



750 Walnut Avenue

Cranford, NJ

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**TOPO
LOGY**

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Introduction

Study Authorization

The following preliminary investigation has been prepared for the Township of Cranford Planning Board to determine whether certain property qualify as a "condemnation area in need of redevelopment" under N.J.S.A. 40A:12A-5. The Township Committee of the Township of Cranford authorized the Planning Board, through resolution 2020-159, annexed hereto as **Appendix A**, to conduct this preliminary investigation to determine whether designation of Block 541, Lot 2, as shown on the official tax map of the Township of Cranford (the "Property" or "Study Area") as "in need of redevelopment" is appropriate and in conformance with the statutory criteria in N.J.S.A. 40A:12A-5.



Figure 1: Study Area boundary.

Summary of Findings

The analysis contained within this report will serve as the basis for the recommendation that Block 541, Lot 2 qualifies as a “condemnation area in need of redevelopment.”

Background

Legal Authority

New Jersey's Local Redevelopment and Housing Law (the "LRHL") empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be transformed to advance the public interest. Once an area is designated "in need of redevelopment" in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

Redevelopment Procedure

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires the Governing Body and Planning Board interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

- A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- B. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area other than the use of eminent domain (non-condemnation redevelopment area) or whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area, including the power of eminent domain (condemnation redevelopment area).
- C. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included to be investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.

- D. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- E. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Condemnation Redevelopment Area boundaries.
- F. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that: (i) the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and (ii) legal action to challenge the final determination must be commenced within forty five (45) days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- G. A Redevelopment Plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- H. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance.
- I. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

Progress

In satisfaction of Part A above, the Township Committee of the Township of Cranford adopted Resolution 2020-159 on February 25, 2020 with investigation are on file with the Township Clerk. The resolution and blight investigation map, which satisfy Part B above, are included as **Appendix A** and **Appendix B**, respectively.

Purpose + Scope

In accordance with the process outlined above, this Preliminary Investigation will determine whether the Properties (hereinafter referred to as the "Study Area") within the Township of Cranford meets the statutory requirements under N.J.S.A.

40A:12A-5 for designation as an “area in need of redevelopment.” This study was prepared at the request of the Planning Board of the Township of Cranford and was duly authorized by the Township Committee.

The scope of work for the investigation encompassed the following: land use review, assessment of property conditions, occupancy and ownership status within the Study Area; review of municipal tax maps and aerial photos; review of building records; review of development approvals and permits; review of the existing zoning ordinance and zoning map for the Township of Cranford; and review of the Master Plan (Reexamination) for the Township. An external site inspection was conducted on April 29, 2020. As of the date of this report, access to the property for an internal inspection was not sought after.

Existing Conditions

Study Context

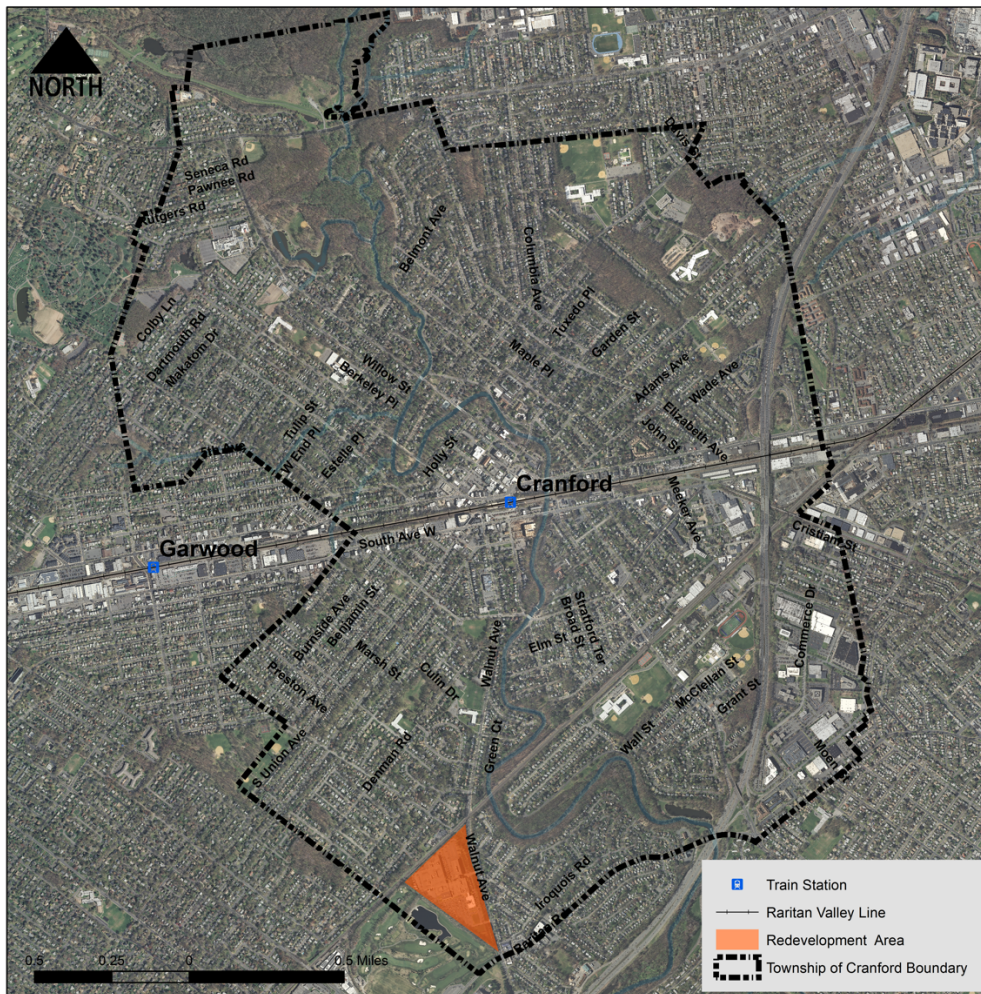


Figure 2: Study area context.

The Study Area is located in the southern portion of Cranford Township and in close proximity to the municipal border with Clark Township. The Study Area is comprised of one lot and measures 30.5 acres. The Study Area has a triangular shape and is bounded to the northwest by a Lehigh Valley Railroad freight rail line, to the southeast by Hyatt Hills Golf Course, and to the east by Walnut Avenue. Residential neighborhoods are located on the other side of the railroad and Walnut Avenue.

