

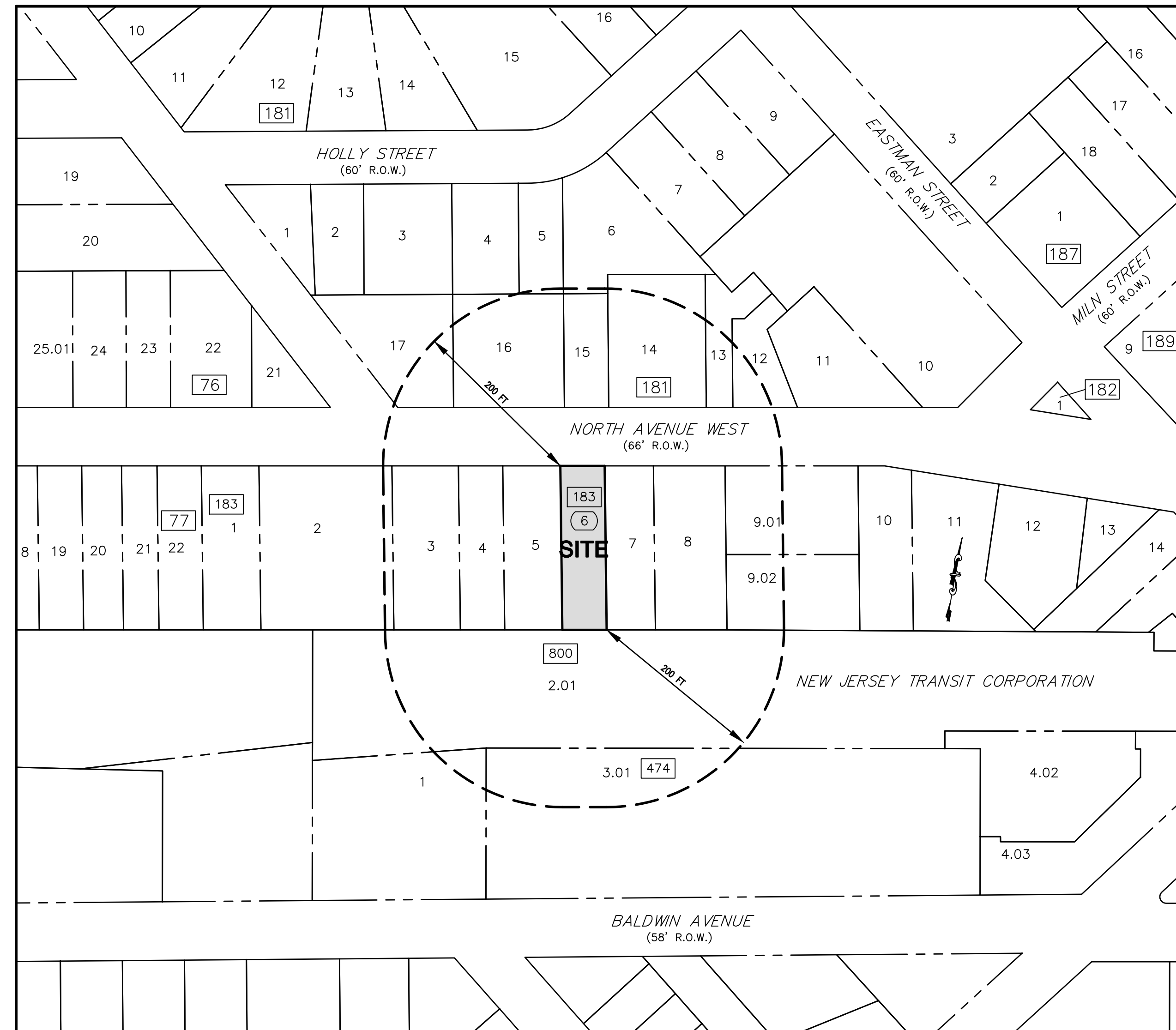
PRELIMINARY & FINAL SITE PLAN

**No. 113 NORTH AVENUE WEST
LOT 6, BLOCK 183
TAX MAP SHEET No. 31**

TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

LIST PROPERTY OWNERS & UTILITIES 200 FEET

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
181 4	18 HOLLY ST	BIRD, DOROTHY 18 HOLLY ST Cranford, NJ 07016
181 5	20 HOLLY ST	JOHNSON, DORIS ESTATE OF 20 HOLLY ST Cranford, NJ 07016
181 6	22 HOLLY ST	FERRERA, ROSA 22 HOLLY ST Cranford, NJ 07016
181 12	110 NORTH AVE W	CRANFORD NORTH LLC 213 SOUTH AVE EAST Cranford, NJ 07016
181 13	112 NORTH AVE W	CRANFORD NORTH LLC 213 SOUTH AVE EAST Cranford, NJ 07016
181 14	114 NORTH AVE W	114 NORTH AVENUE LLC 66 MARSH DR Watchung, NJ 07069
181 15	116 NORTH AVE W	REKEMEIER, JOHN 116 NORTH AVE W Cranford, NJ 07016
181 16	118 NORTH AVE W	118 NAW LLC 118 NORTH AVE W Cranford, NJ 07016
181 17	120 NORTH AVE W	120 NORTH AVE CORP 120 NORTH AVE W Cranford, NJ 07016
183 2	201 NORTH AVE W	UNION COUNTY SAVINGS BANK 320 N BROAD ST Elizabeth, NJ 07208
183 3	119 NORTH AVE W	SALES MANAGEMENT REALTY LLC 119 NORTH AVE W Cranford, NJ 07016
183 4	117 NORTH AVE W	SALES MANAGEMENT REALTY LLC 119 NORTH AVE W Cranford, NJ 07016
183 5	115 NORTH AVE W	SPENCER, MARK S & BRUNETTE, RALPH V 101 FOREST AVE Cranford, NJ 07016
183 7	11 NORTH AVE W	SEW CENTERS OF N J INC 20 SCOTCH RD West Trenton, NJ 08628
183 8	109 NORTH AVE W	RUSTIC MILL DINER REALTY LLC 783 SPRINGFIELD AVE Summit, NJ 07901
183 9.01	105 NORTH AVE W	MY WAY DEVELOPMENT LLC, ACCT. DEPT. 101 JFK PKWY Short Hills, NJ 07078
183 9.02	109 NORTH AVE W	109 NORTH AVENUE LLC 1 CEDAR ST Cranford, NJ 07027
474 1	24 SOUTH AVE W	CRANFORD HARRISON DEVELOPERS LLC 253 MAIN ST Matawan, NJ 07747
474 3.01	6 SOUTH AVE W	CRANFORD SQUARE LLC 219 SOUTH ST S108 New Providence, NJ 07974



PROJECT AREA
1"=100'

PREPARED MAY 2022

FOR

CARWEN MANAGEMENT, LLC

113 NORTH AVENUE WEST
CRANFORD, NJ 07016

CERTIFICATION OF APPROVAL

APPROVED BY THE PLANNING BOARD
OF THE TOWNSHIP OF CRANFORD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

APPLICANT/OWNER
CARWEN MANAGEMENT, LLC
113 NORTH AVENUE WEST
CRANFORD, NJ 07016

MUNICIPAL & UTILITIES CONTACT LIST

COMCAST CABLEVISION
C/O- CORPORATION TRUST CO.
802 BEAR TOWN ROAD
WEST TRENTON, NJ 08628

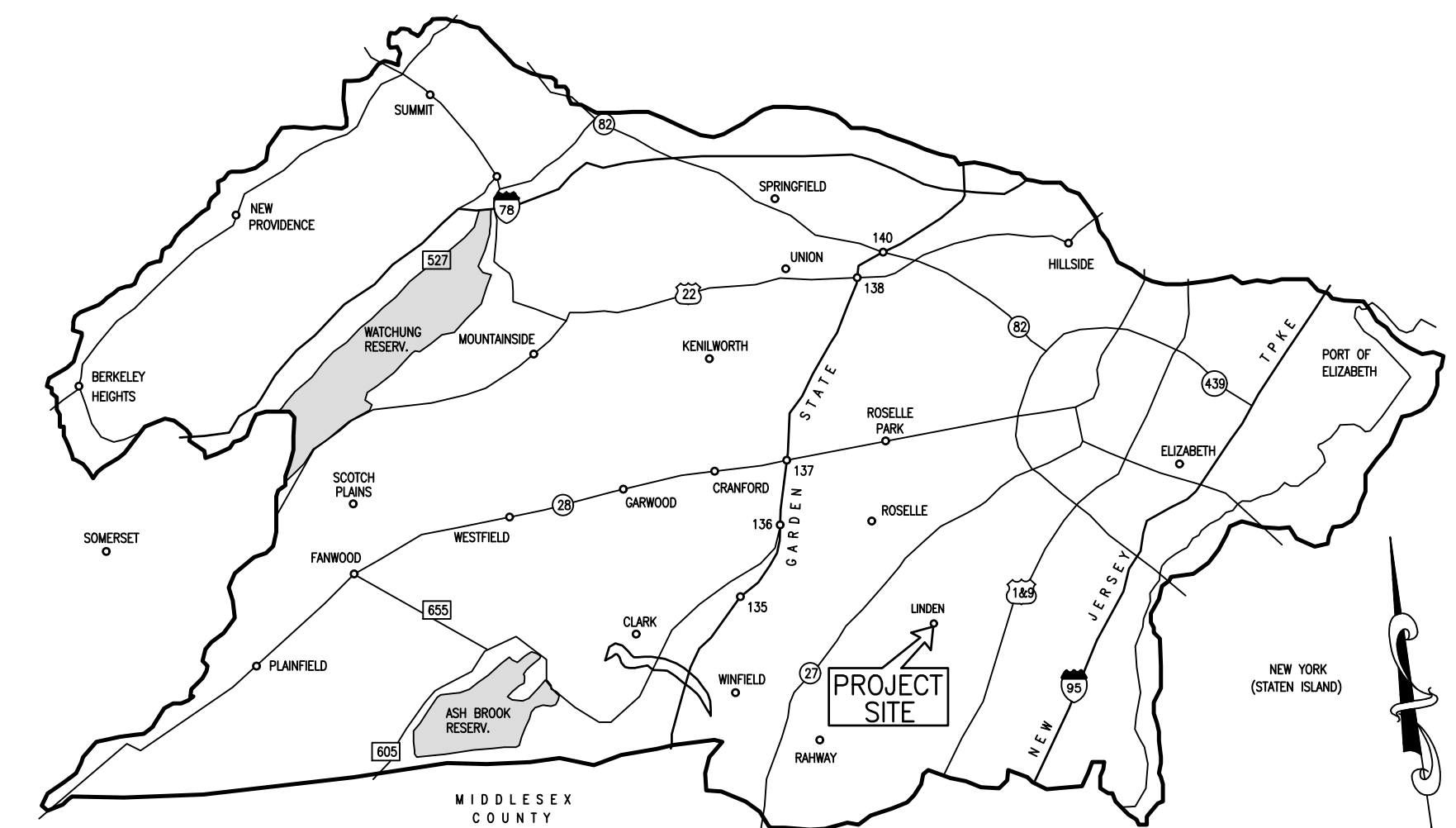
PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER, CORPORATE PROPERTIES
80 PARK PLAZA, 10B
NEWARK, NJ 07101

NEW JERSEY AMERICAN WATER, Inc.
ATTN: GIS SUPERVISOR
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

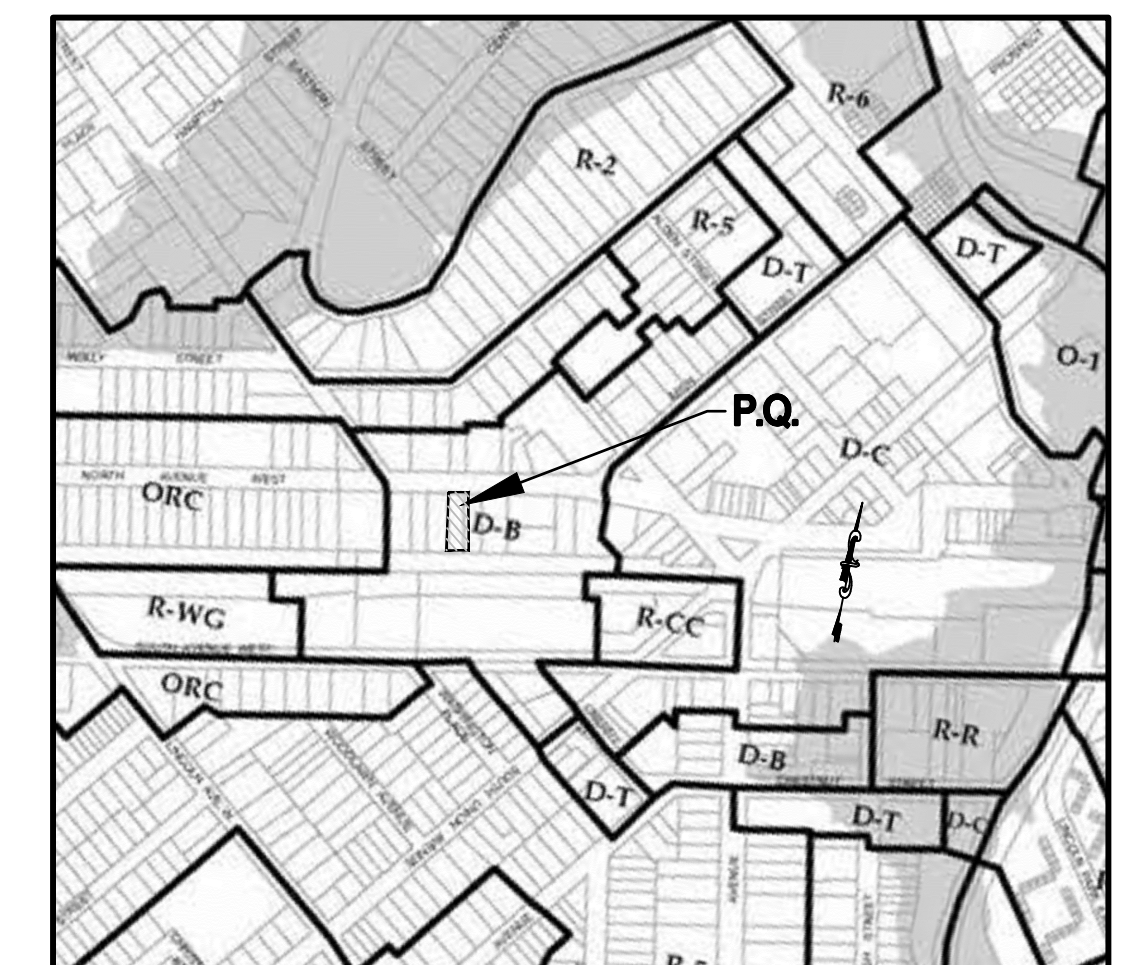
ELIZABETHTOWN GAS COMPANY
ENGINEERING DEPARTMENT
520 GREEN LANE
UNION, NJ 07053

VERIZON
EXECUTIVE OFFICES
1 VERIZON WAY
ATTN: CORPORATE SECRETARY,
BRUNNEN RDGE, NJ 07002

RAHWAY VALLEY SEWERAGE AUTHORITY
ATTN: CHIEF ENGINEER
1050 EAST HAZELWOOD AVENUE
RAHWAY, NJ 07065



UNION COUNTY KEY MAP
N.T.S.

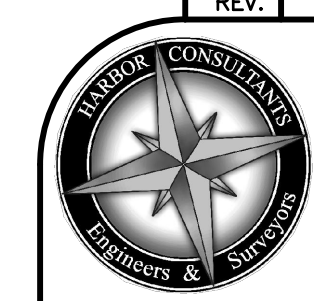


TOWNSHIP OF CRANFORD ZONING MAP
1"=600'

SHEET INDEX			
SHEET No.	DESCRIPTION	PREPARED	LAST REVISED
1	COVER SHEET	05/10/2022	1/15/2024
2	EXISTING CONDITIONS, DEMOLITION, LAYOUT & DIMENSIONING PLAN	05/10/2022	1/15/2024
3	GRADING & UTILITY / LIGHTING & LANDSCAPING PLAN	05/10/2022	1/15/2024
4	SOIL EROSION & SEDIMENT CONTROL PLAN	05/10/2022	1/15/2024
5	CONSTRUCTION DETAILS	05/10/2022	1/15/2024
6	VEHICLE TURNING PLAN	1/15/2024	

ARCHITECTURAL PLANS PREPARED BY: WAGA ENTERPRISES ARCHITECTS, LLC
2109 ST. GEORGES AVENUE
RAHWAY, NJ 07065
PHONE: 732-382-2000

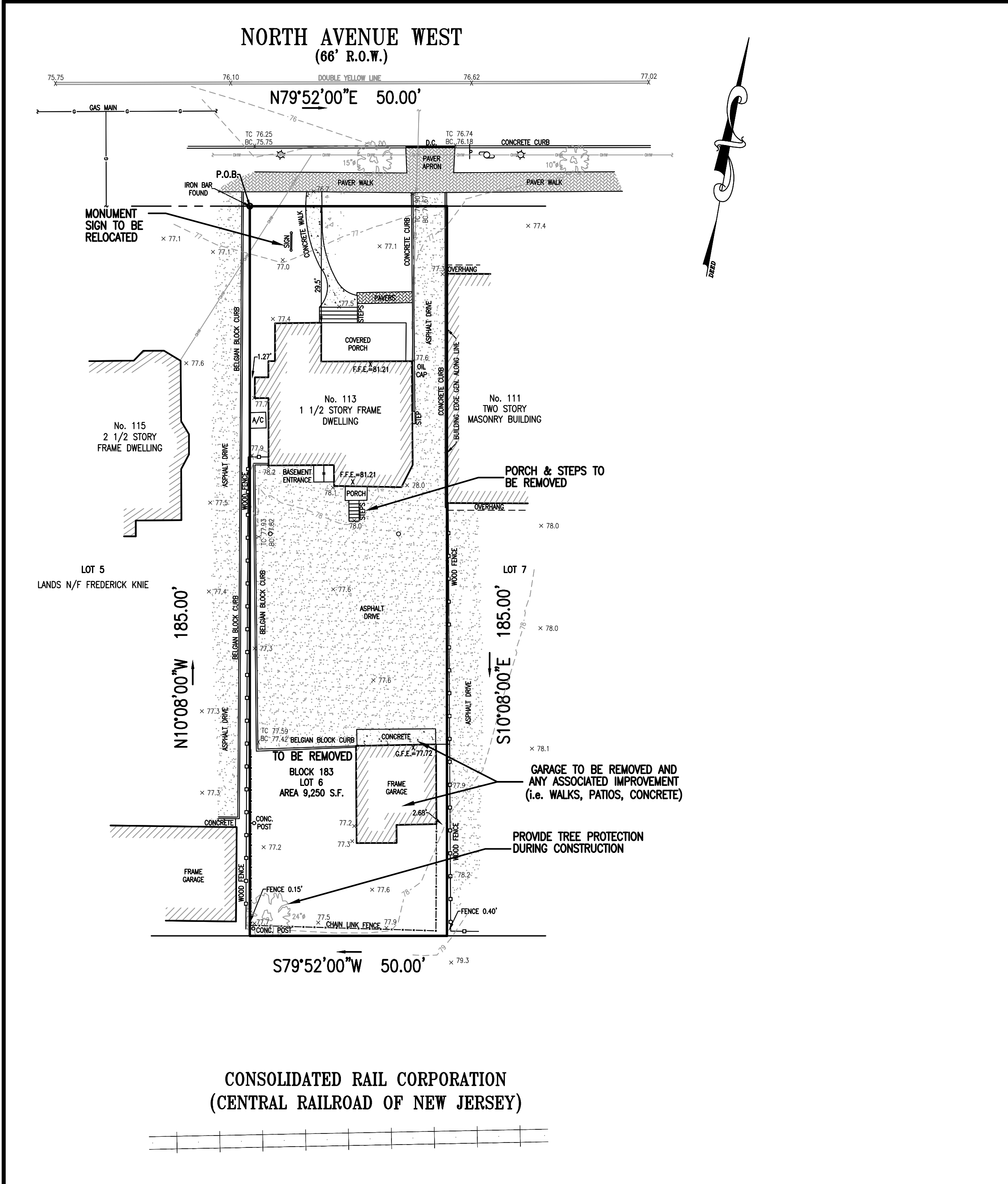
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5	1/15/2024	REVISED AS PER BOARD COMMENTS	C.V.F.	A.G.G.
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1	08/25/2022	REVISED AS PER TOWNSHIP OF CRANFORD COMMENTS	S.P.	



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Engineers & Surveyors
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CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
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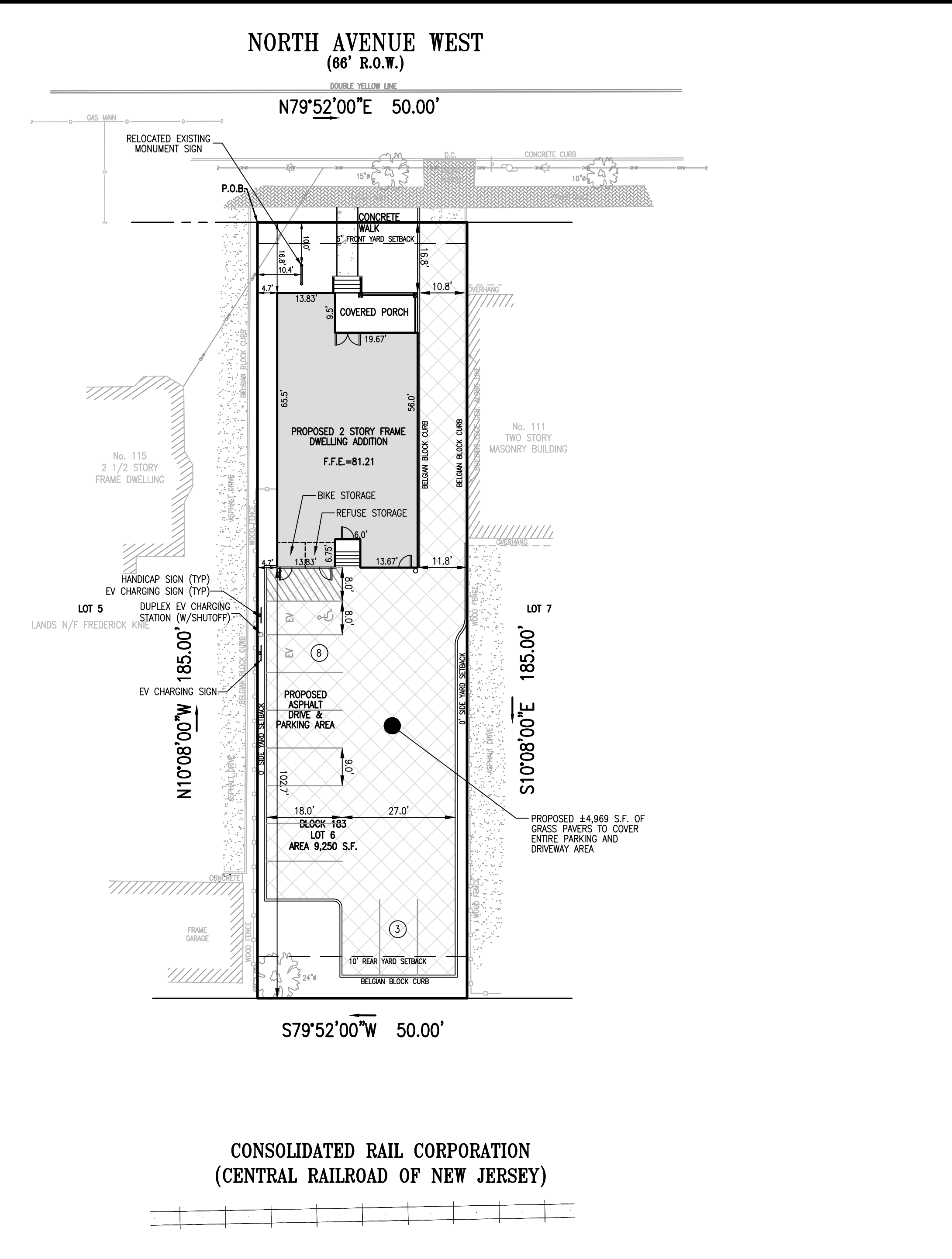
VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460

PRELIMINARY & FINAL SITE PLAN		COVER SHEET	
No. 113 NORTH AVENUE WEST LOT 6, BLOCK 183 TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY			
SCALE: AS-SHOWN	DATE: 05/10/2022	DESIGNED BY: V.E.V.	DRAWN BY: S.P.
WORK FILE: 2021038_COVER	CERTIFICATE OF AUTHORIZATION No. 24G427962100	PROJECT No. 2021038	



CONSOLIDATED RAIL CORPORATION
(CENTRAL RAILROAD OF NEW JERSEY)

EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1"=20'



CONSOLIDATED RAIL CORPORATION
(CENTRAL RAILROAD OF NEW JERSEY)

LAYOUT & DIMENSIONING PLAN
SCALE: 1"=20'

OFF-STREET PARKING SCHEDULE
255-44-B-CRANFORD PARKING SCHEDULE II (PARKING REQUIREMENTS FOR RESIDENTIAL LAND USE)

USE	NUMBER OF UNITS	PARKING CRITERIA	REQUIRED	PROPOSED	COMPLY
OFFICE, OTHER USE	1,967 S.F.±	1 PER 250 S.F. OF NET FLOOR AREA	8.0 SPACES		
2-BEDROOM GARDEN APARTMENT	4-UNITS	2.0 SPACES PER UNIT	8.0 SPACES		
EV CHARGING STATION		15% OF PROPOSED PARKING (2.0 SPACES)	16.0 SPACES		
EV CHARGING STATION CREDIT		1:1 UP TO 10% OF REQUIRED PARKING	-2.0 SPACES	2.0 SPACES	
		TOTAL WITH CREDIT	14.0 SPACES	11.0 SPACES	NO (1)

NOTE:
(1) - VARIANCE REQUESTED

- GENERAL NOTES:**
- SITE AREA LOT 6, BLOCK 183 = 9,250 S.F. (0.212 AC.).
 - BEING KNOWN AS 113 NORTH AVENUE WEST, TOWNSHIP OF CRANFORD, NEW JERSEY
 - LOT IS SITUATED IN ZONE D-B (DOWNTOWN BUSIN DETACHED RESIDENTIAL) AS SHOWN ON TOWNSHIP OF CRANFORD ZONING MAP.
 - BOUNDARY INFORMATION PREPARED BY BRAGINSKY SURVEYING, INC., DATED FEBRUARY 12, 2021.
 - PUBLIC SEWER, WATER, GAS, ELECTRIC, CATV, AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE PROPERTY.
 - DISTURBANCE IS WITHIN EXISTING FOOTPRINT THEREFORE SOIL EROSION CERTIFICATION APPROVAL IS NOT REQUIRED.

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY
SCHEDULE OF ZONE DISTRICT AREA, YARD & BUILDING REQUIREMENTS
ZONE D-B (DOWNTOWN BUSINESS DISTRICT)

ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	SINGLE FAMILY	OFFICE	YES	OFFICE/MULTI-FAMILY	NO (2)
MINIMUM LOT DIMENSION	N/A	9,250 S.F. 50.00 FEET	YES	9,250 S.F. 50.00 FEET	YES
MINIMUM YARDS (PRINCIPAL)					
FRONT YARD	5 FEET	29.50 FEET	YES	16.8 FEET	YES
REAR YARD	10 FEET	113.80 FEET	YES	102.7 FEET	YES
SIDE YARD (ONE SIDE)	0 FEET	1.27 FEET	YES	4.7 FEET	YES
SIDE YARD (BOTH SIDES)	0 FEET	10.02 FEET	YES	13.07 FEET	YES
MAXIMUM BULK STANDARDS					
MAXIMUM FLOOR AREA RATIO	2.5 (80%)	N/A	YES	0.7	YES
MAXIMUM LOT IMPERVIOUS COVERAGE	N/A	6,113 S.F. (65.3%)	YES	5,238 S.F. (56.6%)	YES
MAXIMUM BUILDING COVERAGE	N/A	1,403 S.F. (15.2%)	YES	2,194.25 S.F. (23.7%)	YES
MAXIMUM BUILDING HEIGHT	3 STORES/ 45.0 FEET	1 1/2 STORES	YES	3 STORES	YES
MINIMUM DISTANCE FROM BUILDING TO 1 OR 2 FAMILY RESIDENCE ZONE	20 FEET	>200 FEET	YES	>200 FEET	YES
DRIVEWAY WIDTH	10'-26"	11.3'	YES	10.8'	YES
GROSS DENSITY (MAXIMUM DWELLING UNITS PER ACRE)	10 UNITS/AC (3) (2 UNITS)	N/A	N/A	18 UNITS/AC (4 UNITS)	NO (3)
SIGNS - 255-386(a)(g)					
SIGN AREA	12 S.F.	11.5 S.F.	YES	11.5 S.F.	YES
SIGN HEIGHT	4 FEET	3.33 FEET	YES	6.33 FEET	NO (1)
SIGN SETBACK	10 FEET	6.7 FEET	NO	10.0 FEET	YES
BUILDING FRONT YARD SETBACK	15 FEET	29.5 FEET	YES	16.8 FEET	YES

NOTE:
(1) VARIANCE REQUESTED
(2) CONDITIONAL USE VARIANCES REQUESTED - SEE BELOW.
(3) SECTION 255-39B(22)(c) ALLOWS A GROSS DENSITY NOT TO EXCEED 10 UNITS/ACRE, WHICH ALLOWS 2 UNITS ON THE LOT.

- VARIANCES REQUESTED:**
- 'D' VARIANCES:**
- D.3 CONDITIONAL USE VARIANCE, SEE BELOW.
 - D.5 DENSITY VARIANCE FOR 18 UNITS/ACRE, WHERE 10 UNITS/ACRE IS ALLOWED.
- 'C' VARIANCES:**
- 1.11 PARKING SPACED PROVIDED, WHERE 14 SPACES REQUIRED.
- DESIGN WAIVERS:**
1. PARKING SPACE DIMENSIONS OF 9' X 18', WHERE 10' X 18' IS REQUIRED.
 2. NO LOADING SPACE, WHERE 1 (ONE) SPACE IS REQUIRED.
 3. FREESTANDING SIGN HEIGHT OF 6.33 FEET, WHEREAS 4 FEET MAXIMUM IS REQUIRED.

- CONDITIONAL USE VARIANCES:**
- § 255-39.B(18) - OFFICES, PROFESSIONAL, BUSINESS AND ADMINISTRATIVE USES
- (e) - PROPOSED 1,967 S.F. FIRST FLOOR OFFICE (ONE TENANT), WHERE MAXIMUM 1,000 S.F. ALLOWED PER TENANT.
- § 255-39.B(22) - RESIDENTIAL USES
- (g) - GROSS DENSITY OF 18 UNITS/AC, MAXIMUM 10 UNITS/AC ALLOWED.

LOT COVERAGE TABLE

TYPE	EXISTING	PROPOSED
BUILDING	1,914 S.F.	2,193 S.F.
WALKWAYS/CONCRETE PADS	196 S.F.	64 S.F.
ASPHALT	4,003 S.F.	N/A
GRASS PAVERS*	N/A	4,969 S.F. 1,988 S.F. GRASS 2,981 S.F. CONCRETE
TOTAL	6,113 S.F.	5,238 S.F.

