EV charging will not require major site modifications.

The Environmental Commission strongly requests that the installed EV charging stations accommodate a representative sample of EV brands and those chargers not be limited to a single brand of car (such as Tesla only).

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

6. The minimum required bicycle parking for this site is 0.1 spaces per unit is stated as having been met although it is not clear how this condition was met. There appear to be two exterior parking racks that can each accommodate 16 bikes, for a total of 32 bikes. Separately, there appears to be at least 50 total spaces for bicycles, exceeding the required

number. Regardless, the Environmental Commission requests that the residential area must be able to accommodate a total of 100 bicycles. The reason for the increase is that the property is 0.6 miles (4 min ride) to Walnut Avenue Elementary, 1.0 miles (5 min ride) to Hillside Avenue School, and 1.2 miles (7 min ride) to the Cranford Train Station. A plurality of children in the Cranford School District ride bicycles or walk to school and the distance of the property to the elementary and middle schools is well within walking and biking distance. Similarly, Cranford affords access to New York City via the train station where many residents work. Vehicle parking at the train station is limited and thus many residents or the property will need to walk or bike for work. Walking and biking reduce pollutants from exhaust and improve air quality that is already chronically poor in Northern New Jersey. Increased bicycle use is an effective means to reduce climate impacts as highlighted above. It is suggested that the any additional capacity be taken from existing car parking (see general parking section). Similarly, the Environmental Commission requests that bicycle parking be included in the flex commercial space, with a minimum of 4 U-style racks for each building.

**Acknowledged. The Site Plans currently conforms with the bicycle parking requirements as set by the Redevelopment Plan for the subject site. A number of bicycle parking areas are located at the interior of the proposed residential and industrial buildings as required by the Redevelopment Plan. Should the Planning Board require a reduction in parking spaces and an addition of bicycle parking the applicant will comply.**

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**The following is an itemized response to the comments contained within the Cranford Fire Department review letter dated July 13, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

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I. Site Access for Emergency Vehicles:

a. *Turning Radius Concerns: This office has identified certain turns on the site plan which appear to be constraining to the extent that our apparatus would not be able access rear portions of the property. This office continues to work with the applicant in this regard, specifically, we have provided turning radius data for our apparatus to the applicant's civil engineer, who will further assess this and provide a turning radius analysis.*

**Turning movements for various vehicles, including the Cranford Fire Truck can be found in the Vehicle Maneuvering Exhibit included in this submission.**

b. *Snow Removal Plan: This office continues to work with the applicant on the development of a "snow removal plan" for the property. The main elements which are of interest are the proposed locations for the storage of snow (or storm debris), the procedures to implement snow removal in a timely manner following a storm, and the procedures to ensure that the fire hydrants and fire department connections on the site remain clear of snow. This would also extend to egress oaths from the buildings, particularly the residential buildings which would be normally occupied during storm emergencies.*

**Acknowledged. Areas of snow storage can be found on sheet C-5 of the Site Plans.**

c. *Landscape Maintenance Plan: Similar to the snow removal plan, the applicant should propose a maintained/operations plan to ensure that landscape growth along the interior roadways and access paths is maintained so as not to constrain the passage of large vehicles.*

**Acknowledged. An Operations and Maintenance Manual will be submitted under separate cover with the requested information.**

2. Fire Protection Features

- a. *Private Fire Hydrant System: The proposed fire hydrant locations are acceptable. Due to the private ownership of the water main system on the property, the applicant should develop a maintenance plan to ensure that the private hydrants/fire mains are regularly tested and maintained to the relevant NFPA standards. Should the property's subdivision result in two different owners between the commercial and residential parcels, this plan should reflect the responsibility for fire code compliance between separate owners of shared private infrastructure.*

**Acknowledged. An Operations and Maintenance Manual will be submitted under separate cover with the requested information.**

- b. *Fire Department Connections: This office would like to work directly with the applicant regarding the proposed locations of fire department connections to supply the sprinkler and standpipe systems of the buildings. The former building on the site utilized a single fire department connection on Walnut Avenue, but it is not clear whether the applicant proposes a different location(s) considering the redevelopment of the property. For technical purposes, the Township of Cranford requires a 5-inch "Storz" type connection for Fire Department connections.*

**Acknowledged.**

### 3. Fire Protection Features

- a. *Roof Access: This office would request the applicant provide at least one full staircase access to the roof (as opposed to a wall-ladder type means), which provides a roof hatch with space suffice to accommodate personnel and equipment. This is particularly important in the residential buildings which will have a large degree of HV AC and mechanical equipment located on the roof line. This will allow emergency responders timely access to the roof areas to respond to emergencies and investigate incidents. It will also provide for easier maintenance access to maintain the mechanical equipment on the roof.*

**Acknowledged.**

- b. *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 mitigation in the design phase.*

**Acknowledged.**

- c. *Key Box/Rapid Entry System Locations: The Cranford Fire Department-utilizes the "Knox Box" system for rapid entry. This office would request knox box devices be installed adjacent to main entry/exit doors throughout the residential properties, and near the main doors and any doors servicing sprinkler/fire protection equipment within the commercial properties. We will work directly with the applicant once the construction reaches this phase.*

**Acknowledged. Callouts have been added to the Utility Plan regarding the installation of knox boxes. See sheet C-8 of the Site Plans for more details.**

- d. *Fire-specific signage: This office- would note that the appropriate signage for truss roof and/or floor system will be required near the main entry points should truss construction be utilized.*

**Acknowledged.**

General Administrative Comments:

The new properties will fall under the Uniform Fire Code for periodic inspections and fire code compliance. As such, the industrial properties will require registration with the NJ Division of Fire Safety as "Life Hazard Uses" and the multifamily buildings will require registration with the Bureau of Housing Inspection as Multifamily Dwellings.

