



**Township of Cranford**  
**PLANNING BOARD MEMORANDUM**

To **Kathy Lenahan, Land Use Administrator**

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

Date April 17, 2023

Project # 507100769-004

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CC Cranford Township Planning Board Chairman & Members  
Jonathan Drill, Esq., Board of Adjustment Attorney  
108 South Ave E, LLC, 112 South Avenue E, LLC, Boffard Holdings, LLC.  
VIBO Holdings, LLC, 2 Chestnut St, LLC, Iron Ore Properties, LLC  
(Applicants)  
Bahram Farzaneh, P.E., P.P., French & Parrello Associates

Subject **Application #PB-23-001**  
**108-126 South Ave E., 32 High St., & 2 Chestnut St.**  
**Block 478, Lots 2-6 & Block 483, Lot 18**  
**Applicants: 108 South Ave E., LLC, 112 South Ave E., LLC, Boffard**  
**Holdings, LLC, VIBO Holdings, LLC, 2 Chestnut St. LLC, Iron Ore**  
**Properties, LLC**  
**D-B & D-C Zones**  
**Stormwater Management – 2<sup>nd</sup> Review**

On behalf of the Township of Cranford (Township) Planning Board and pursuant to the comments of our prior stormwater review memorandum dated March 10, 2023, Mott MacDonald has received and reviewed the following additional/revised documents, which have been prepared in support of the above referenced application for Preliminary and Final Site Plan approval:

- Preliminary and Final Site Plan for Block 484, Lot 19.01, 201 Walnut Avenue, Township of Cranford, Union County, New Jersey, Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, dated January 29, 2021, last revised August 24, 2022
- “Stormwater Management Report” for 108, 112, 118, 122-126 South Avenue East & 32 High Street, Block 478, Lots 2, 3, 4, 5 & 6, 2 Chestnut Street, Township of Cranford, Union County, New Jersey, prepared by Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, revised April 11, 2023
- Stormwater management facilities “Operations and Maintenance Manual” for 108, 112, 118, 122-126 South Avenue East & 32 High Street, Block 478, Lots 2, 3, 4, 5 & 6, 2 Chestnut Street, Township of Cranford, Union County, New Jersey, prepared by Bahram Farzaneh, P.E., P.P., of French & Parrello Associates, dated April 6, 2023

The application includes the proposed construction of a four (4) story mixed-use building containing 55 residential units (9 affordable & 46 market rate), retail space on first floor and a mostly-covered ground floor parking area at the southwest corner of High Street and South Avenue East (designated as “Tract 1”), and the expansion of Municipal Parking Lot #6 onto

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Block 483, Lot 18 (2 Chestnut Street, designated as “Tract 2”). Both tracts are located within the South Avenue & Chestnut Street Redevelopment Area.

Regarding compliance of the project to Cranford Township Code Section 365-4, “Stormwater management requirements for major development”, stormwater quantity control is required for Tract 1 as more than 1,000 square feet of impervious surface is “new” to the drainage system on South Avenue under proposed conditions. Since there is an overall decrease in motor vehicle surface area at Tract 1, water quality is not required for this site. Regarding Tract 2, the stormwater quantity requirement is satisfied at Tract 2 as there is an overall decrease in impervious coverage at this site. Stormwater quality control is required for Tract 2, as an increase in motor vehicle surface of greater than 1,000 square feet is proposed. To meet the requirements of this Code, the site plans have been revised to include stormwater management facilities at both Tract 1 and Tract 2; specifically, the design of Tract 1 has been revised to include a subsurface concrete detention basin with outfall piping connection to the existing drainage system in South Avenue for stormwater quantity control, and the design of Tract 2 has been revised to include a Green Infrastructure manufactured treatment device for the purpose of stormwater quality.

The revised stormwater management plan demonstrates that for Tract 1 through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the two-, ten- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. Although there is a proposed increase in peak flow to the drainage system at South Avenue during the 100-year storm event, the overall/total 100-year flow from the site under post-construction conditions (6.61 cfs) is less than the pre-existing 100-year flow of 6.62 cfs. We note that per 364-4.L, if the site has more than one drainage area, the stormwater runoff quantity standards shall be met in each drainage area. The proposed design will redirect all site runoff from Tract 1 to the South Avenue drainage system, creating a proposed increase in the 100-year peak flowrate to the South Avenue drainage system. However, given that the Township’s future express sewer project will redirect flow from the South Avenue drainage system upstream of the project site to the Rahway River through High Street, we do not object to this proposed temporary increase in flow to the downstream system.

It should also be noted that the use of a subsurface extended detention basin for stormwater quantity control at Tract 1 is not a Green Infrastructure BMP as outlined in Table 1 of Township Code 365-4.F. However, given the limitations of the site for design of a functional Green Infrastructure BMP (such as a bioretention basin or infiltration basin), and that the vast majority of the parking lot is covered by roof area, we do not take exception to the proposed underground extended detention basin as an alternative stormwater management measure at



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Township Code 365-4.G, since the NJDEP has not required stormwater management at this site, and the contributory drainage area to the basin is less than 2.5 acres.

Given the above, Mott MacDonald takes no exception to the proposed stormwater management design. Should you have any questions regarding this memo, please do not hesitate to contact us.