NOTE:
* GRASS PAVERS ARE NOT 100% IMPERMEABLE. MANUFACTURER SPECIFICATIONS STATE THE TURFSTONE GRASS PAVEMENT PRODUCT HAS 40% OPEN AREA. THE BREAKDOWN HAS BEEN PROVIDED AND THEREFORE OVERALL IMPERVIOUS COVERAGE IS BEING REDUCED.

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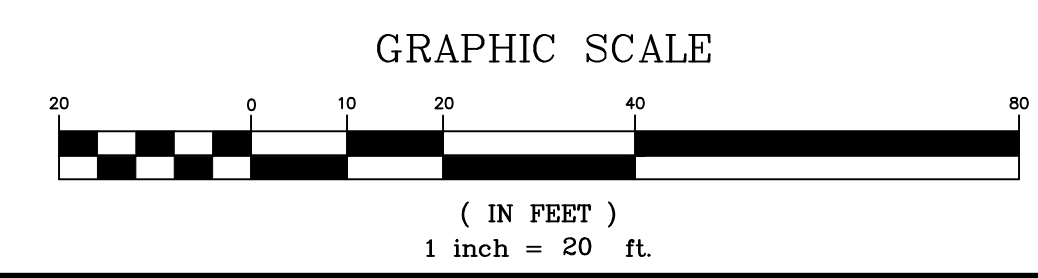
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VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE NO. 34460

PRELIMINARY & FINAL SITE PLAN
EXIST. CONDITIONS & DEMO/LAYOUT & DIMENSIONING PLAN
No. 113 NORTH AVENUE EAST
LOT 6, BLOCK 183
TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

CERTIFICATE OF AUTHORIZATION No. PROJECT No.
24GA27962100 2021038

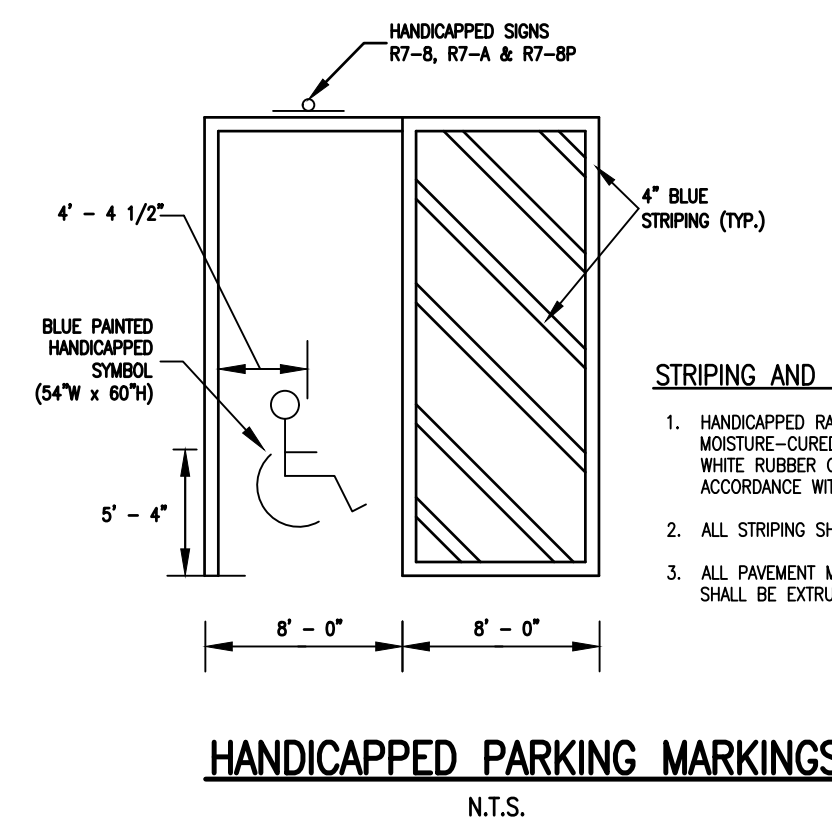
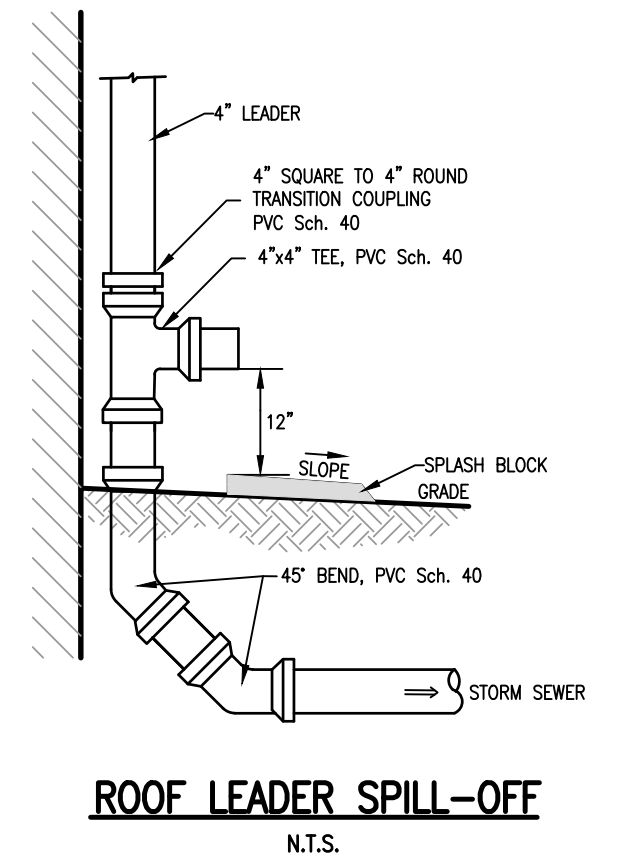
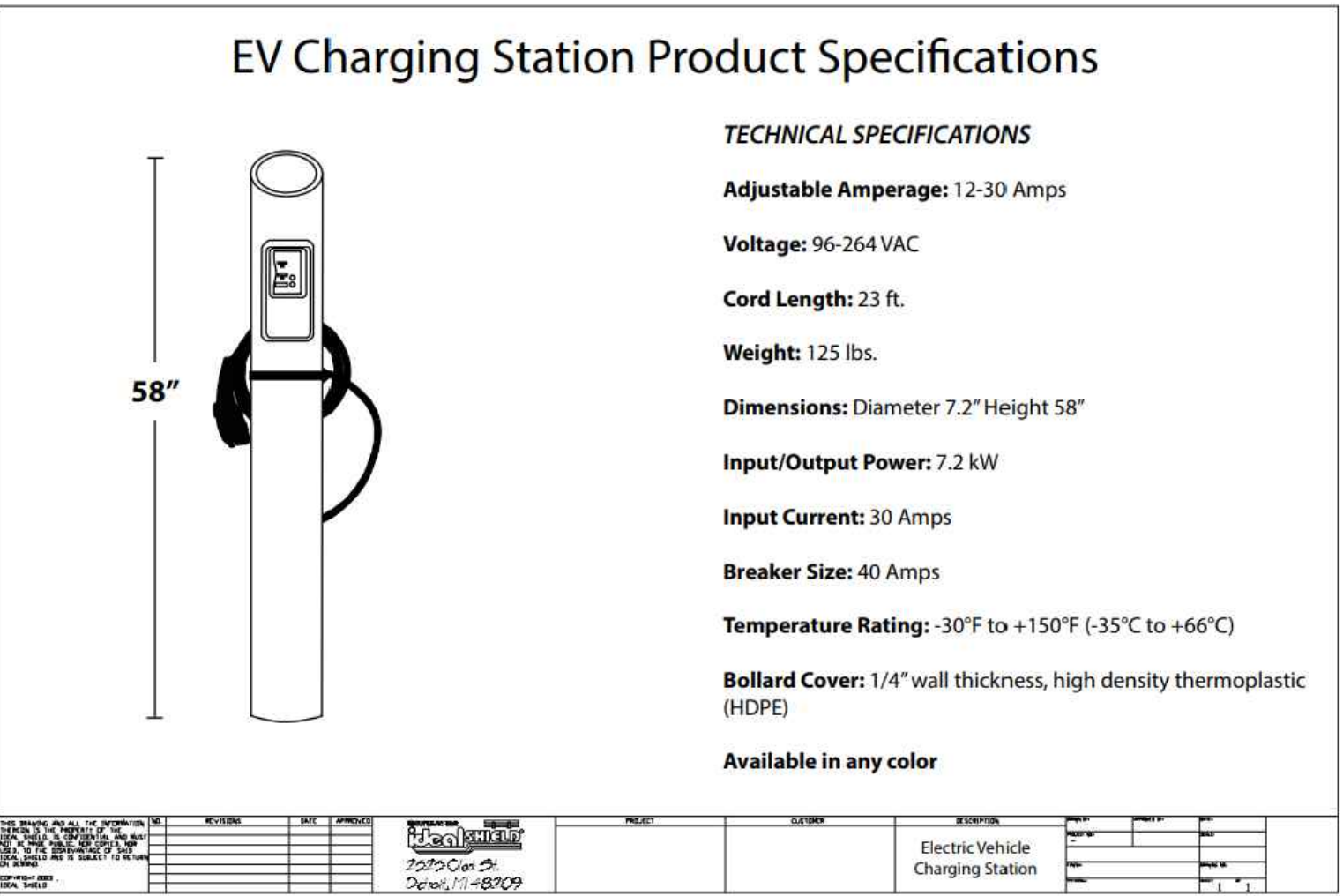
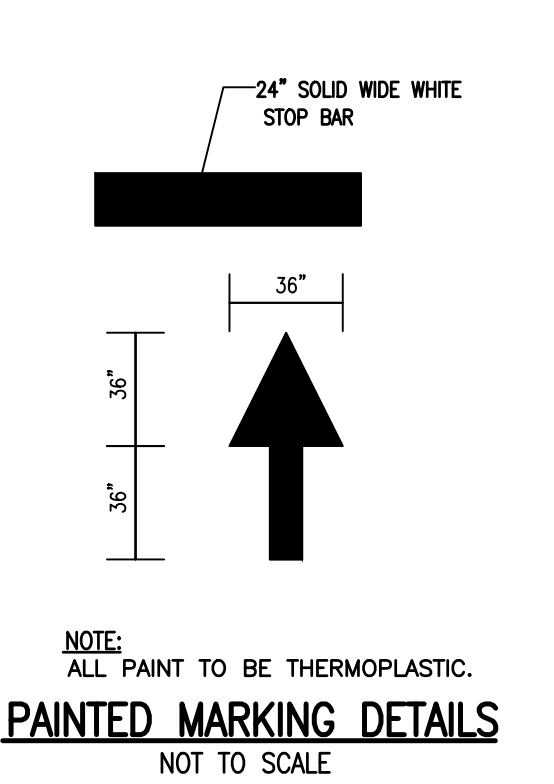
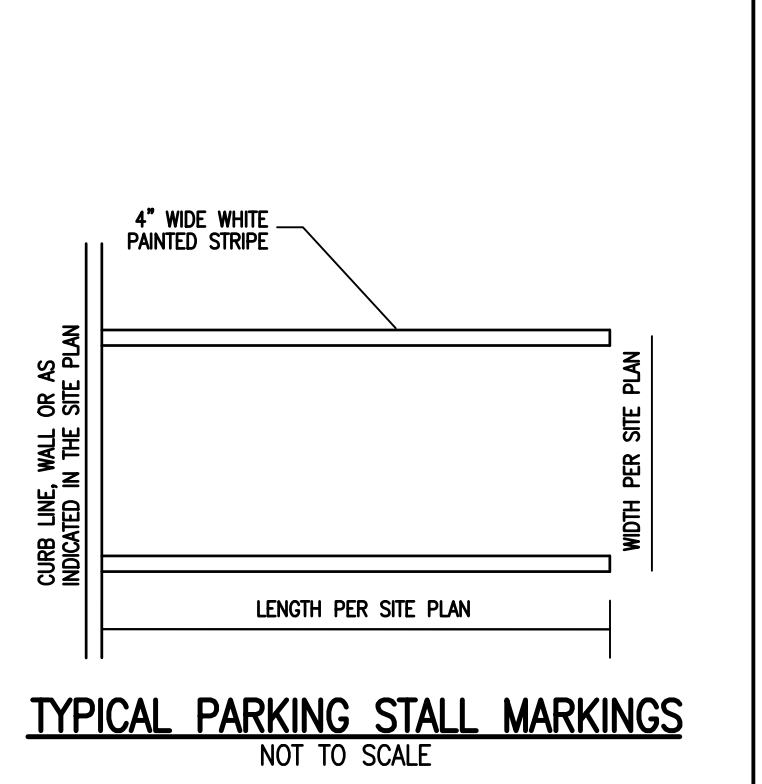
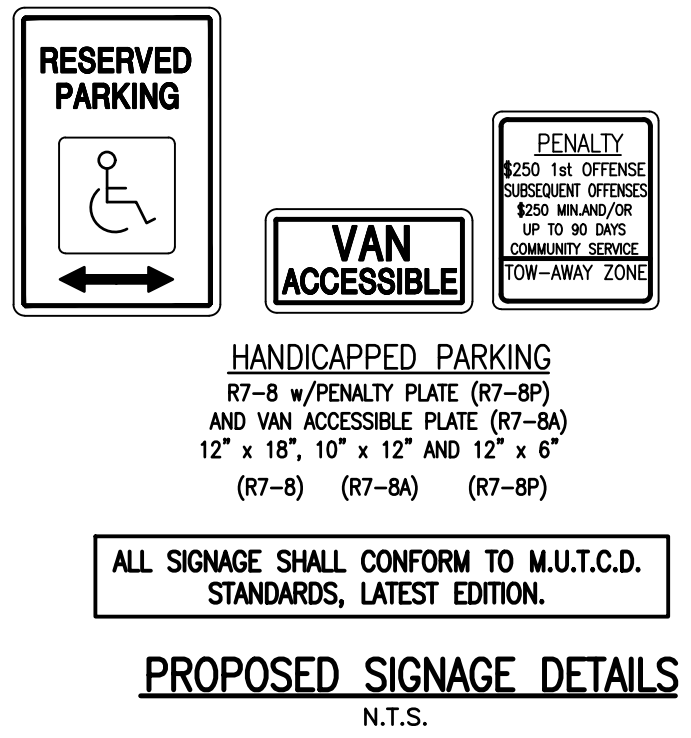
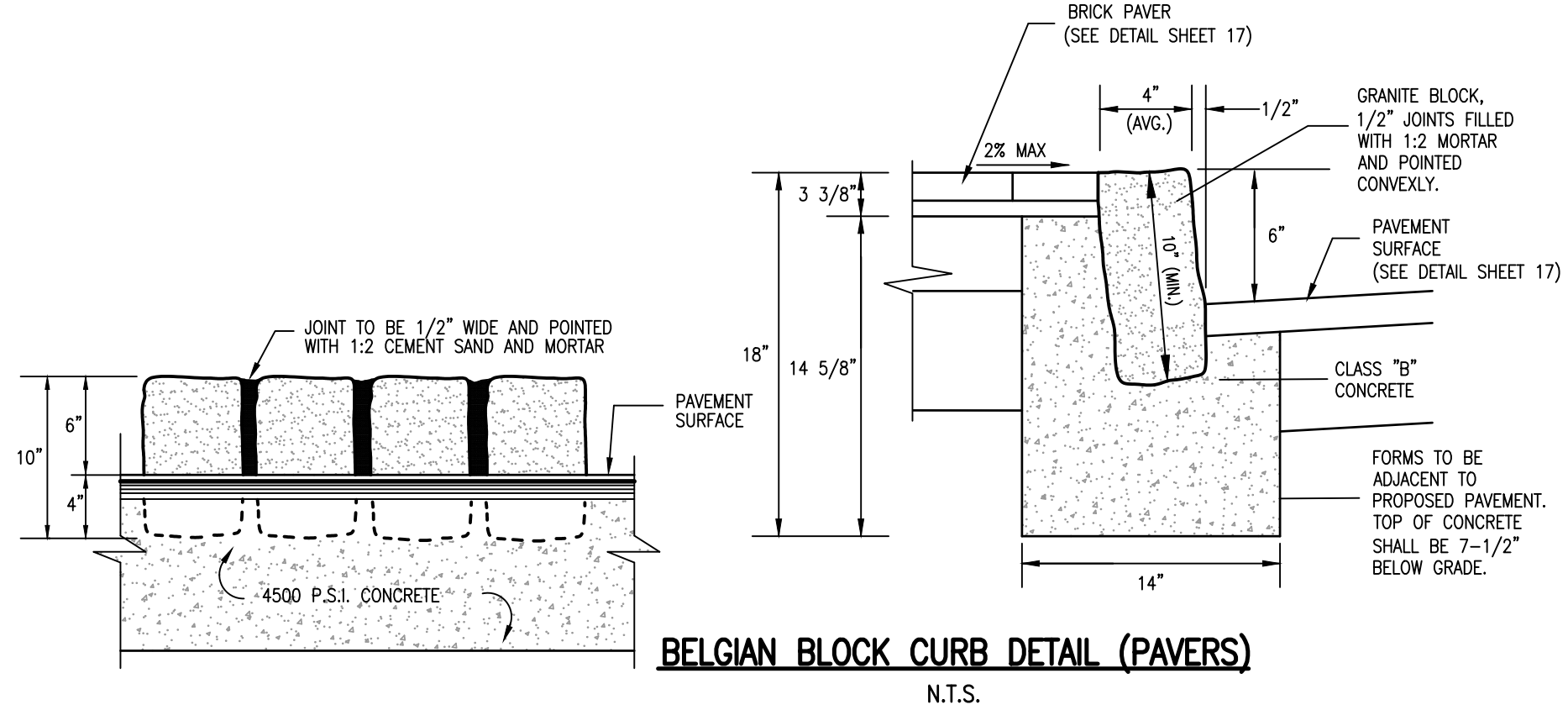
ELEVATIONS SHOWN ARE BASED ON NAVD 88



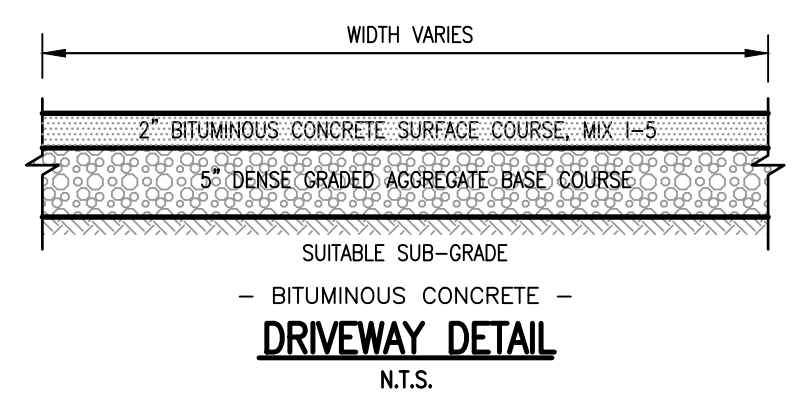
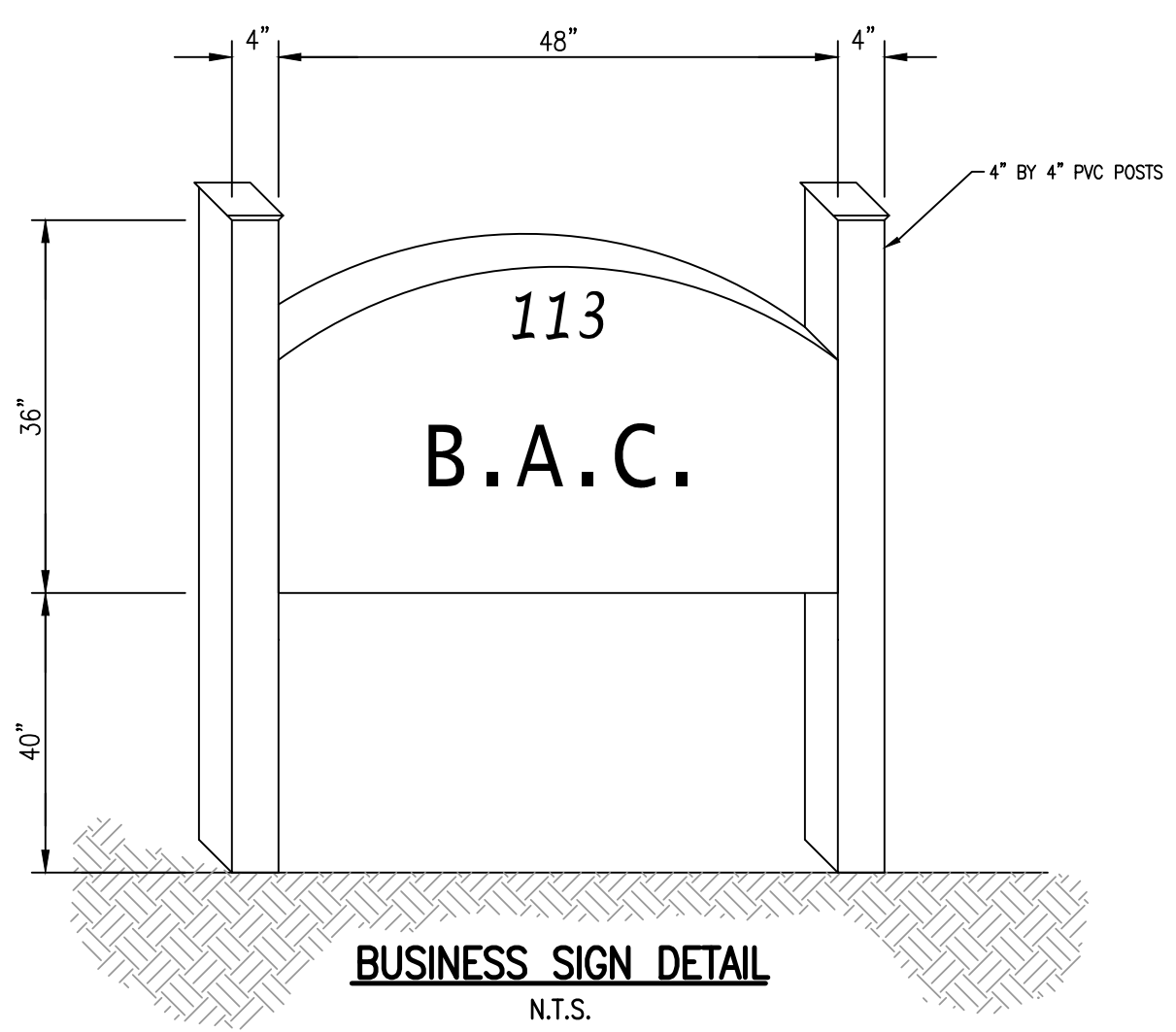
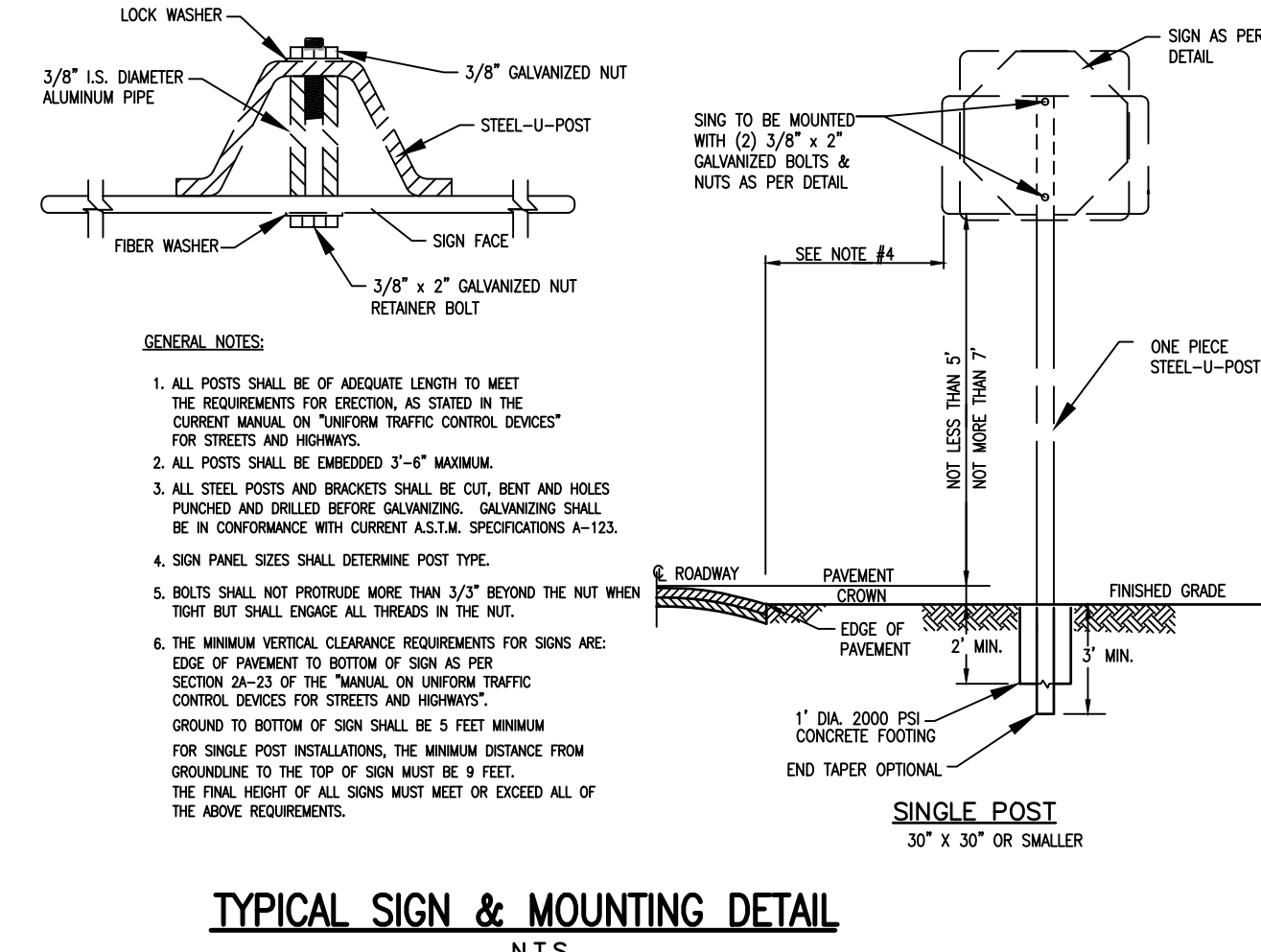
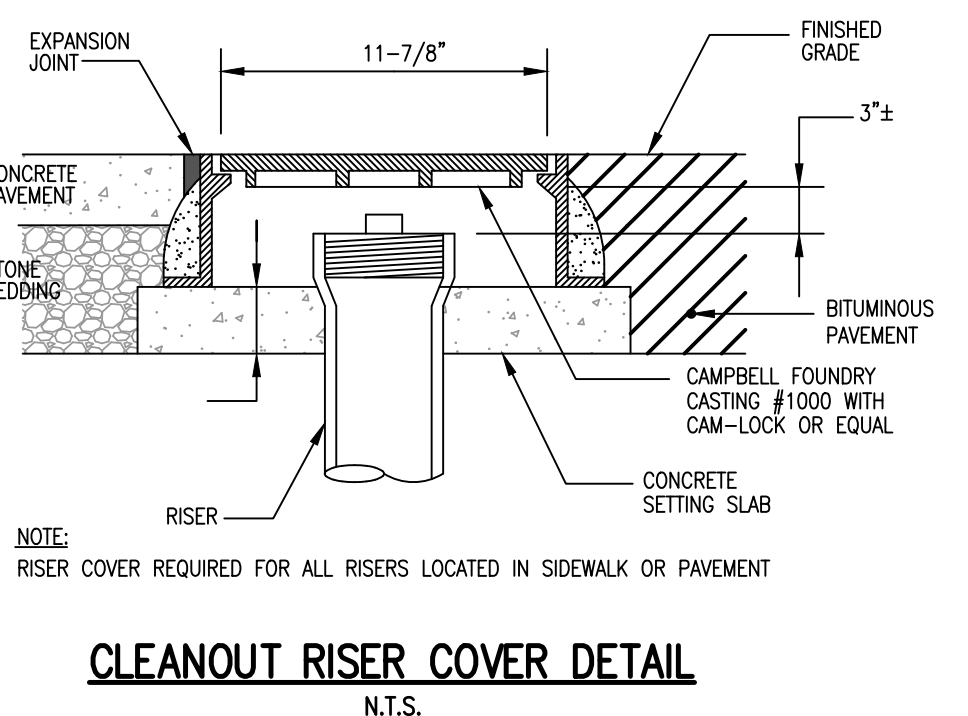
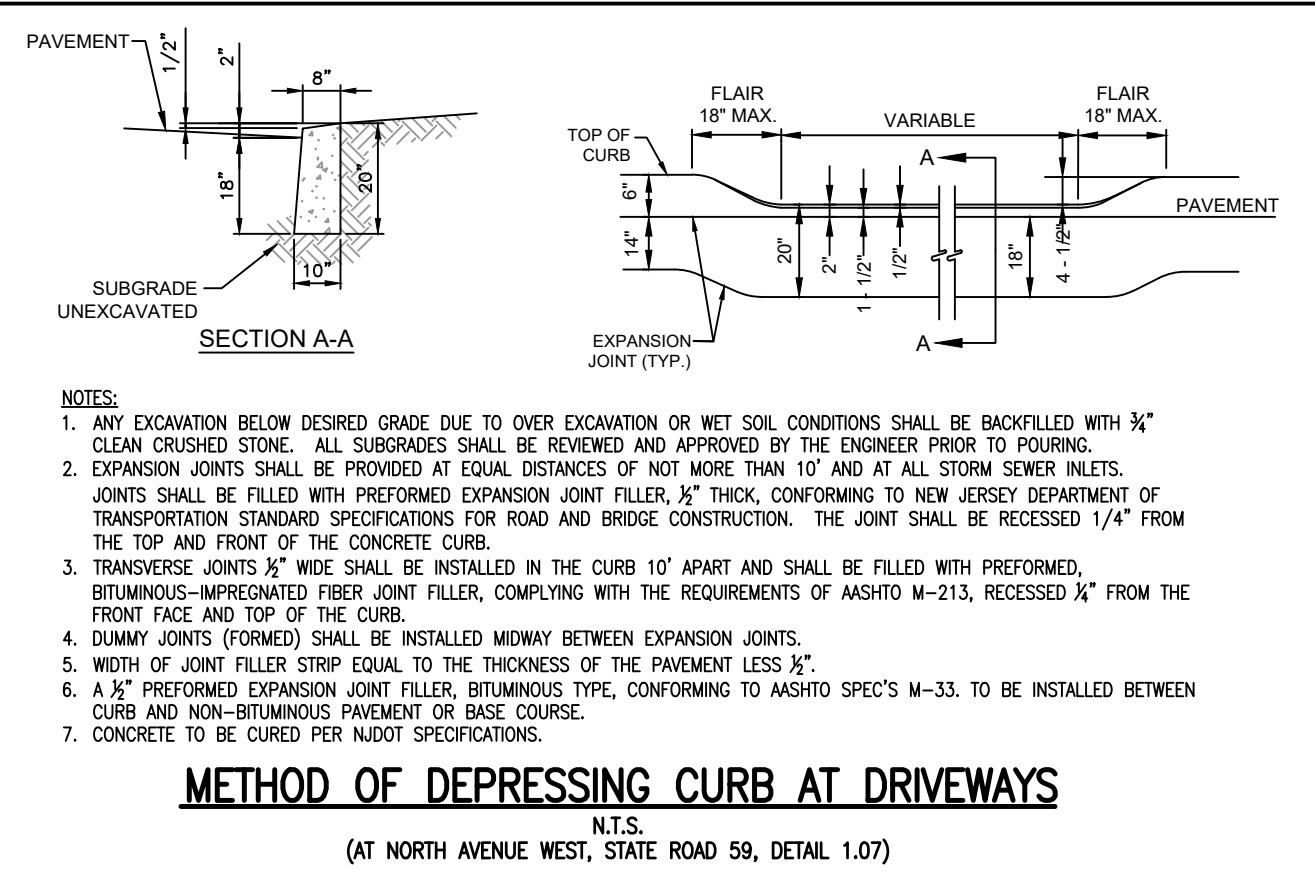
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LEGEND

— T —	STREET SIGN	○	IRON BAR FOUND
●	CLEANOUT	□	MAILBOX
⊙	SANITARY MANHOLE	⊙	STREET TREE
⊙	DRAINAGE MANHOLE	x 0.00	EXIST. SPOT ELEVATION
■	CATCH BASIN	- - - 10 - - -	EXISTING CONTOUR LINE
□	CATCH BASIN	- - - 0 - - -	GAS LINE
⊙	SOIL BORING	— W —	WATER LINE
⊙	GUY WIRE	⊙	GAS VALVE
⊙	UTILITY POLE	⊙	WATER VALVE
⊙	P.K. NAIL FOUND	⊙	FIRE HYDRANT
□	CONC. MONUMENT FOUND	☆	LIGHT POST



- STRIPING AND PAVEMENT MARKING NOTES:**
- HANDICAPPED RAMP SHALL BE DELINEATED WITH A "SAFETY RED" MOISTURE-CURED POLYURETHANE COATING WITH SELF-CONTAINED WHITE RUBBER GRIT OR A PREFORMED PLASTIC MARKING TAPE IN ACCORDANCE WITH NJDOT STANDARDS.
 - ALL STRIPING SHALL BE EPOXY-BASED PAINT.
 - ALL PAVEMENT MARKINGS - I.e., ARROWS, STOP BARS, ETC. - SHALL BE EXTRUDED THERMOPLASTIC.



DIG SAFELY - NEW JERSEY

CALL BEFORE YOU DIG
1-800-272-1000
IT'S THE LAW

Dig Safely

NEW JERSEY ONE CALL
CONTRACTORS SHALL CALL 1-800-272-1000
MINIMUM THREE DAYS, MAXIMUM 10 DAYS NOTICE PRIOR TO BEGINNING EXCAVATION

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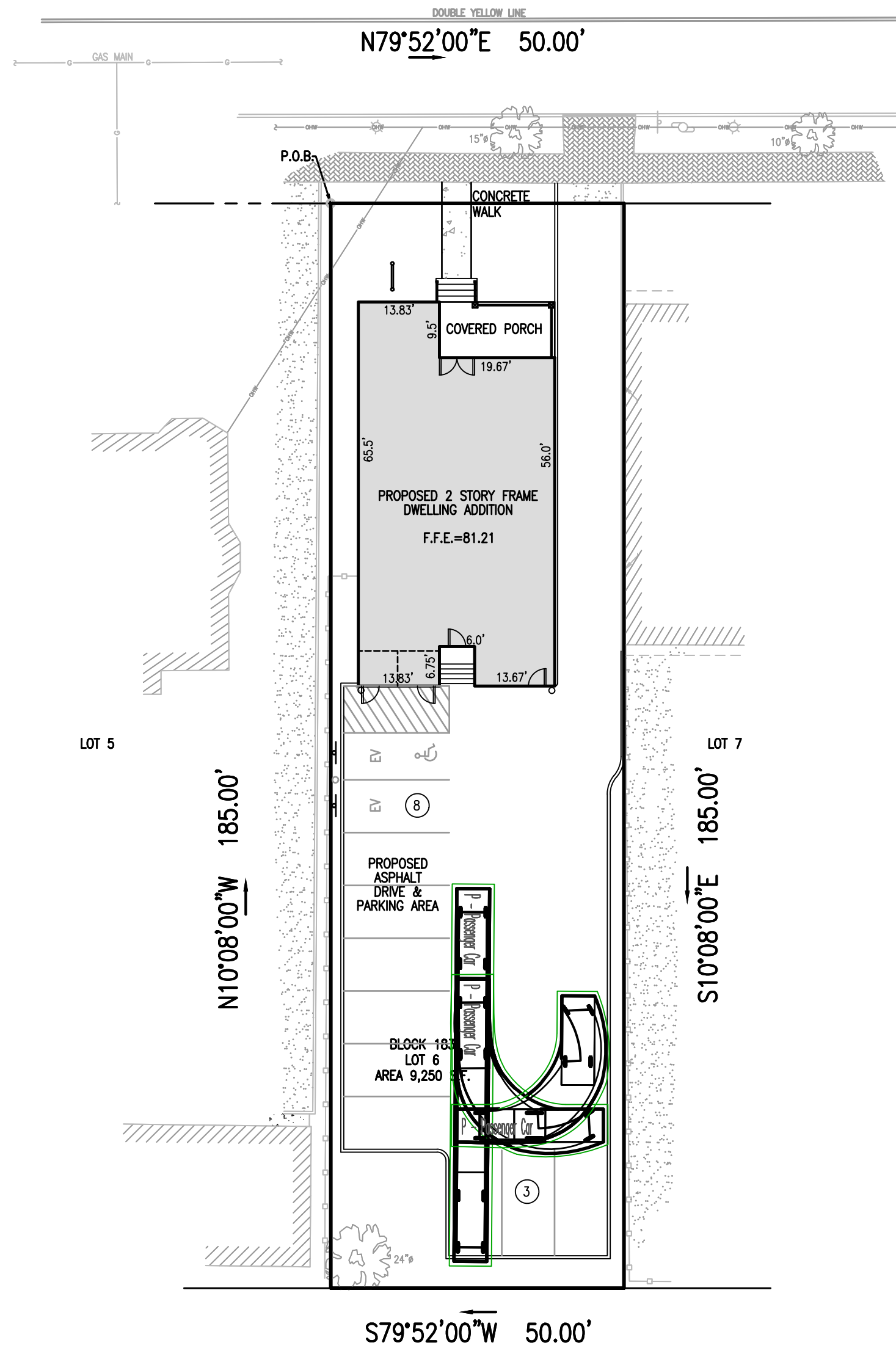
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SCALE: N.T.S. DATE: 05/10/2022 DESIGNED BY: V.E.V. DRAWN BY: S.P. WORK FILE: 2021038_Detail CERTIFICATE OF AUTHORIZATION No. 24GA27962100 PROJECT No. 2021038

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NORTH AVENUE WEST
(66' R.O.W.)

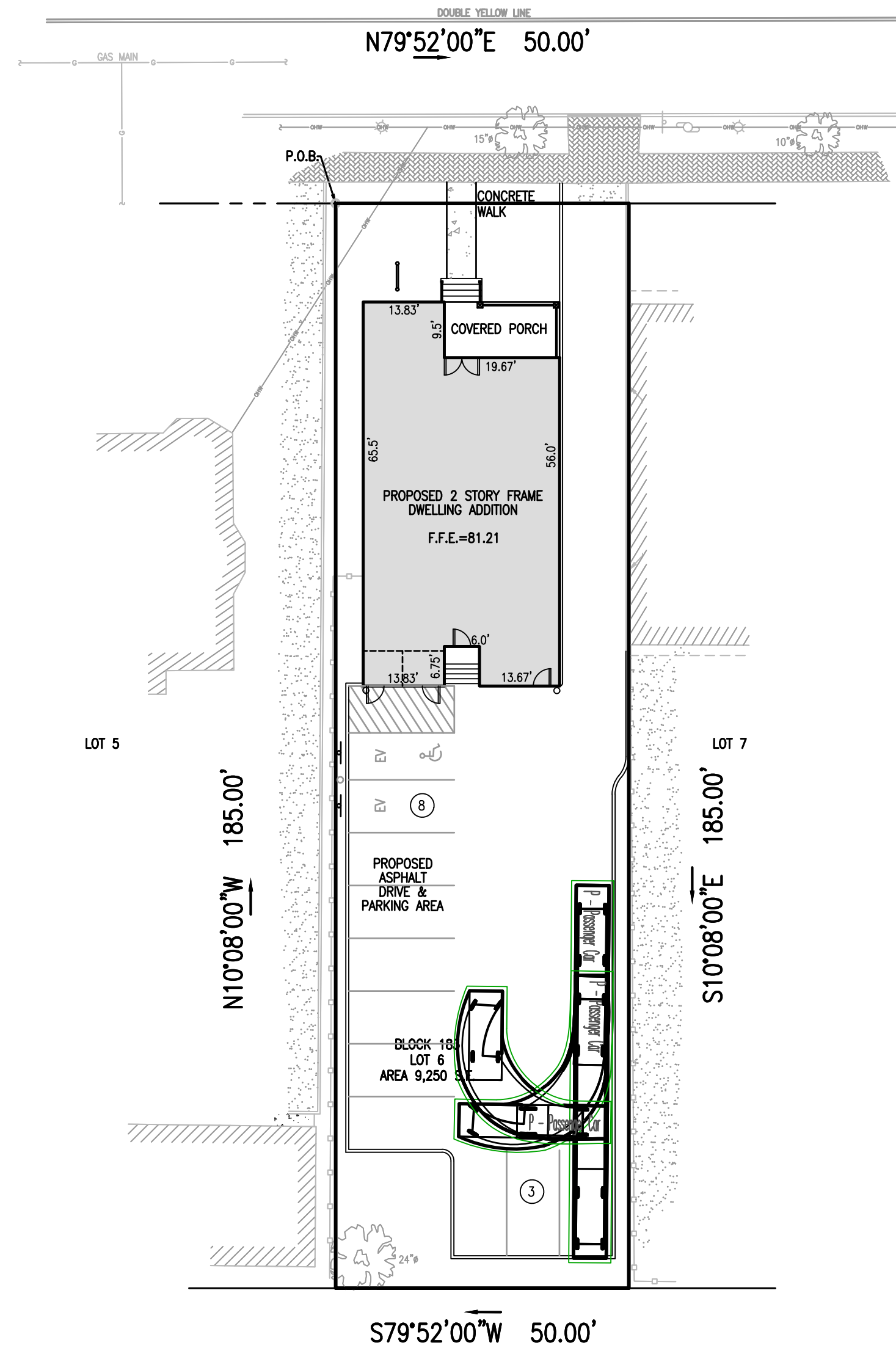


CONSOLIDATED RAIL CORPORATION
(CENTRAL RAILROAD OF NEW JERSEY)

CAR TURNING PLAN 1

SCALE: 1"=20'

NORTH AVENUE WEST
(66' R.O.W.)

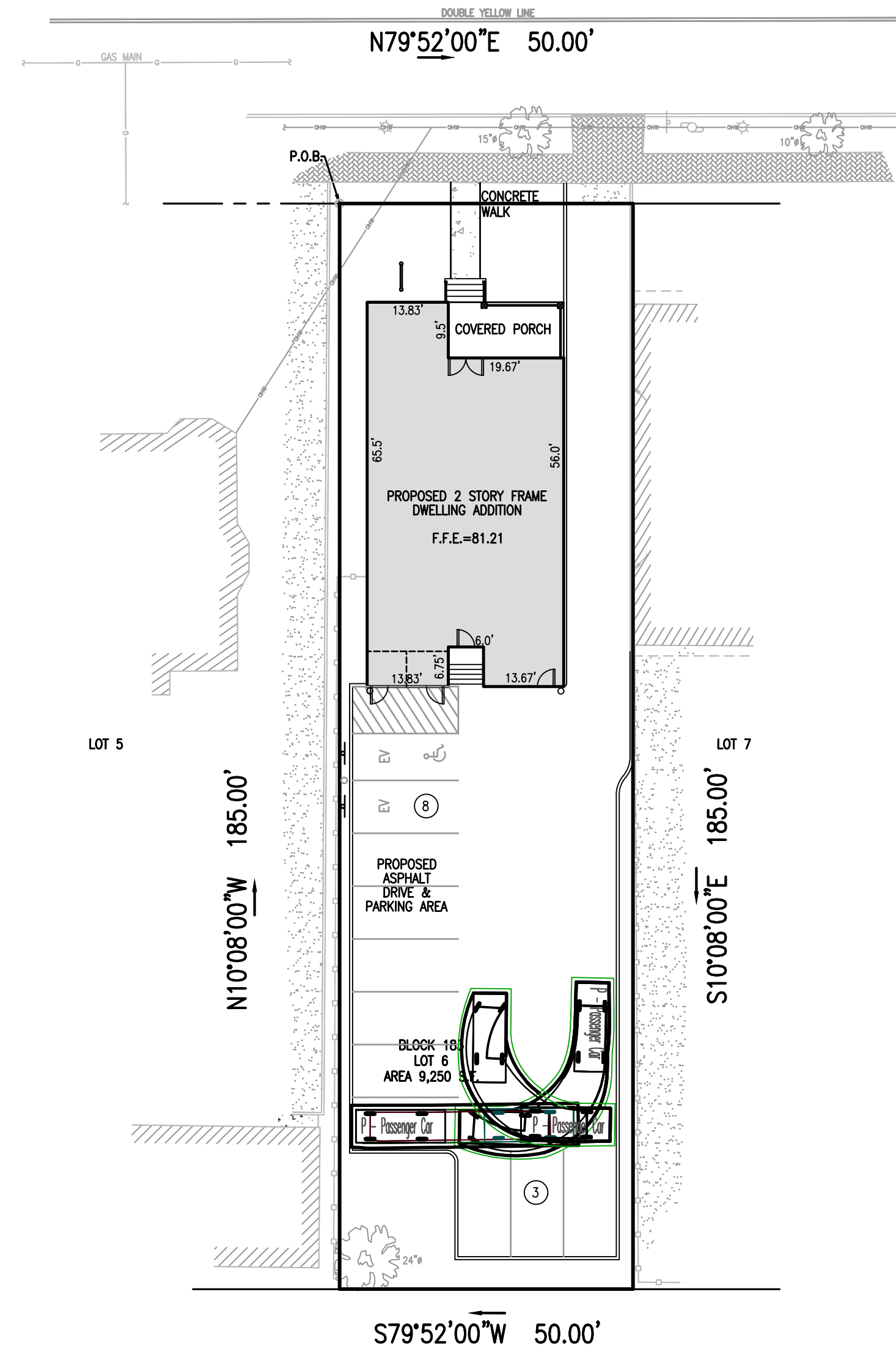


CONSOLIDATED RAIL CORPORATION
(CENTRAL RAILROAD OF NEW JERSEY)

CAR TURNING PLAN 2

SCALE: 1"=20'

NORTH AVENUE WEST
(66' R.O.W.)

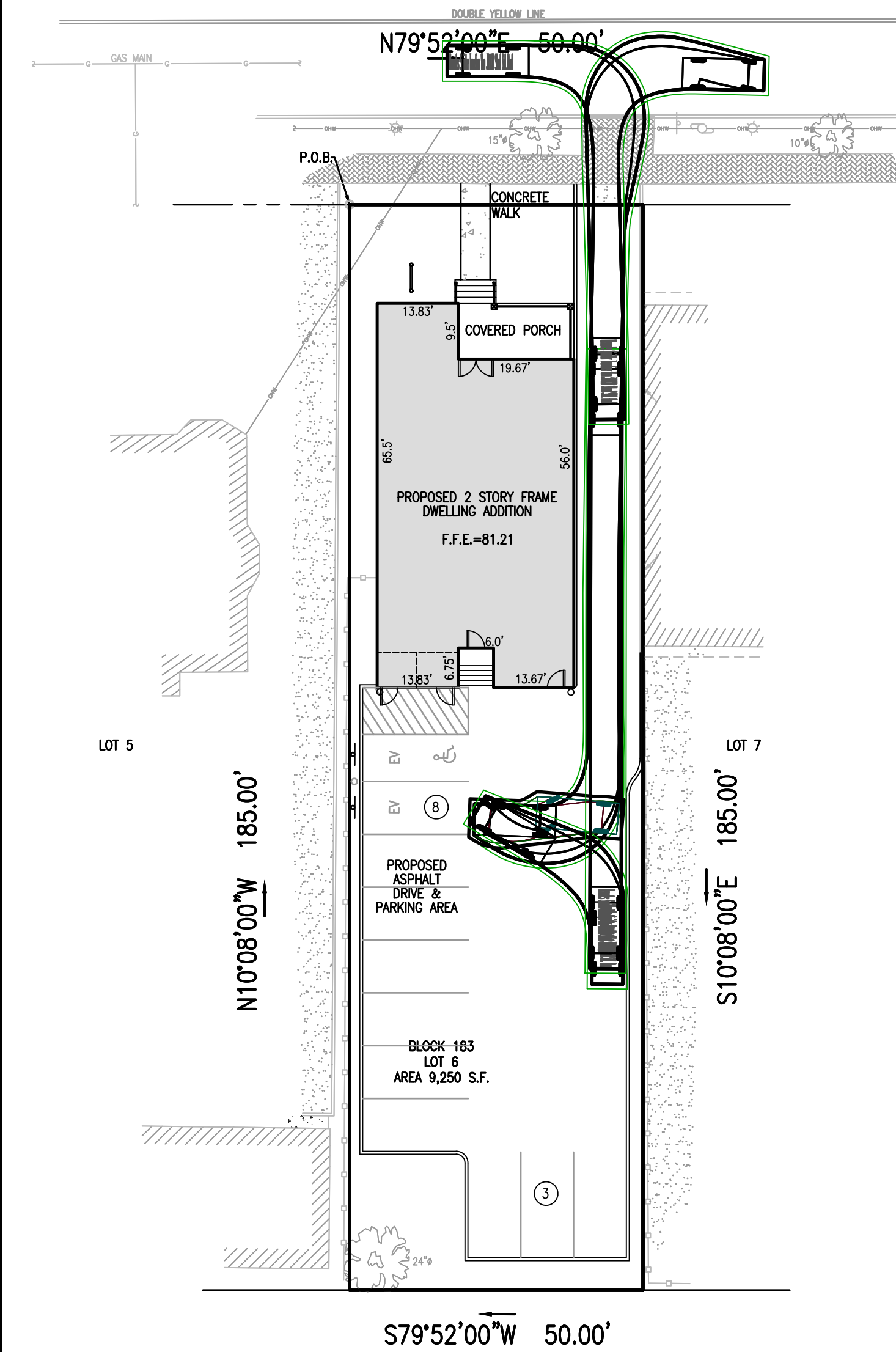


CONSOLIDATED RAIL CORPORATION
(CENTRAL RAILROAD OF NEW JERSEY)

CAR TURNING PLAN 3

SCALE: 1"=20'

NORTH AVENUE WEST
(66' R.O.W.)



CONSOLIDATED RAIL CORPORATION
(CENTRAL RAILROAD OF NEW JERSEY)

TRUCK TURNING PLAN

SCALE: 1"=20'

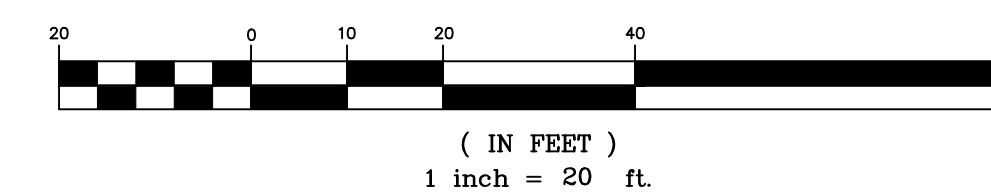
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LEGEND

- | | | | |
|---|----------------------|--------|-----------------------|
| — | STREET SIGN | ○ | IRON BAR FOUND |
| • | CLEANOUT | □ | MAILBOX |
| ⊙ | SANITARY MANHOLE | ⊙ | STREET TREE |
| ⊙ | DRAINAGE MANHOLE | x 0.00 | EXIST. SPOT ELEVATION |
| ⊙ | CATCH BASIN | --- | EXISTING CONTOUR LINE |
| ⊙ | CATCH BASIN | — | GAS LINE |
| ⊙ | SOIL BORING | — | WATER LINE |
| ⊙ | GUY WIRE | — | GAS VALVE |
| ⊙ | UTILITY POLE | — | WATER VALVE |
| ⊙ | P.K. NAIL FOUND | — | FIRE HYDRANT |
| ⊙ | CONC. MONUMENT FOUND | ☆ | LIGHT POST |

ELEVATIONS SHOWN ARE BASED
ON NAVD 88

GRAPHIC SCALE



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PRELIMINARY & FINAL SITE PLAN
VEHICLE TURNING PLAN
No. 113 NORTH AVENUE WEST
LOT 6, BLOCK 183
UNION COUNTY NEW JERSEY

SCALE:	DATE:	DESIGNED BY:	DRAWN BY:	WORK FILE:	CERTIFICATE OF AUTHORIZATION No.:	PROJECT No.:
1"=20'	1/15/2024	V.E.V.	C.C.	2021038_Truck Turning	24GA27962100	2021038

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VICTOR E. VINEGRA
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 34460