**Acknowledged.**

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**The following is an itemized response to the comments contained within the Colliers Engineering & Design Board Planner Review Letter dated July 14, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

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F. Comments:

1. *Per the Redevelopment Agreement, the commercial project shall commence prior to the commencement of construction of the residential component. No phasing plans have been provided as part of the submission.*

**Acknowledged. A Phasing Plan will be submitted under separate cover.**

2. *The Applicant shall provide evidence of all outside approvals.*

**All required outside approvals will be forwarded once obtained.**

Landscaping and Lighting:

3. *The C-19 Tree Replacement Plan indicates that a number of existing trees are to remain; however, it does not specify the proposed trees to remain, their size, type, and condition. The applicant shall clarify.*

**Testimony was provided regarding tree removal/replacement calculations and the proposed Landscaping Plan, which indicates that the project more than complies with the tree replacement requirements.**

4. *Similarly, any existing trees that can be saved at other locations, such as the western and northern property line area, should be identified and considered.*

**Testimony was provided regarding tree removal/replacement calculations and the proposed Landscaping Plan, which indicates that the project more than complies with tree replacement requirements.**

5. *In addition to the above, protection details shall be provided for all trees proposed to remain.*

**Tree protection details have been added to the Landscaping Plan. See sheets C-13 – C-15 of the Site Plans for more details.**

6. *The landscaping treatment of the areas located in the southern triangle portion of the site near Raritan Road should also be clarified.*

**The southern triangle portion of the site near Raritan Road will remain undisturbed for landscaping. See sheets C-13 – C-15 of the Site Plans for more details.**

7. *The Landscape Plans should clarify the limits of responsibility for the 2 properties relating to the privately-owned public open space and clarify the long-term care, feeding, and maintenance.*

**The Landscaping Plan has been updated to clarify boundaries between the different landscaping plans. See sheets C-13 – C-15 for more details.**

8. *The plans should provide additional shade trees along all street frontages.*

**Additional shade trees have been added to the Landscaping Plan. See sheets C-13 – C-15 for more details.**

9. *The plans indicate that the proposed warehouse buildings are intended to be 40 feet high in elevation. The landscaping proposed along the Walnut Avenue frontage should provide a visual screen with evergreens and the proposed trees at the wall ends.*

**Additional trees have been added to the Landscaping Plan. See sheets C-13 – C-15 for more details.**

10. *The Landscape Plans should also address the large walls of the proposed warehouse buildings by providing screening along the northern frontage between the proposed privately-owned public open space and the service drive. A portion of the proposed vegetative screen appears to be limited to pollinator mix.*

**Additional landscaping has been added to the area between the proposed industrial building and the park area. See sheets C-13 – C-15 for more details.**

11. *The Landscape Plan should address the screening of the loading dock bays from the road. Additional plantings should be considered to screen the dock bays from public view.*

**Additional plantings have been added to the plans to comply with this request. See sheets C-13 – C-15 for more details.**

12. *There is confusion between the landscaping shown in the site plan (Stonefield) and landscape plan (Arterial) plans in areas near Walnut Avenue. This should be clarified. For example, the proposed landscaping on Match Zone 1 of Sheet 14 of the Stonefield Plans is inconsistent with the Arterial plans for the southern egress.*

**The two sets of plans have been revised to remove overlap plantings. A boundary line has been added to the landscaping plan. See sheets C-13 – C-15 for more details.**

13. *The Arterial Plan indicates 3 trees and a wall along the parking area shown as part of Stonefield's Match Zone 1. The plans need to resolve providing plantings along the parking lot to screen the cars from Walnut Avenue.*

**The landscaping plan has been revised to fix this discrepancy. See Arterial Landscaping Plans for more details.**

14. *The parking areas on the southern side of the residential building should also have some screenings / plantings.*

**Additional landscaping has been added to the southern side of the residential building. See Arterial Landscaping Plan for more details.**

15. *Plantings should be provided around the proposed small parking area adjacent to the basketball court.*

**The basketball court and associated parking has been removed from the plans. The Landscaping Plan has been revised accordingly. See sheets C-13 – C-15 of the Site Plans for more details.**

16. *The Applicant should clarify and provide additional information regarding the intent and maintenance associated with area that are noted to be Ernst Pollinator Seed Mix. Are these areas to be roped off (i.e. “no mow zones”) or designated in the field?*

**The areas shall be designated in the field by the contractor with approval by the engineer / landscape architect.**

17. *All areas to be seeded and or sodded shall be indicated on all plans. For example, the Arterial plans show sodding / seeding, but this is not clearly shown in the Stonefield Plans; clarification of proposed stabilization shall be provided.*

**A note referencing the different landscaping plans has been added. See sheets C-13 – C-15 for more details.**

18. *The proposed note on sheet C-14, regarding irrigation should state that said irrigation should be designed to cover all lawn and planting areas. Also, clarification should be provided regarding the extent of responsibility for the irrigation system associated with the residential and warehouse properties.*