Site access is provided by two driveways from Walnut Avenue. A berm is located along the Study Area's frontage on Walnut Avenue minimizing visual impacts on the single-family homes located on the opposite side of Walnut Avenue at a time

when the Study Area still housed industrial uses. Walnut Avenue runs between downtown Cranford, located to the north of the Study Area, and nearby Clark to the south. The Study Area provides easy access to the Garden State Parkway, Route 27, and Route 28.

Property History

Cranford is a suburban community that grew around the Rahway River, which runs about 700 feet to the northeast of the Study Area. Cranford developed into a bedroom community as residents commuted into New York City while enjoying amenities like the Rahway River, unavailable to city dwellers. The Township was known as the “Venice of New Jersey” in the early 1900s during a time of significant industrial activity in the New Jersey.

The Study Area remained undeveloped in the first decades of the twentieth century, as it was then located on the outskirts of the Township. Nearby properties were developed during the 1920s and 1930s, as is shown in Figure 3 below. In the early 1920s, the Study Area was likely still in use as agricultural land as indicated by the then present corn crib sheds. A Johnson & Johnson manufacturing plant producing baby products was built within the Study Area during the 1940s. During that time period a residential subdivision of single-family detached homes was built on the opposite side of Walnut Avenue.

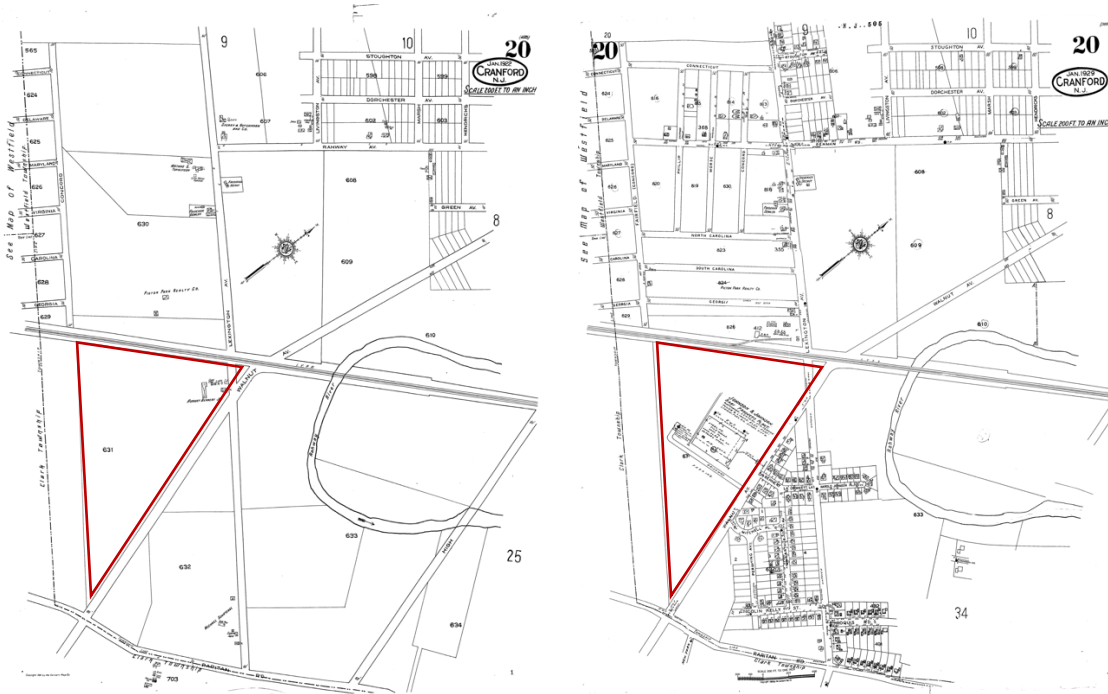


Figure 3: 1922 and 1929 (right) Sanborn maps showing development in and around the Study Area.

The existing buildings located within the Study Area were mostly built during the second half of the last century and were used for manufacturing until the 1980s. Extensive improvements were made after 1988. An existing building was extended, and the property was improved and subdivided into seven separate commercial condominium units, as depicted in Figure 4 below.

On-Site Existing Conditions

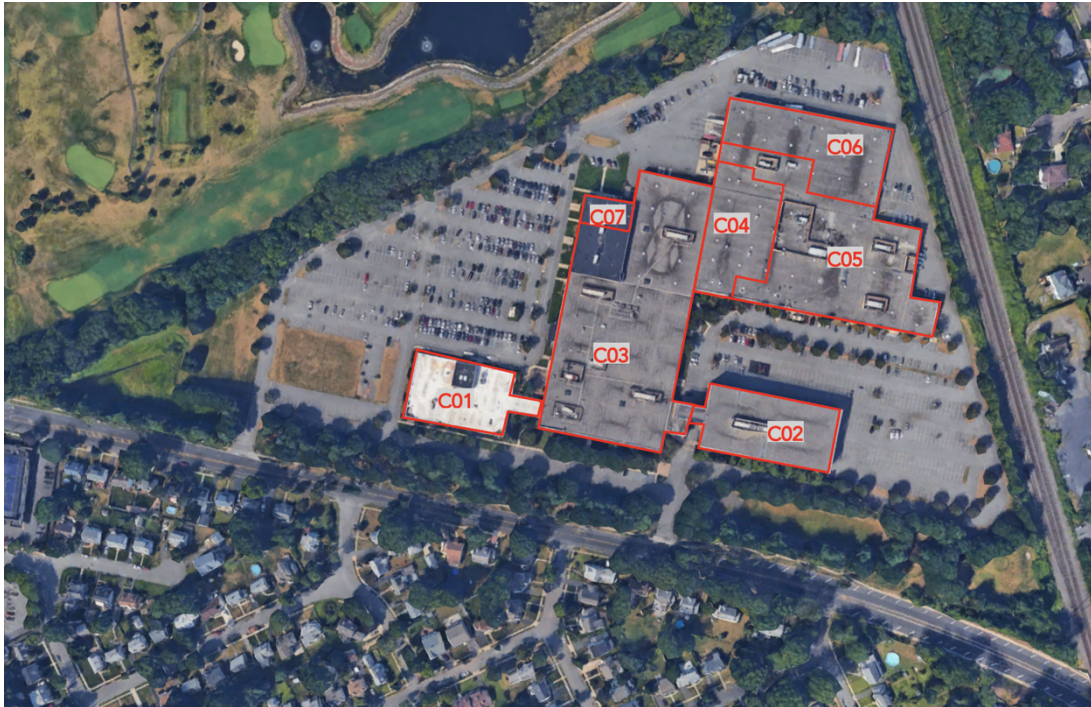


Figure 4: Aerial imagery showing Study Area with Condominium Units.

The current buildings, excluding basement spaces, comprise about 420,000 leasable square feet. With the exception of Units 2 and 7, all units are one-story structures. The seven condominium units that are located within the Study Area are described in more detail below.

- **Unit 1:** According to tax records, this unit was built in 1968 and comprises 28,554 square feet. The unit was most recently occupied by Trinitas Hospital.
- **Unit 2:** This two-story unit is the most recently built, in 1994, and consists of two floors of office use above grade-level open parking. The building measures 75,638 square feet and was last in use by Summit Bank/Bank of America.
- **Unit 3:** A 141,519 square feet unit built in 1947 and later converted from manufacturing to office space. Most of the building's mechanical

equipment is located in this unit's 20,000 square feet basement. This unit was also last used by Summit Bank/Bank of America.

- **Unit 4:** This unit was also previously used by Summit Bank/Bank of America for storage purposes. The unit measures 31,017 square feet and was built in 1968.
- **Unit 5:** This 81,563 square feet unit was lastly used by LabCorp and built in 1968.
- **Unit 6:** A 40,088 square foot unit that used by Jagro Customs for its warehousing and distribution operations. According to tax records, this unit was built in 1968.
- **Unit 7:** The smallest unit on the property, built in 1968, measures 21,770 square feet. This unit was most recently used by PSE&G as a call center.

All units are currently vacant after several tenants did not renew their lease upon expiration. Bank of America vacated their units after May 2017, resulting in about 270,000 square feet of vacant space. In that same month, Trinitas Hospital's lease expired. Most recently, LabCorp decided to not extend its lease which expired on July 31, 2019. The last recorded significant use of water on site was from August 2018, see **Appendix C**.

The units are surrounded by sizable parking and loading areas as well as landscaped areas, including a buffer along Walnut Avenue. The Property is currently 65.5% impermeable with two above ground storm water storage basins.

A request to rezone the Study Area to a new zone permitting construction of 905 multi-family units, including low- and moderate-income housing units, was denied by the Planning Board in September 2019 (see **Appendix D**). The Property Owner also sought potential redevelopment designation at this time, however, did not substantiate their claims with adequate evidence with their report or testimony. The request for rezoning was ultimately denied by the Township Planning Board.

Following the site inspection and initiation of this preliminary investigation, the property owner submitted a Preliminary and Final Major Site Plan application to the Town for the partial demolition of the existing structure along with numerous structural and site improvements. The Planning Board granted approval for this application. A file request on all relevant documents related to this project from NJDEP was requested, however, the DEP indicated that due to COVID pandemic and remote work, gathering those files and providing them for this report would

have been an option. All available data from NJDEP's online databases were consulted.

Existing Zoning

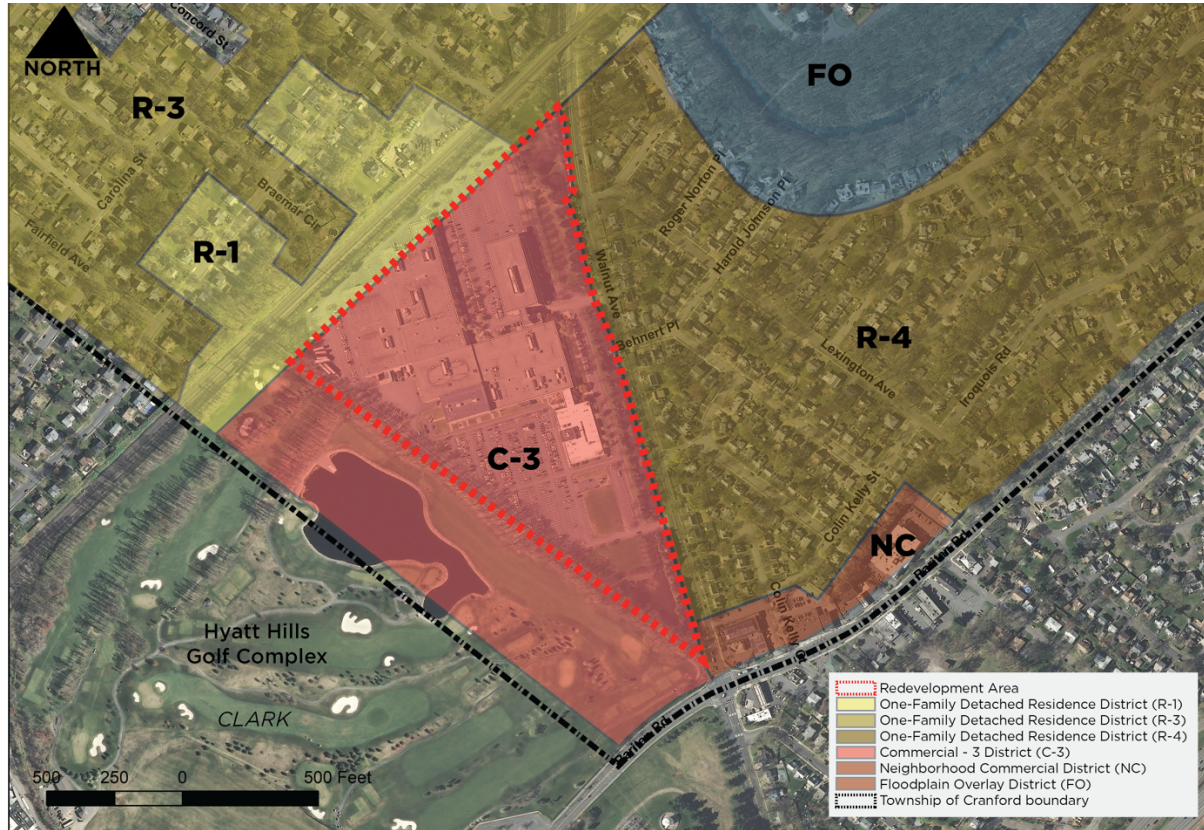


Figure 5: Study Area zoning.

The properties lie in the Commercial – 3 District (C-3) as defined in the Township of Cranford's Land Development Ordinance. Relevant provisions from the Township's zoning ordinance are included below. Additional details regarding the property zoning can be found in the Township's Zoning Ordinance, which is attached as **Appendix E**.

The intent of this district is to permit the development of office, research, limited assembly and warehouse distribution uses in a comprehensively planned and aesthetically designed setting. Because of its location adjacent to existing residential areas in the Township, it is the intent to permit only development of high aesthetic quality and proper site design which will not adversely impact nearby residences.

Permitted principal uses are:

- *Business, administrative, executive and professional offices*
- *Essential services*
- *Golf courses*
- *Health care facilities*
- *Office distribution centers*
- *Research laboratories*

Permitted accessory uses are:

- *Customary accessory uses*
- *Parking*
- *Signs*

Conditional uses are: None.

General required conditions:

- *The tract area to be developed has a minimum of 20 acres.*
- *The tract area is to be developed according to a comprehensive general development plan as a single entity.*
- *A traffic reduction plan shall be provided.*
- *Improvements to the intersection of Walnut Avenue and Raritan Road are sufficient to ensure that this intersection continues to function at an acceptable level of service.*
- *Maximum floor area ratio (FAR) shall be 0.60, and a maximum of 65% of the gross floor area of the entire development may be developed as office.*
- *Maximum building coverage is 25%.*
- *Maximum lot impervious coverage is 60%.*

Maximum height:

- *For both principal and accessory buildings; 3 stories, 45 feet.*

Ownership

A review of the Township's property tax records was conducted to determine current ownership information. The table below shows the most current ownership records based on records from the Township's Tax Assessor. The Property was purchased by the current owner in 1988. The property tax card is included as **Appendix F**.



Figure 6: Aerial imagery showing Study Area with Condominium Units.

Block	Lot	Qualifier	Zoning	Property Class	Area (Acres)	Address	Owner
541	2	C01	C-3	4A	2.08	750 WALNUT AVE	H-CRANFORD CONDUIT PARTNERSHIP LTD
541	2	C02	C-3	4A	7.39	750 WALNUT AVE	H-CRANFORD CREDIT LTD PARTNERSHIP
541	2	C03	C-3	4A	11.56	750 WALNUT AVE	H-CRANFORD CREDIT LTD PARTNERSHIP
541	2	C04	C-3	4A	1.07	750 WALNUT AVE	H-CRANFORD CREDIT LTD PARTNERSHIP
541	2	C05	C-3	4A	6.41	750 WALNUT AVE	H-CRANFORD CONDUIT PARTNERSHIP LTD
541	2	C06	C-3	4A	0.96	750 WALNUT AVE	H-CRANFORD CONDUIT PARTNERSHIP LTD
541	2	C07	C-3	4A	1.03	750 WALNUT AVE	H-CRANFORD CONDUIT PARTNERSHIP LTD

Property Taxes

Property tax records from the State of New Jersey Division of Taxation's database were analyzed to determine the assessed value of each property in the Study Area and current property taxes. The value of the land, improvements thereon and the

net taxable value for each of the properties is displayed in the table below. For all units except Unit 5—which has remained the same, the assessed value has decreased since 2013.

Block	Lot	Qualifier	Assessed Land Value	Assessed Improvement Value	Total Assessed Value 2019	Total Assessed Value 2013
541	2	C01	\$824,600	\$775,400	\$1,600,000	\$1,742,200
541	2	C02	\$2,933,400	\$777,100	\$3,710,500	\$4,053,800
541	2	C03	\$4,587,800	\$1,274,200	\$5,862,000	\$7,000,000
541	2	C04	\$426,100	\$221,300	\$647,400	\$749,000
541	2	C05	\$2,542,400	\$1,506,600	\$4,050,000	\$4,050,000
541	2	C06	\$379,300	\$648,500	\$1,027,800	\$1,121,600
541	2	C07	\$409,200	\$474,500	\$883,700	\$1,094,500

Application of Statutory Criteria

Introduction

The “Blighted Areas Clause” of the New Jersey Constitution empowers municipalities to undertake a wide range of activities to effectuate redevelopment of blighted areas:

“The clearance, replanning, development or redevelopment of blight areas shall be a public purpose and public use, for which private property may be taken or acquired. Municipal, public or private corporations may be authorized by law to undertake such clearance, replanning, development or redevelopment; and improvements made for these purposes and uses, or for any of them, may be exempted from taxation, in whole or in part, for a limited period of time... The conditions of use, ownership, management and control of such improvements shall be regulated by law.” NJ Const. Art. VIII, Section 3, Paragraph 1.

The New Jersey Local Redevelopment and Housing Law implements this provision of the New Jersey Constitution, by authorizing municipalities to, among other things, designate certain parcels as “in need of redevelopment,” adopt redevelopment plans to effectuate the revitalization of those areas and enter agreements with private parties seeking to redevelop blighted areas. Under the relevant sections of the LRHL (N.J.S.A. 40A:12A-1 et. seq.), a delineated area may be determined to be “in need of redevelopment” if the governing body concludes there is substantial evidence that the parcels exhibit any one of the following characteristics:

- a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of

means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

- d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A- 5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in

need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be noted that, under the definition of "redevelopment area" and "area in need of redevelopment" in the LRHL, individual properties, blocks or lots that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states that:

"a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

Redevelopment Case Law Principles

The New Jersey Local Redevelopment and Housing Law has been interpreted extensively by the New Jersey State courts with regard to the specific application of the redevelopment criteria established under N.J.S.A. 40A:12A-5. The bulk of the case law relevant to this analysis has addressed: 1) the minimum evidentiary standard required to support a governing body's finding of blight; and 2) the definition of blight that would satisfy both the State Constitution and the LRHL.

Standard of Proof: According to the New Jersey Supreme Court's decision, Gallenthin Realty v. Borough of Paulsboro (2007), a "municipality must establish a record that contains more than a bland recitation of the application of the statutory criteria and declaration that those criteria are met." In Gallenthin, the Court emphasized that municipal redevelopment designations are only entitled to deference if they are supported by substantial evidence on the record. It is for this reason that the analysis herein is based on a specific and thoughtful application of the plain meaning of the statutory criteria to the condition of the parcels within the Study Area as they currently exist. The standard of proof established by the Court in Gallenthin was later upheld in Cottage Emporium v. Broadway Arts Ctr. LLC (N.J. App. Div. 2010).

The Meaning of Blight: The Supreme Court in Gallenthin emphasized that only parcels that are truly "blighted" should be designated as "in need of redevelopment" and clarified that parcels designated under criterion "e" should be underutilized due to the "condition of the title, diverse ownership of the real

properties.” Prior to this decision, municipalities had regularly interpreted criterion “e” to have a broader meaning that would encompass all properties that were not put to optimum use and may have been more financially beneficial if redeveloped. Gallenthin ultimately served to constrict the scope of properties that were once believed to qualify as an “area in need of redevelopment” under subsection (e). On the other hand, in 62-64 Main Street LLC v. Mayor & Council of the City of Hackensack (2015), the Court offered a clarification that resisted an overly narrow interpretation, “[this Court has] never stated that an area is not blighted unless it ‘negatively affects surrounding properties’ because, to do so, would undo all of the legislative classifications of blight established before and after the ratification of the Blighted Areas Clause.” The Hackensack case is largely perceived as having restored a generally expansive view of the Housing and Redevelopment Law, except as restricted by the Gallenthin interpretation of subsection (e).

Study Area Evaluation

The following evaluation of the Study Area is based on the statutory criteria described above for designation as an “area in need of redevelopment.” This evaluation was based on surveys of land use, property conditions, occupancy, ownership status, and a review of other relevant data. Even though there are seven commercial condominiums on site, given the site’s shared conditions and the building’s contiguous development, the entire building and site were analyzed. An internal inspection of the property was not contemplated given the overwhelming availability of documentation of conditions by the Property Owner.

Summary of Findings:

The table below summarizes this report’s findings with regard to the statutory criteria’s (described above) applicability to the parcel within the Study Area:

Block	Lot	Acreage	Criteria								Section
			A	B	C	D	E	F	G	H	
541	2	30.5	X	X		X					3

Block 541, Lot 2



Address: 750 Walnut Avenue

Size: 30.5 acres

Owner: H-Cranford Conduit LTD Partnership

Based upon an inspection of the property and examination of all available records, Block 541, Lot 2 (including all condominium units—C01, C02, C03, C04, C05, C07, and C07—thereon) meets the following criteria under the LRHL:

Criterion A: The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so

lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

Evidence: The conditions on this property that contribute to this designation include the following:

– Obsolescence:

While there are seven separate condominiums on site, they are all connected either through shared walls, corridors or bridges (see Figure 7). The building was first constructed for manufacturing purposes. As this business grew additions were made to house and support those purposes. The current owner purchased the site in 1988. Based upon the Property Owner’s representations provided in the context of a 2017 request for a zoning amendment, minimal changes were undertaken since acquisition to adapt the building to changing market and tenant demands (see **Appendix D**). A transcript of the meeting including the testimony provided is attached hereto as **Appendix G**.

The existing 100% vacancy and the lack of lease renewals over the past five years plus the following characteristics contribute to its obsolescence:

- There are three classes of office space: A, B and C.¹ Due to size, accessibility and location, this site is not appropriate for Class A office space as it is located on the outskirts of a somewhat densely developed suburban community. For Class B tenants, the site is lacking many of the basic amenities and aesthetics (including fenestration) that this secondary market would be interested in. This leaves Class C tenants, who are usually seeking smaller space as start-ups, making leasing and risky for a building of this size.² For office space, the lack of light throughout most of the interior structures is neither conducive to a wholesome work environment or in-line with modern office user expectations. The building was designed for manufacturing with much of the interior building lacking access to natural light (see Figure 7). Not only does

¹ N. Lanman (2020). "How to Distinguish Among Class A, Class B, and Class C Buildings (2020 Edition)." Accessed through: <<https://www.squarefoot.com/blog/class-a-buildings-class-c-buildings/>>

² M. Wilhite (2018). "Commercial Property Classifications & Types of Office Spaces (Class A Office, Creative Office, etc.)." Accessed through: <<https://aquilacommercial.com/learning-center/commercial-property-classifications-types-office-spaces/>>

fenestration add to the aesthetic qualities of the space, it has been shown to create a more productive work environment.³

- The site also lacks modern amenities and improvements to attract modern market users including inferior site location, odd layout, shared working spaces, café or gym.⁴

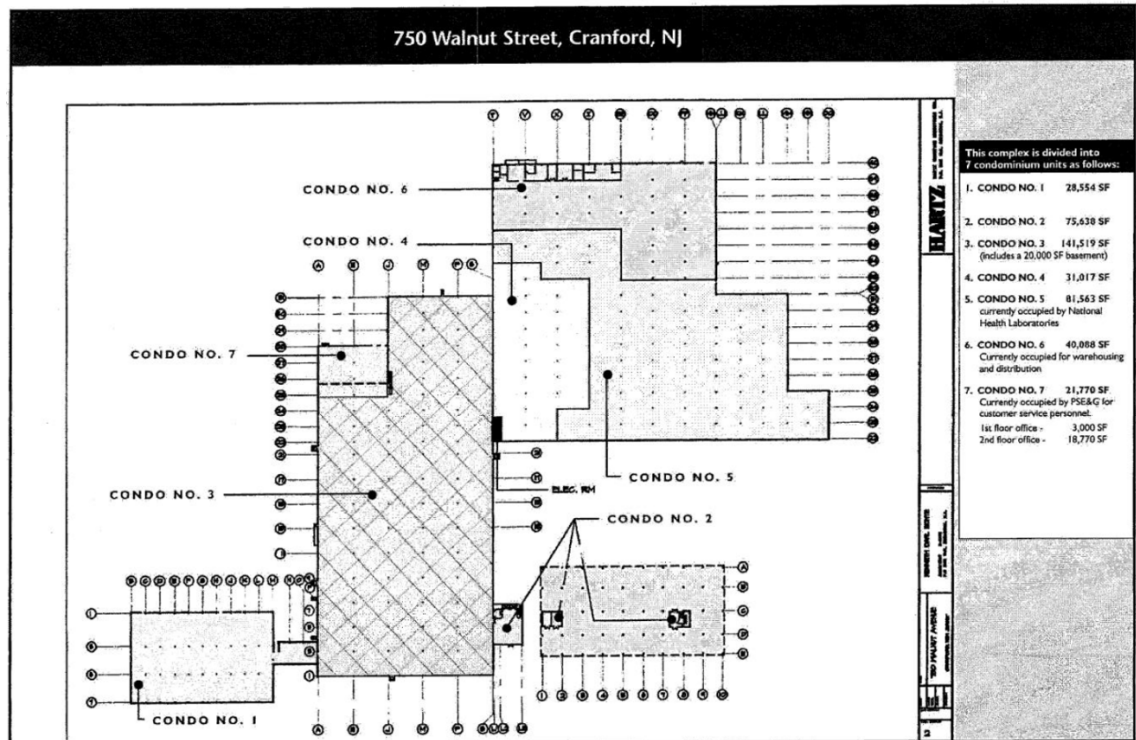


Figure 7: Floor Plan of Existing Building

It has been determined the existing building, in its current configuration does not, in fact, meet standards of modern industrial uses, based on lack of the following characteristics (see Figures 1 through 4, Appendix H):

- The existing structure is not conducive to industrial use (i.e. warehouse and distribution) due to insufficient ceilings heights, limited truck access, inability to allow for cross-loading and inadequate loading docks, among other things.
- Modern warehouses utilize automation as much as possible, resulting in higher ceiling requirements and the need for cross-

³ J. Richardson (2019). "The Benefits of Natural Light in Office Spaces: Lighting Design for Increased Employee Satisfaction." Accessed Through: <<https://hmcarchitects.com/news/the-benefits-of-natural-light-in-office-spaces-lighting-design-for-increased-employee-satisfaction-2019-03-27/>>

⁴ C. Davidson (2019). "Determining the Class of an Office Building." Accessed through: <<https://42floors.com/edu/beyond-the-basics/determining-the-class-of-an-office-building>>

docking (unloading one truck immediately into another truck for distribution) for efficiency.⁵ The placement of scattered loading docks around the building does not allow cross-docking.

- Minimum ceiling heights for modern warehouses are 40 feet.⁶ This building has ceiling heights ranging from 18 to 20 feet.
- Building layout is key for moving goods. Wide buildings with significant internal clearance are preferred because, “Buildings with odd turns or corridors can end up creating unusable space” for warehouse users.⁷ The segmented and complicated floorplan of the existing building would create a large degree of unusable space.
- The existing truck loading bays are at grade or approximately 30 inches above grade. Modern standards for unloading trucks is about 55 inches above grade.⁸

– Substandard Building:

The existing structure shows significant signs of deterioration resulting in a substandard building. As the site photos show, there was evidence of water damage in the ceiling of the indoor parking area, cracking/crumbling facades, damaged/leaking roofs, evidence of water penetration and damage throughout, foundational cracking and damage, broken railings and rusted/unsafe vehicular and pedestrian access points (see Figures 5 through 12, **Appendix H**).

Due to the fact that the generality of the buildings are substandard, dilapidated, or obsolete, lacking in light, air, or space, as to be conducive to unwholesome living or working conditions, this site qualifies for designation under Criterion A.

Criterion B: *The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing,*

⁵ B. Hochfelder (2019). “Modern warehouses adapt to the new reality of e-commerce.” Accessed through: <<https://www.supplychaindive.com/news/how-modern-warehouses-are-different/545432/>>

⁶ B. Barry (2020). “15 Considerations in Warehouse Space Planning.” Accessed through: <<https://www.fcbco.com/blog/warehouse-space-planning-checklist#:~:text=According%20to%20recent%20industry%20research,require%20specialized%20high%20each%20pickers.>>

⁷ B. Barry (2020). “15 Considerations in Warehouse Space Planning.” Accessed through: <<https://www.fcbco.com/blog/warehouse-space-planning-checklist#:~:text=According%20to%20recent%20industry%20research,require%20specialized%20high%20each%20pickers.>>

⁸ National Institute of Building Sciences (2019). “Loading Dock: Space Attributes.” Accessed through: <<https://www.wbdg.org/space-types/loading-dock#:~:text=Typical%20docks%20are%20built%2055,edge%20guards%20and%20dock%20bumpers.>>

or industrial purposes; the abandonment of such building or buildings; **significant vacancies of such building or buildings for at least two consecutive years**; or the same being allowed to fall into so great a state of disrepair as to be untenable. (emphasis added in **bold**)

Attached as **Appendix I** are annual tabulations of Rent Rolls, Income and Expenses (referenced hereinafter as the “Chapter 91 Requests”), which were provided by the Property Owner at the request of the Township Tax Assessor for the years 2016-2019. The most recent response to Township’s Chapter 91 Requests were submitted in July 2019 when there were still two tenants on site. At that time, the site realized net income of \$65,412 (\$1,519,179 in rent less expense).

Year	Percent Vacant
2017	61%
2018	65%
2019	71%
2020	100% ⁹

At the time of the completion of this report, the final two tenants generating this rental income have been off the rent rolls for almost a year. The site has been over 59% vacant since March 2017 which has grown to 90% vacant at time of this report. The most recent water usage records (attached hereto as **Appendix C**) show virtually no usage in November - December 2019 for a site that the 2017 Planning Report’s supplemental Environmental Impact Statement expressed has an expected water usage of over 17,000 gallons with full tenancy. Water usage records for current year (2020) were not available at the time of this report. Regardless, the materials discussed herein demonstrate an “office park[.]...[with] significant vacancies of such building or buildings for at least two consecutive years” in clear satisfaction of Criterion B.

Criterion D: Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

⁹ 2020 vacancy rate based upon Property Owner’s disclosure during a July 8, 2020 Development Review Committee Meeting with the Township (see **Appendix J**) in which owner explained that there has been no tenancy on site for 12 months.

Evidence: The conditions on this property that contribute to this designation include the following:

- **Dilapidated Site Improvements:** General deterioration and deferred maintenance as evidenced by potholes, missing and damaged speed control devices, improperly maintained stormwater infrastructure, broken pedestrian and vehicular safety lighting, damaged security fencing, faded or non-existent circulation striping, damaged or dead landscaping, overgrowth of weeds, and accumulations of litter (see Figures 1 through 11, **Appendix K**). This lack of maintenance creates conditions that are detrimental to the safety, health, morals, or welfare of the community.
- **Obsolete + Faulty Site Layout:** The lack of pedestrian amenities and circulation throughout the site creates an uncomfortable, unsafe pedestrian environment in which visitors are forced to walk within the drive lanes to move from vehicle to building. The limited pedestrian safety measures that exist on the site are faded (striping) or generally inadequate (see Figures 1 through 16, **Appendix K**). For example, the site visit revealed nine ramps designed for handicap accessibility to the 420,149 SF of office space with approximately 3700 linear feet of sidewalk providing accessibility to the building. Four of these nine ramps have uneven terrain or damage resulting in the ramps not being flush with the asphalt and do not have the required landing area of 60 inches to allow wheelchairs enough turning movement. The site currently has approximately 1,158 spaces (**Appendix J**) with approximately 20-25 handicap spaces. Of those handicap spaces, only 19 meet the standards for clear access and markings from the spaces to the accessible entrances.¹⁰ This is two less than the number required by Federal ADA minimums. Three of these remaining 19 have inadequate ramps for building access. Half of the ADA spaces are within the parking lot, not adjacent to the building, require the user to navigate the parking lot that already lacks space for pedestrians. Finally, these points are also spread very far apart from one another and are typically connected by undersized sidewalks with damaged Belgian block curbing at varying heights (see Figures 17 through 26, **Appendix K**).

¹⁰ U.S. Department of Justice, Civil Rights Division (n.d.). "ADA Design Guide 1: Restriping Parking Lots." Accessed through: <<https://www.ada.gov/restripe.pdf>>.

In addition to the circulation issues, it should also be noted that there have been 173 property and violent crime related police calls associated with the property in the last five years (see **Appendix L**). While the number of incidents occurring each year has begun to decrease significantly in 2019, this is most likely due to the fact that regular police patrols and inspection of the site has almost doubled since 2015. This means that to maintain safety for this one property, police have conducted, on average, 35 site patrols a month according to provided records attached hereto as **Appendix L**. Given the nature of previous incidents (largely reports of suspicious activity), it is unlikely that the recent decrease in police calls has been the result of an increase in vacancy (i.e. that there are less occupants on the property to make police calls).

In fact, the increase in policing is most likely a result of continued vacancy and is further necessitated by an approximately 4 to 7-foot-high berm that runs along the entirety of the Walnut Avenue street frontage, topped by thick vegetations of bushes in trees. The raised berm, together with the layout of the building, inhibit visibility into the site from the public right-of-way, requiring additional police patrol routes (see Figures 27 through 33, **Appendix K**). This faulty arrangement requires the police to enter the site and circulate the entire property to conduct these patrols, wasting valuable time and community tax dollars. The berm would not be a concern if the site was utilized with activity and users.

- **Excessive Land Coverage:** The site is 65.5% impermeable. In addition, undeveloped portions of the site, which would typically be considered permeable surfaces (landscaping, detention basins) appear to be compacted, most likely from erosion and overall lack of maintenance (see Figures 34 through 37, **Appendix K**). The efficacy of detention basins as a stormwater management strategy can be diminished due to soil compaction. According to a Rutgers publication on green infrastructure, one limitation is that they “often have a reduced ability of basins to infiltrate water due to compacted soil. (...) Compacted soil makes it harder for stormwater to enter the soil, so more water moves down slope as runoff, carrying nutrients and sediments, or in level areas, may form ponding on the surface.”¹¹ In order to prevent such issues, both the Town of Cranford’s municipal code as well as New Jersey’s stormwater management rules

¹¹ M. Haberland, S. Mangiafico, and C. Obropta (2012). “Green Infrastructure: Converting Dry Detention Basins to Natural Ecosystems.” Rutgers, NJAES. Accessed through: <<https://njaes.rutgers.edu/fs1195/>>

(N.J.A.C. 7:8) identify minimizing soil compaction as an important stormwater management strategy.¹²

Regardless of these maintenance concerns, the percentage of actual impervious service also exceeds 60%, the allowable percentage of under the local land development ordinance. Based on a site area of 30.5 acres, a 5.5% excessive lot coverage translates into a gross square footage of about 66,400 square feet. Excessive lot coverage exacerbates stormwater management issues in a way that creates health and safety issues. Impervious surfaces (like paved parking lots) force water to move at a rate beyond the natural environment's capacity for recharge and filtration of stormwater. This results in sweeping channels of stormwater even during minor storm events that cause erosion and the movement of contaminants/trash/soil to surrounding locations, and eventually, major waterways (see Figures 38 and 39, **Appendix K**). This phenomenon, known as nonpoint source pollution, has been a significant contributor to the degradation of water quality throughout the country, and especially in New Jersey. Some surface parking lots are retrofitted with bioswales, pervious pavement and detention areas to help mitigate non-point impacts, but even these interventions may not completely mitigate runoff impacts. Therefore, reduction of impervious coverage through redevelopment of surface lots with uses that occupy less land area and include green features that manage stormwater helps address this important environmental consideration. This is evident in the fact that most parking lots, including those in the Study Area, exceed permissible impervious coverage standards, contributing to their obsolete design (see Figures 40 through 43, **Appendix K**). According to NJAC 7:8-5.2, a site this size, if constructed today, would be required to retain and recharge 100% of stormwater for a 100 Year Storm Event. According to the Property Owner's November 28, 2018 Stormwater Management Statement (**Appendix M**), the site retains only 42% of runoff from a 100 Year Storm Event. These conditions contribute to an obsolete site design that impacts the safety (flooding, erosion, nonpoint source pollution) of the community.

Due to the site-wide improvements which, by reason of obsolescence, faulty arrangement or design, excessive land coverage, deleterious land use or obsolete

¹² Township Committee of the Township of Cranford, Township of Cranford General Code, §364-5 F.2.(f) Stormwater management requirements for all development.

layout, are detrimental to the safety, health, morals, or welfare of the community. As such, this site qualifies as an area in need of redevelopment under Criterion D.

Consideration of Redevelopment Designation

The results of the preliminary investigation indicate that the Study Area, encompassing Block 541, Lot 2 can be appropriately designated as an "area in need of redevelopment" in accordance with N.J.S.A. 40:12A, subsections A, B and D, for the reasons described herein.

Conclusion

This Preliminary Investigation was prepared on behalf of the Township of Cranford Planning Board to determine whether properties identified as Block 541, Lot 2 qualify as a "condemnation area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-1 et seq. Based on the above analysis and investigation of the Study Area, Block 541, Lot 2 meet the criteria for a condemnation redevelopment area designation.

Appendices

Appendix A – Resolution No. 2020-159

**TOWNSHIP OF CRANFORD
CRANFORD, NEW JERSEY**

RESOLUTION NO. 2020-159

**RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE
750 WALNUT AVENUE TO DETERMINE IF IT SHOULD BE DESIGNATED
AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A 12A-5; and,

WHEREAS, the Township Committee of the Township of Cranford desires to have a preliminary investigation made on certain lands and premises within the Township of Cranford ("Township") known as 750 Walnut Avenue, and also known as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 on the Township Tax Map to see if the area is in need of redevelopment; and,

WHEREAS, the Township intends to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain;


NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranford, in the County of Union, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning Board of the Township of Cranford to undertake a preliminary investigation as to whether the land known as 750 Walnut Avenue, and identified as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 on the Township of Cranford Tax Map, be classified as a condemnation area in need of redevelopment; and,

BE IT FURTHER RESOLVED that the Planning Board of the Township of Cranford shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; and,

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and,

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held February 25, 2020.

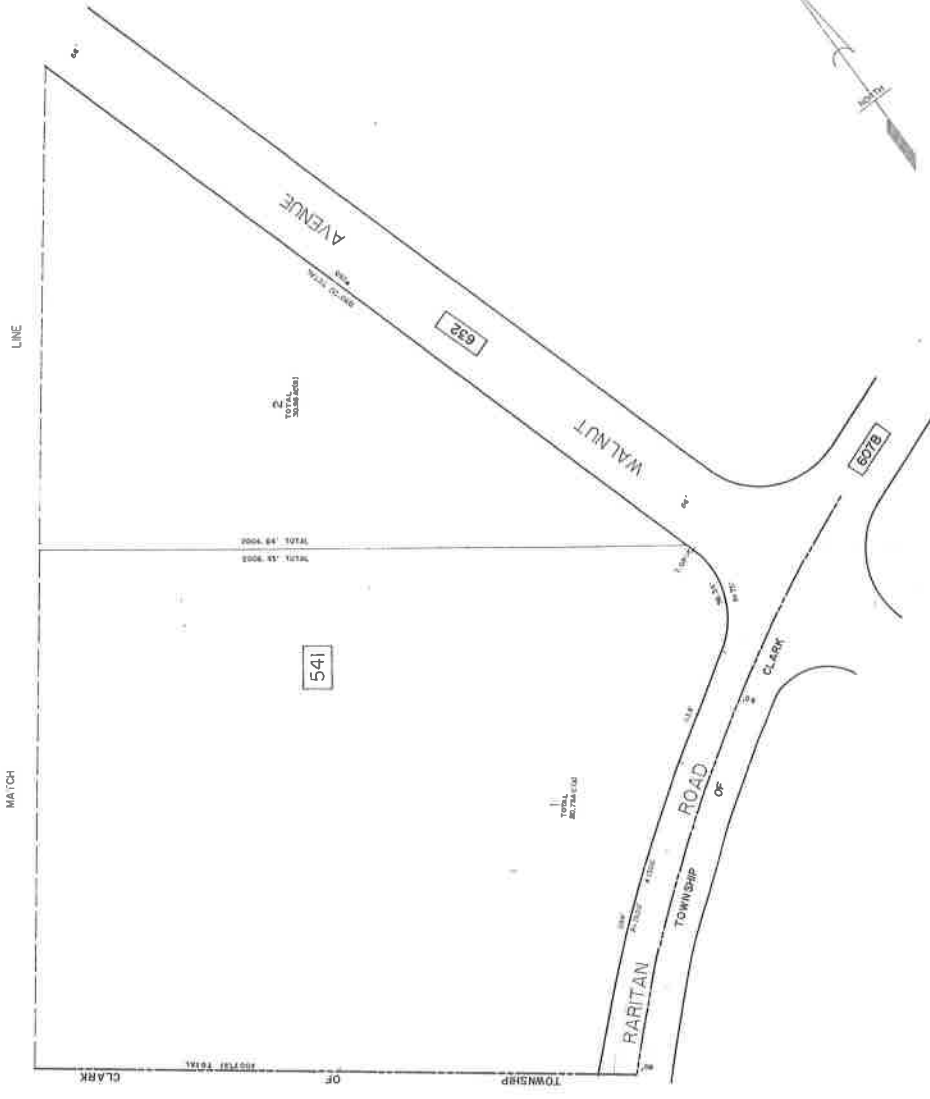


Patricia Donahue, RMC
Township Clerk

Dated: February 25, 2020

Appendix B – Blight Investigation Map

SHEET 190



SHEET 142

1	2004.64	2-1-1978	8
2	2004.45	8-14-1978	7
3			6
4			5
5			4
6			3
7			2
8			1

TAX MAP
 TOWNSHIP OF CRANFORD
 UNION COUNTY, NEW JERSEY
 SCALE 1"=50'
 JUNE 1977

PREPARED BY
AERO SERVICE
 200 WEST 10TH STREET
 PHILADELPHIA, PA. 19106

REVISIONS
 1. 6/1/77
 2. 6/1/77
 3. 6/1/77
 4. 6/1/77
 5. 6/1/77
 6. 6/1/77
 7. 6/1/77
 8. 6/1/77

APPROVED
 [Signature]
 TOWNSHIP ENGINEER

Appendix C – Water Usage



**Premise Usage Transaction Report
 NJCRANFORD - