

HARBOR



CONSULTANTS INC.

January 25, 2024

Ms. Kathy Lenahan, Land Use Administrator
Township of Cranford
8 Springfield Avenue
Cranford, New Jersey 07016

**Re: Carwen Management LLC
ZBA 22-009
113 North Avenue West
Block 183, Lot 6**

RECEIVED
JAN 25 2024
PLANNING & ZONING OFFICE
Township of Cranford

Dear Ms. Lenahan:

Our office is in receipt of a letter prepared by you, dated November 16, 2023, outlining the list of review reports provided prior to the November 27, 2023 Zoning Board of Adjustment hearing. Our office has revised the site plan and the design approach of the above referenced application based on the comments and recommendations found in all department review reports. The following documents are being submitted:

1. Preliminary and Final Site plan, prepared by Harbor Consultants, Inc., dated 5/10/2022, last revised 1/15/2024.
2. Architectural plans prepared by Waga Enterprises Architects, dated XXX

Responses to the comments will be in ***bold and italic***:

Environmental Committee Report dated October 18, 2023

1. Regarding the application for 113 North Ave West the Cranford Environmental Commission notes that the proposed development will add about 1,650 s.f. in impervious surface, resulting in a greater than allowed coverage of 82.4%.
The parking lot has been redesigned to propose 4,969 s.f of grass pavers. Grass pavers are not completely impermeable. They have openings in the design for landscaping and drainage purposes. The manufacturer states that 40% of each unit is an open void. This causes the total lot impervious coverage to be decreased by 875 s.f. from existing. This is a more green design approach.

Cranford Fire Department report dated June 15, 2023

1. Relative to the site plan proposal, the location of EV charging stations is acceptable but the applicant should provide signage indicating the location of the electrical shutoff for those charging stations, in a conspicuous location near the stations.

The site plan has been revised to propose the location of the EV charging station shutoff to be located in between the 2 charging stations.

Colliers Report dated November 15, 2023

1. The proposed refuse area is surrounded by parking spaces. The applicant shall provide testimony regarding how refuse for the site will be managed. Based on the revised site plans, the Applicant is proposing to relocate the refuse area inside the building. The previous refuse area was 60 s.f. in size, whereas, the proposed refuse area is about 38 sf. The applicant shall verify the frequency of refuse pick up and if the proposed area is sufficient for the commercial and residential use. The access doors for the refuse areas open into the ADA parking space. The Applicant shall provide testimony as to how refuse will be managed.

Testimony to be provided.

- a. The applicant previously testified that a chair lift would be installed. The applicant shall provide the location of the chair lift on the site plans and on the architectural plans.

The site plan has been revised to show the location of the chair lift.

- b. The applicant previously testified they would install Belgium block curbing around the parking area. The site plan indicates concrete curb will be installed. The applicant shall revise the site plan accordingly.

The site plan has been revised to propose Belgian block curb.

2. The Applicant shall provide additional information regarding how on-site parking will be determined between the residential use and the commercial use. The Applicant shall provide testimony regarding the need for parking work trucks/vehicles onsite. The Applicant has not addressed this comment.

Testimony to be provided.

3. It appears, if the parking area is full, a vehicle will have to reverse to get out of the parking lot onto North Avenue. The Applicant shall provide a turning template to indicate a vehicle has adequate turning space or they shall eliminate a parking space to provide for a turnaround area. Based on the previous meeting, the applicant indicated they would provide a turning template. The applicant has not provided the turning template.

A turning template has been provided as part of the site plan.

4. This comment no longer remains in effect.

5. The project is considered a major development as defined by the ordinance. The stormwater calculations report shall be revised accordingly. The revised stormwater report does not reflect that the project is a major development. The applicant shall revise the stormwater report to reflect that the project is a major development.

The project is no longer considered a major development. Impervious lot coverage is now being reduced by 875 s.f. from existing to proposed.

6. The applicant shall revise the stormwater management calculations to indicate how the project complies with Section 365-3 of the Township Ordinance, which indicates: “Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment.” The applicant has submitted a revised stormwater report. The report does not indicate the project complies with Section 365 of the Township Ordinance. The applicant shall revise the stormwater report.
The project is no longer considered a major development. Impervious lot coverage is now being reduced by 875 s.f. from existing to proposed.
7. The applicant shall revise the stormwater management calculations 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 applicant has not addressed this comment.
The project is no longer considered a major development. Impervious lot coverage is now being reduced by 875 s.f. from existing to proposed.
8. The stormwater calculations shall address the following requirements, as outlined in section 365-4R2 of the Township Ordinance.
The project is no longer considered a major development. Impervious lot coverage is now being reduced by 875 s.f. from existing to proposed.
9. The Applicant has complied with this comment.
10. This comment no longer applies.
11. The Applicant has complied with this comment.
12. Soil permeability testing shall be provided prior to the installation of an underground stormwater management system. The soil testing shall be completed as specified in Chapter 12 of the NJSBMP manual. Soil test shall include information regarding the seasonal high water table (SHWT). Per NJSBMP manual, it shall be confirmed that the bottom of the proposed stone recharge detention is at least two feet (2’) above the seasonal high-water table (SHWT). The applicant has provided the required soil permeability testing results. The applicant shall provide testimony regarding the percolation rate. The applicant shall also revise the stormwater management report to include the drain time for the proposed system using the information obtained in testing. The applicant shall ensure the system drains within 72 hours of a rain event.
The project is no longer considered a major development. Impervious lot coverage is now being reduced by 875 s.f. from existing to proposed.
13. The applicant shall submit an operation and maintenance manual (O&M) 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. The applicant has not addressed this comment.

The project is no longer considered a major development. Impervious lot coverage is now being reduced by 875 s.f. from existing to proposed.

14. 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 property. Any soil disturbance shall be done as set forth by subsection 351-1. This comment remains in effect.

Acknowledged.

15. The applicant shall not direct any stormwater towards 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 364-5E.(3). This comment remains in effect.

The proposed grading is not directing any stormwater towards adjoining properties.

16. 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 351-4. A professional engineer or professional land surveyor must prepare any such grading plan. This comment remains in effect.

Acknowledged.

17. 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 apron, curb, and asphalt pavement, as required by Subsection 367-1. This comment remains in effect.

Acknowledged.

18. The applicant shall post performance and maintenance bonds with the Township, in accordance with the MLUL requirements. An improvement cost estimate, for both on- and off-site improvements, shall be submitted for the Engineer's review prior to the issuance of a building permit. The applicant has not submitted this information. This comment remains in effect.

A cost estimate will be provided after Board Approval.

19. The applicant shall address the concerns detailed in this report and any concerns of the board or the board professionals that may arise during testimony. The comment remains in effect.

Acknowledged.

20. Should the board act to approve this application, It should also be subject to and all other agencies having jurisdiction. This comment remains in effect.

Acknowledged.

21. Upon completion of the site work, and prior to the issuance of a certificate of occupancy, the applicant shall provide an As-built Survey and As-built Plan showing the constructed improvements for review and approval. This comment remains in effect.
Acknowledged.

Topology, Board Planner Report dated November 13, 2023

A. Conditional Use + Density Variance Comments

1. *Testimony to be provided.*
2. *Testimony to be provided.*
3. *Testimony to be provided*
4. *Testimony to be provided.*
5. *Testimony to be provided.*

B. Architecture Comments

Responses to this section will be provided under separate cover by Architect.

C. Parking + Circulation Comments

1. *The site plan has been revised to address comments and concerns regarding parking and circulation.*
2. *Acknowledged.*
3. *Testimony to be provided.*
4. *Testimony to be provided.*
5. *The site plan has been revised to provide all information needed for the EV charging station.*
6. *Acknowledged. Continuing comment.*
7. *The site plan has been revised with a label stating Belgian block curb.*
8. *Testimony to be provided.*
9. *See architectural plans.*
10. *Testimony to be provided.*
11. *Acknowledged.*

D. Landscaping + Stormwater Management Comments

1. *The landscaping plan has been revised.*
2. *The parking lot has been redesigned to propose 4,969 s.f of grass pavers. Grass pavers are not completely impermeable. They have openings in the design for landscaping and drainage purposes. The manufacturer states that 40% of each unit is an open void. This causes the total lot impervious coverage to be decreased by 875 s.f. from existing. This is a more green design approach.*
3. *The landscaping plan has been revised.*
4. *The landscaping plan has been revised.*

5. *All headlight glare from cars will be adequately screened.*
6. *There will be no disturbance of any trees along the NJ Transit rail line and trees will be protected during construction.*
7. *Testimony to be provided.*
8. *Testimony to be provided.*
9. *Acknowledged.*

E. Lighting + Utility Comments

1. *The site plan has been revised to include a new lighting design.*
2. *The lighting plan has been revised to comply with the proper footcandles and to show the levels more clearly.*
3. *There will be no light spillover onto adjacent properties and the color temperature has been revised to be a maximum of 2,700K.*
4. *Construction details have been provided for the proposed light fixtures.*
5. *The lighting plan has been revised to provide adequate lighting at all points of building ingress/egress.*
6. *A streetlight already exists. The Applicant will provide testimony.*
7. *The applicant will provide testimony regarding all utilities and equipment.*
8. *Testimony will be provided regarding any utility improvements.*
9. *Acknowledged.*

F. General Comments

1. *A pedestrian detour plan will be provided upon Board Approval.*
2. *The missing information has been addressed on the revised site plan.*
3. *Acknowledged.*

Please advise of any questions. We thank you for your consideration.

Very truly yours,



Anthony G. Gallerano, PE, PP
Harbor Consultants, Inc.

cc: Gary Goodman, Esq.