**Testimony was provided regarding tree removal/replacement calculations and the proposed Landscaping Plan, which indicates that the project more than complies with tree replacement requirements.**

19. *The Lighting Plans should provide photometric isolux patterns for all proposed fixtures.*

**The lighting plan has been revised to include isolux patterns for all proposed fixtures. See sheets C-9 and C-10 of the Site Plans for more details.**

20. *The Lighting Plan table of Proposed Luminaire Schedule should provide information regarding mounting heights of the proposed fixtures.*

**The Proposed Luminaire Schedule has been updated to include mounting height information for the proposed fixtures. Mounting height information is also provided via labels adjacent to each fixture on the Lighting Plan. See sheets C-9 and C-10 of the Site Plans for more details.**

21. *The Applicant should address lighting levels along the western property line as areas are indicated as high as 8.2 fc off of the property along the golf course. Shielding should be provided.*

**The Lighting Plan has been revised to utilize fixtures with shielding. In addition, a fence is proposed to be installed along the western property line, preventing any light trespass onto the adjacent property. See sheets C-9 and C-10 of the Site Plans for more details.**

22. *Additional information regarding the proposed D-20 fixture as it is generating lighting levels in excess of 115 fc in areas along the service drive.*

**The Lighting Plan was revised to show the correct lighting values within the industrial portion of the property. Information and specifications for all proposed fixtures can be found in the Proposed Luminaire Schedule on the two lighting plans and within the details of the Site Plans.**

23. *The Applicant should clarify that there is to be no lighting of the basketball court or the front parking lot. Similarly, the Applicant shall address the provision of security lighting in these areas.*

**The basketball court and associated parking has been removed from the plans per feedback from the public.**



24. *The redevelopment plan requires demarcated pedestrian pathways from the street front and all parking areas to entrances. While sidewalks are evident on the residential tract, the Applicant shall address how the industrial tract complies with this requirement.*

**A sidewalk is proposed to connect the industrial tract to the public park area. From the park area pedestrians have access to Walnut Avenue. See sheet C-5 of the Site Plans for more details.**

25. *There is no analysis in the community impact statement as to the potential impact on the school enrollment and whether the school district would require additional staff or facilities to accommodate the anticipated 27 additional students.*

**Testimony will be provided by the Applicant's planner.**

26. *There is no analysis in the community impact statement of the potential impact on municipal services, including police, fire, EMS, parks and recreation, garbage, and recycling pickup, snowplowing, library, or public water and wastewater facilities.*

**Testimony will be provided by the Applicant's planner.**

27. *The community impact statement should include an analysis of the potential nonresidential development fee that will be required pursuant to Section 255-6E.*

**The non-residential development fee estimate for 2.5% of equalized assessed value of commercial improvement will be provided.**

29. *The redevelopment plan requires details of bicycle racks be provided. The Landscaping Plans show a detail of a bicycle rack on L-503 of the Arterial Plans, while sheet C-17 of the Stonefield Plans show a different detail. The Applicant shall clarify. The Board shall note that per redevelopment plan, the size and style of bicycle racks shall be approved by the Planning Board.*

**The bicycle rack detail on the Stonefield Plans has been removed.**

30. *The redevelopment plan requires appropriate siting of loading areas to accommodate commercial deliveries, including parcel drop-off, residential moving, and other larger deliveries, should be off-street and away from the public realm, and that all off-street loading areas shall be shielded from public view. The Applicant shall provide testimony how the proposed development meets this requirement.*

**Testimony was provided.**

31. *All off-street loading areas in Subdistrict 2 shall be shielded from public view. The Applicant shall provide testimony that the proposed development meets this requirement.*

**Testimony was provided.**

32. *The architectural elevations of the proposed commercial / industrial buildings do not illustrate the location(s) of proposed indoor bicycle parking, however, the plans do note that the location and number of spaces shall be determined at the time of tenant selection, and that they shall comply with redevelopment plan requirements. As such, plans should include a note that a minimum of 17 indoor bicycle parking spaces shall be provided.*

**The Site Plan has been revised to indicate the required number of indoor bicycle parking spaces. See sheet C-4 of the Site Plans for more details.**

33. The off-street parking table in the site plan indicates that the commercial/industrial component will contain 217,080 square feet of warehouse space, and 24,120 square feet of office space. The architectural elevations show a warehouse area of 98,200 square feet for "Building A" and 121,200 square feet for "Building B" for a total of 219,420 square feet of warehouse area. The elevations also show an office area of 10,080 square feet for Building A, and 9,900 square feet for Building B, for a total of 19,980 square feet. The Applicant shall clarify.

**Off-Street Parking Calculations for the industrial property has been updated to match the areas shown on the Architectural Plans. The 900 SF of sprinkler and electrical rooms shared between the two uses for each of the buildings has been counted as office area, the more conservative of the two in regard to parking requirements. See sheet C-4 of the Site Plans for more details.**

34. *The Applicant has correctly calculated that 68 parking spaces as part of the residential component shall be "made ready" for EV charging, with a minimum of 23 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.*

**Acknowledged. The applicant will comply.**

35. *The plans shall indicate which EV charging spaces 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.*

**The electric vehicle spaces / equipment have been redistributed so that it meets the 5% accessibility space requirements. See sheet C-5 of the Site Plans for more details.**

36. *The site plans do not provide a calculation for the number of required EV spaces for the Commercial / Industrial component, however 7 are illustrated on the site plan. As noted above, there are some inconsistencies in the area calculations for office and warehouse space, which will ultimately determine the number of off-street parking spaces, and in turn, the number of EV spaces. The Board shall note that the new EV law will require a minimum of 4 percent of all spaces to be EV ready if more than 150 off-street parking spaces are provided, 5 percent of which shall be accessible for people with disabilities.*

**The electric vehicle spaces / equipment have been redistributed so that it meets the aforementioned requirements. Parking calculations can be found on sheet C-4 of the Site Plans. See sheet C-5 for additional information regarding the location of the spaces within the industrial portion of the property.**

37. *The redevelopment plan permits the redeveloper to provide a maximum of 20 percent of off-street parking spaces as compact spaces measuring 8 feet by 16 feet. It does not appear that any compact spaces are provided; the Applicant shall clarify.*

**No compact parking spaces nor spaces sized 8 feet by 16 feet are proposed on site.**

38. *Pursuant to the redevelopment plan, the Applicant is providing 1.8 off-street parking spaces per residential unit. While this complies with the redevelopment plan, it is less than required under the Residential Site Improvement Standards, and therefore a de minimis exception will be required.*

**Acknowledged.**

39. *As discussed at the DRC meeting, the Applicant is encouraged to bring in examples of building materials and/or provide conceptual renderings of the proposed buildings.*

**Testimony will be provided by the Applicant's architects.**

40. *The redevelopment plan provides requirements for residential building transparency, including 35 percent transparency on the ground level story, 30 percent transparency on all other floors of the primary façade, and 25 percent transparency of all other floors on other facades. The applicant shall provide these calculations to demonstrate compliance with this section.*

**Testimony will be provided by the Applicant's architects.**

41. The redevelopment plan provides a 5 percent requirement for non-residential building transparency. The applicant has indicated that each building will comply with this requirement.

**Acknowledged.**

42. *As noted in the previous section, while area calculations are provided for the purposes of parking, the architectural elevations do not illustrate the location(s) of any proposed office area(s) in the Commercial / Industrial component. The Applicant shall clarify.*

**Testimony will be provided.**

43. *The redevelopment plan indicates that massing should utilize upper story setbacks, The Applicant shall provide testimony on how the proposed design meets this requirement.*

**Testimony will be provided.**

44. *The redevelopment plan has very specific requirements related to openings (doors, windows) and façade treatments (see pg. 30 et. Seq.). The Applicant shall provide testimony on the proposed design, and plans should provide details to demonstrate compliance.*

**Testimony will be provided.**

45. *Subdistrict 1 requires that the "building top" (top floor) be differentiated through the use of materials or staggered rooflines. The Subdistrict also requires that "rooflines shall be modulated." The Applicant shall address how the proposed façade complies.*

**Testimony will be provided.**

46. As noted in the previous section, no streetscape or landscape improvements appear to be proposed along Walnut Avenue. The first objective of the redevelopment plan's Goal B: "Quality Design + Usable Open Space," states "Enhance the visual character and safety of the Walnut Avenue frontage via landscape and streetscape improvements." The Applicant shall clarify.

**Testimony was provided. Portions of the sidewalk along Walnut Avenue, totaling around 1,268 LF, will be replaced with 6 FT wide sidewalk to allow for more comfortable pedestrian access along the site frontage. Additional landscaping and trees are also proposed along the site frontage. See sheets C-5 and C-13 and C-14 of the Site Plans for more details.**

47. *Per the redevelopment plan, a minimum of 100,000 square feet of privately-owned public open space shall be provided in Subdistrict 1. The Applicant shall provide testimony to clarify the amount of privately-owned public open space provided in Subdistrict 1. Plans shall be revised to identify and quantify each area proposed as privately-owned public open space.*

**Testimony was provided. Callouts quantifying the areas of proposed public space have been added to the plans. See sheets C-4 and C-5 of the Site Plans for more details.**

48. *Per the redevelopment plan, the residential buildings' primary façade shall front on the subdistrict 1 privately owned public space. It appears that the primary façade fronts on a parking lot. The Applicant shall clarify.*

**Testimony was provided.**

49. *Similarly, a minimum of 25,999 square feet of privately-owned public open space shall be provided in Subdistrict 2. The Applicant shall provide testimony to clarify the amount of privately-owned public space provided in Subdistrict 2. Plans shall be revised to identify and quantify each area proposed as privately-owned public open space.*

**Testimony was provided. Callouts quantifying the areas of proposed public space have been added to the plans. See sheets C-4 and C-5 of the Site Plans for more details.**

50. *As noted in Section C of this report, clarification is needed on compliance with the setback requirements. It is not clear where the measurements in the bulk table of the site plans were taken.*

**The Overall Site Plan has been revised to include additional dimensions shown on the plans. The Bulk Zoning Table has been updated per the received comments. See sheet C-4 of the Site Plans for more details.**

51. *The Applicant shall provide testimony demonstrating compliance with the required sustainable development standards of the redevelopment plan. The Applicant shall also provide testimony on compliance with any of the optional sustainable development standards that are encouraged in the redevelopment plan.*

**Testimony was provided.**

52. *Plans do not indicate any pedestrian connection to the proposed basketball court from either the residential subdistrict, the commercial/industrial subdistrict or Walnut Avenue.*

**The basketball court and associated parking area has been removed from the plans per public feedback.**

53. *The redevelopment plan notes that the privately-owned public open space should include features that are attractive and appropriate for all ages and abilities. The Applicant shall clarify if any outdoor play areas are proposed, as none are shown in the landscaping plans.*

**Testimony was provided.**

54. *The architectural elevations for the commercial/industrial buildings show 5 wall sign placeholders for each building, each measuring 8 feet in height by 16 feet in length. Per the Township's requirements for wall signs in the C-3 zone, section 255-26 J(4)(b)[3], each business shall be permitted to have no more than one wall sign per wall, provided that no sign shall be located less than 150 feet from a residential zone. While the Applicant has noted that specific tenants have not been identified, we recommend that as a condition of approval, wall signage be limited to one sign per business.*

**The Applicant is requesting waivers for commercial façade signs within 100 feet of residential zones and façade signs facing residential areas. The Applicant will be providing one tenant sign per tenant all for the façade period to the extent relief is required. The Applicant will present appropriate proofs.**

55. *In addition to the above, the same subsection prohibits exterior wall mounted signs within 150 feet of a residential zone. Considering that the zone boundary between the C-3 zone and the residential R-1 zone runs through the adjacent Conrail tract, the Applicant shall provide testimony if the proposed wall signage for the proposed Flex Building B will require an exception.*

The Applicant is requesting waivers for commercial façade signs within 100 feet of residential zones and façade signs facing residential areas. The Applicant will be providing one tenant sign per tenant all for the façade period to the extent relief is required. The Applicant will present appropriate proofs.

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**The following is an itemized response to the comments contained within the Colliers Engineering & Design Traffic Review Letter dated May 9, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

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General Traffic Comments:

6. *The recommendations listed in the study for traffic calming and mitigation for the northerly section of the Indian Village neighborhood are not sufficient to address the concerns of the residents.*

**Testimony was provided. The Applicant will meet with the Township traffic consultant to work through agreed traffic calming measures in the Indian Village neighborhood.**

Traffic Mitigation Plan:

1. *The traffic signal at the intersection of Walnut Avenue and Raritan Road is to be improved by upgrading the vehicular detection system and optimizing the signal timing, which may include detection update, phasing changes, or interval modifications.*

**The traffic signal at the intersection of Walnut Avenue and Raritan Road will be upgraded per Union County comments.**

2. *Given the change in land-use of a portion of the project site to residential, and taking into account the anticipated pedestrian trips between the Indian Village neighborhood the proposed development, the speed limit along Walnut Avenue should be reduced to 25 mph, which is consistent with the statutory provisions of Title 39 for residential areas and appropriate for the character and functionality of this roadway. Since Walnut Avenue is a County Road, the Township will assist the Redeveloper in this regard by participating in communication with the County and by establishing the requisite documents such as supporting letter, resolution, and/or petition. It will be the responsibility of the Redeveloper to conduct or fund any studies or analyses that may be required by the County.*

**The Applicant will agree with the Township to petition for speed limit reduction on Walnut Avenue.**

3. *A crosswalk on Walnut Avenue is needed to provide pedestrians with a safer means of crossing the roadway, Siilar to the comment above, the Township will provide assistance to the Redeveloper in support of this request. If this pedestrian crossing is established successfully along with the speed limit reduction, configuring it as a raised crosswalk should be explored.*

**The Applicant will work with the Traffic Consultant and Township to prepare a pedestrian crossing plan on Walnut Avenue. The latest plans propose the crosswalk along with rapid flashing beacon signs. This proposal will be further reviewed by the County and your office and can be adjusted as needed.**

4. *In conjunction with the crosswalk on Walnut Avenue, a raised intersection, or other traffic mitigation / calming device is to be installed to further enhance the safety of pedestrians.*

**The Applicant will work with the Traffic Consultant and Township to prepare a pedestrian crossing plan on Walnut Avenue.**

5. *The following additional traffic measures will need to be implemented to mitigate any potential adverse impacts from the project configuration:*
  - a. *Speed humps along Lexington Avenue, Behnert Place, and Mohawk Drive are to be installed with spacings of about 500 feet.*
  - b. *Speed limit signs reinforcing the statutory 25 mph are to be installed on Lexington Avenue, Behnert Place, and Mohawk Drive.*
  - c. *Turn Restrictions for traffic exiting the development are to be implemented to prohibit exiting vehicles from driving across Walnut Avenue into the Indian Village neighborhood.*
  - d. *An all-way stop control is to be installed at the intersection of Behnert Place and MacArthur Street.*
  - e. *Signage recommendations to prevent truck and vehicle traffic from entering the neighborhood??*

**Testimony was provided along with specific exhibits being presented to each of these options. The Applicant agrees to signage to limit truck and vehicular traffic from entering the neighborhood.**

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**The following is an itemized response to the comments contained within the Colliers Engineering & Design Review Letter dated July 18, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:**

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A. General:

Demolition Plan (Sheet 3 of 19):

3. *The demolition items shown on the plans were taken from information obtained in July 2021 but, since then, we understand some demolition activities have already begun. The Applicant shall provide testimony regarding the current condition of the site.*

**Testimony was provided.**

Overall Site Plan (Sheet 4 of 19):

4. *As per the Redeveloper's Agreement, the Applicant is required to provide "Privately Owned Public Space" containing a minimum of 100,000 SF. It is unclear if the public space will have signage to let the public know the space is available. The Applicant shall provide testimony regarding hours of operation, parking, maintenance, access, and security related to the public area.*

**Testimony was provided.**

5. *The Applicant is proposing 68 of the 450 parking spaces as make ready electric vehicle spaces with 24 of the 68 spaces with electric vehicle supply equipment installed within the residential tract. We take no exception to the proposed electric vehicle space calculations.*

**Acknowledged.**

6. *As per 40:55D-66.20 (2), at least 5% of the above noted electric vehicle supply equipment shall be accessible for people with disabilities. It does not appear that the Applicant has addressed this requirement.*

**The electric vehicle spaces / equipment have been redistributed so that it meets the 5% accessibility space requirements. See sheet C-5 of the Site Plans for more details.**

7. *It does not appear that the Applicant is proposing any electric vehicle spaces within the industrial tract parking lot. As per 40:55D-66.20 (3b), the application shall install at least four percent (4%) of the total parking spaces as make ready parking spaces, at least five percent (5%) of which shall be accessible for people with disabilities if there will be more than 150 off-street parking spaces.*

**Additional electric vehicle spaces have been added to the plans within the industrial property to meet the requirements listed above. See sheet C-4 and C-5 of the Site Plans for more details.**

Site Plan (Sheet 5 of 19):

8. *The Applicant is proposing 450 parking spaces for the residential tract based on the minimum off-street parking requirements in the redevelopment plan. We count 448 total spaces identified on the site plan.*

**The Site Plans have been revised to remove this discrepancy. There are a total of 450 parking spaces within the residential property. See sheets C-4 and C-5 of the Site Plans for more details.**

9. *The Applicant has calculated the minimum required off-street parking spaces (152) for the industrial tract based on 10% (24,120 SF) proposed office space and 90% proposed warehouse space. The Applicant shall be prepared to provide testimony to confirm the usage of the proposed flex buildings.*

**Testimony was provided.**

10. *The Applicant does not appear to have addressed the required indoor bicycle spaces required per the redevelopment plan.*

**Testimony was provided.**

11. *The Applicant shall revise the plan to depict the proposed locations of the detectable warning surfaces/curb ramps.*

**Additional detectable warning strips / curb ramps have been added to the plans. See sheet C-5 of the Site Plans for more details.**

12. *Pedestrian Access for Walnut Avenue was not part of the plans submitted to the Board. The Applicant indicated they are working with the County on approvals. The Applicant shall provide additional information on what is being proposed.*

**Pedestrian access to Walnut Avenue is provided via sidewalks along the two residential driveways. See sheet C-5 of the Site Plans for more details.**

13. *The Applicant is proposing 98 LF of six-foot (6') height picket fence along the frontage of the site. As per Township Ordinance, the maximum fence height in front yard is four feet (4'). Applicant shall revise the site plan accordingly and provide the corresponding construction detail.*

**The picket fence along the frontage of the site has been removed from the plans. See sheet C-5 of the Site Plans for more details.**

Drainage Plan (Sheet 7 of 19):

15. *See comments under Stormwater Management Review.*

**Responses to the Stormwater Management Review comments are provided below.**

Utility Plan (Sheet 8 of 19):

16. *The Applicant shall provide information regarding the existing capacity of the sanitary sewer line. It is unclear if the proposed sanitary sewer line has sufficient capacity to handle the additional flow from the proposed use.*

**Acknowledged. Confirmation of sufficient capacity was confirmed by the Rahway Valley Sewerage Authority in 2017 at a time the project use would generate more flow than currently proposed. A new confirmation will be obtained.**

17. *The Applicant shall verify the flow and service of the existing sewer main to be modified as this may require NJDEP Treatment Works Approval pursuant to NJAC 7:14A-22.*

**Acknowledged.**

18. *The Applicant shall be prepared to provide testimony as to the need to apply for a Bureau of Water Systems Engineering (BWSE) Application based on the anticipated water needs for the site.*

**Acknowledged. Testimony was provided.**

19. *The plan indicates two (2) proposed utility pole relocations along Walnut Avenue. The proposed pole relocations will be required to support the new driveway locations for the industrial tract and the residential tract. The Applicant shall provide a timeline of when the proposed poles will be relocated. The Applicant shall provide testimony regarding the timing vs. the opening of the flex building.*

**Acknowledged. Timelines regarding the relocation of the existing utility poles will be provided at a later date. Testimony was provided.**

Landscaping Plan (Sheets 13-14 of 19):

22. *The landscaping plans indicate a total of 327 trees/evergreen trees will be planted onsite. The planting schedule on sheet 19 indicates a total of 439 trees/evergreen trees are proposed. The Environmental report notes on page 7 that 453 trees are proposed. The Applicant shall clarify the number of trees/evergreen trees being planted onsite.*

**The Landscaping Plan and Environmental Impact Statement have been revised to eliminate the discrepancy. There are a total of 402 trees proposed to be planted on site, 250 of which are evergreen trees. Please note that these values do not include the landscaping proposed on Arterial's plans. See sheets C-13 and C-14 of the Site Plans for more details.**

Construction Details (Sheets 15-18 of 19):

23. *Applicant shall revise the plans to include the details for the proposed twelve-foot (12') high chain link fence.*

**The 12 FT high chain link fence has been removed from the plans. A detail for the proposed 6 FT high board on board fence can be found on sheet C-15 of the Site Plans.**

Tree Replacement Plan (Sheet 19 of 19):

24. *The Applicant has indicated a minimum replacement of 409 trees/evergreen trees are required based on the calculations. We take no exception to the calculation provided. The Applicant shall provide a landscaping plan in compliance with the minimum requirements.*

**The Landscaping Plan can be found on sheets C-13 and C-14 of the Site Plans.**



B. Stormwater Management Report:

25. *The report consists of three (3) Drainage Areas for the project. The Applicant shall provide additional information regarding the drainage areas. As per the Township Stormwater Control Ordinance, Section 365-4(L) the Applicant shall revise the report to show how each drainage area complies with the stormwater runoff quality, and stormwater runoff quantity standards of the ordinance.*

**The Stormwater Report has been revised to include additional information regarding the three drainage areas. See Stormwater Management Report for more details.**

26. *The stormwater report does not account for the proposed Eco pure Bio filters and the proposed Bioretention facilities. The Applicant indicated these features would further help reduce the runoff rates and runoff volumes from the site. The stormwater report shall quantify these stormwater quantity benefits.*

**Per discussion with Collier Engineering on September 13, 2022, the proposed eco pure biofilters and bioretention facilities are not included in the stormwater analysis for the project site. The proposed biofilters and bioretention facilities are purely for water quality requirements and has no bearing on runoff rates / stormwater quantity requirements. See Stormwater Management Report for more information.**

27. *The site is currently improved with two (2) existing detention basins. The larger detention basin is located on the south side of the lot and is not proposed to be disturbed as part of this project. The smaller detention basin is located on the northeast side of the lot. The Applicant is proposing to reconstruct the detention basin approximately 110 LF to the south of the existing detention basin. The modification of the basin is required to support the new driveway access to the industrial tract. The Applicant shall provide additional information confirming the basin will have the same capacity as the one being demolished. Further, can the basin be further modified to provide additional stormwater management storage?*

**Testimony was provided. Per discussion with Colliers Engineering on September 13, 2022, an analysis of the capacity of the existing basins on site when compared to the proposed modified basins and basin extension has been included in the Stormwater Management Report to illustrate the positive impact the proposed development has on the subject property and surrounding area in regards to stormwater management. See Stormwater Management Report for more details.**

28. *The Applicant is proposing to construct and install green infrastructure measures through the site. The Applicant is proposing the use of four (4) bio-retention basins on the industrial tract and two (2) bio-retention basins located on the residential tract. The Applicant shall provide additional information regarding the amount of flow draining to each of these areas.*

**Additional information regarding the drainage areas of the bio-retention basins has been included within the Stormwater Management Report.**

29. *The Applicant shall be aware that the proposed bioretention systems must have a maintenance plan and must be reflected in a deed notice recorded in the county clerk's office to prevent alteration or removal, as outlined in Section 365-4M of the Township Ordinance. A filed copy of the maintenance plan shall be provided to our office prior to issuance of a certificate of occupancy.*

**An Operations and Maintenance Manual has been included as part of this submission.**

30. *The Applicant is proposing the use of ten (10) Eco pure Biofilters located on the industrial tract and seventeen (17) Eco pure Biofilters located on the residential tract. The Eco Pure bio filters are an acceptable manufacture treatment device (MTD) by NJDEP for water quality and classified as green infrastructure. The Applicant shall provide additional*

*calculations indicating the filters comply with the maximum allowable drainage area and outlined in the NJDEP MTD certification, and outlined in Section 365-40(2).*

**Additional information regarding the drainage areas of the Eco pure Biofilters has been included within the Stormwater Management Report.**

31. *Under Proposed conditions on sheet 2 of the stormwater management report, the Applicant indicates three (3) bio-retention basins will be added to the site. Based on the site plans, it appears there are six (6) bio retention basin areas. The report shall be revised accordingly.*

**The Stormwater Management Report has been revised to reflect the correct number of bioretention basins proposed.**

32. *The Applicant shall revise the stormwater management report to elaborate on the green infrastructure measures taken place on the lot. The Applicant shall provide additional information regarding how they comply with the stormwater management regulations outlined in Section 365 of the Township Ordinance.*

**The Stormwater Management Report has been revised to include the requested information.**

33. *The Applicant is proposing to subdivide the lot into two (2) lots. The proposed stormwater management measures extend through both lots. It is unclear how the Applicant intends to manage the stormwater management measures for each lot. The Applicant shall provide additional information.*

**Testimony was provided.**

34. *The stormwater report indicates the portion of the site being evaluated is contained within the limit of disturbance. The Applicant shall provide additional information regarding any offsite drainage areas that could have an impact on the drainage area.*

**The Stormwater Management Report has been revised to include the entirety of the project area. See Stormwater Management Report for more details.**

35. *It is unclear which areas contribute to which drainage areas in the existing and proposed conditions. The Applicant shall revise the drainage area maps to clearly indicate which portion of the lot is draining to which area.*

**Additional labels to clarify the different drainage areas under existing and proposed conditions have been added to the Drainage Area Maps. See Appendix 'E' of the Stormwater Management Report for more details.**

36. *The project is considered a major development project as defined by NJDEP. The Applicant shall provide the NJDEP Major Development Checklist to ensure all NJDEP requirements have been met.*

**An NJDEP Low Impact Development Checklist has been included as part of this submission.**

37. *The Applicant shall provide an inspection of the existing drainage system to ensure the system is functioning properly. The Applicant shall repair any and all items which prevent the proper function of the system.*

**Acknowledged.**

38. *The Applicant is proposing to reduce the existing flow into the existing drainage basins. It is unclear if the reduction of flow into the detention basins will have a negative effect on the functionality of the basins. The drainage report does not indicate how the capacity of the basins are impacted by the reconfiguration of the system. The Applicant shall confirm*

*the modified basin and the existing basin to remain meet the current detention basin standards outlined in Section 365-8 of the Township Ordinance. The Applicant shall revise the plans as necessary. Testimony shall be provided.*

**Testimony was provided. Per discussion with Colliers Engineering on September 13, 2022, an analysis of the capacity of the existing basins on site when compared to the proposed modified basins and basin extension has been included in the Stormwater Management Report to illustrate the positive impact the proposed development has on the subject property and surrounding area in regards to stormwater management. See Stormwater Management Report for more details.**

39. *The Applicant has indicated they will submit an operation and maintenance (O&M) manual prior to the start of construction to the Township for review and approval. The Applicant shall be aware that the stormwater management plans, report and O&M manual will also have to be filed with the deed. The Applicant shall submit a copy of the annual maintenance records and inspections to the Township Engineer no later than March 1st every year.*

**Acknowledged. An Operations and Maintenance Manual has been included as part of this submission for review.**

40. *The Applicant has indicated the project will not have any adverse impacts to the neighboring properties, downstream water courses, or conveyance systems within the water shed. The Applicant shall monitor the stormwater management system of the site after the construction has been fully completed to ensure there are no negative impacts. The Applicant shall rectify any issues that come up during and after construction.*

**Acknowledged.**

C. Traffic Impact Study Review:

41. *A review of the traffic impact study will be provided under a separate cover letter.*

**Acknowledged.**

D. Subdivision Review:

42. *Proposed lot numbers need to be approved by the Tax Assessor.*

**Acknowledged.**

43. *Easement crossing northerly portion of premises is not identified. The limits of the Walnut Avenue Vacation should be clarified. Should an easement be provided for the public sidewalk that encroaches the property along Walnut Street?*

**The three easements at the northerly portion of the property are labeled as “existing telephone easement”, “existing Lexington Avenue easement”, and “existing Walnut Avenue easement”. See sheet C-5 of the Site Plans for more details.**

44. *The date of the plan is missing in the surveyor’s certification.*

**The date of the plan has been added to the surveyor’s certification.**

45. *The “Corner Waiver” note should be removed as two monuments will need to be set.*

**The “Corner Waiver” note has been removed from the plans.**

46. *The Applicant shall provide additional information regarding the cross access/maintenance easement required for the project. It appears “Stormwater Measures” and “Privately Owned- Public Space” may require easements. Testimony shall be provided.*

**Testimony was provided.**

E. Miscellaneous:

47. *The Applicant shall provide testimony with regards to trash and recycling collection and removal.*

**Testimony was provided.**

48. *The Applicant shall provide testimony with regards to snow plowing operations.*

**Testimony was provided.**

49. *The Applicant shall provide testimony with regards to construction access/staging as well as how the site will be secured throughout the construction project.*

**Testimony was provided.**

50. *The Applicant indicated the project will be constructed in Phases. The Applicant shall provide a phasing plan for the proposed construction.*

**A phasing plan will be submitted at a later date. Testimony was provided.**

51. *Construction cost estimates for on-site and off-site improvements shall be submitted for review and determination of applicable bonding and inspection fees.*

**Acknowledged. Cost estimates for on and off-site improvements will be submitted at a later date.**

52. *The Applicant shall be responsible for obtaining any necessary outside agency approvals included but not limited to:*

- a. *Union County;*
- b. *NJDEP;*
- c. *Somerset Union Soil Conversation District;*
- d. *Township of Cranford Road Opening Permits.*

**Acknowledged. All relevant outside agency approvals will be forward to the Township once obtained.**

53. *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 35 I-4.*

**Acknowledged. See Stormwater Management Report for more details.**

54. *No changes in grading are permitted without the submission of a grading plan to the Engineering Department, for review and approval, as required by Ordinance 35 I-4. A Professional Engineer or Professional Land Surveyor must prepare any such grading plan.*

**Acknowledged.**

55. All the roof leaders from the proposed development shall be connected to a stormwater management system. The Applicant shall ensure that the downspouts have cleanouts, as necessary, and that the overflow is directed away from the neighboring properties.

**Roof leaders and associated callouts are proposed to tie in directly to the on-site stormwater management system. See sheet C-7 of the Site Plans for more details.**

56. 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 35 I.

**Acknowledged.**

57. 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.

**Acknowledged.**

58. The Applicant shall call to coordinate inspections with the Engineering Department 24-hours prior to the start of construction as related to grading and drainage improvements on-site.

**Acknowledged.**

59. 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).

**Acknowledged.**

60. A signed and sealed "As-Built" site plan 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.

**Acknowledged.**

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Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Zachary Chaplin, PE  
**Stonefield Engineering and Design, LLC**

Via Hand Delivery

cc: Henry Kent-Smith, Esq – Fox Rothschild LLP (Via Email)  
Janes Rhatican, Esq – Hartz Mountain Industries, Inc. (Via Email)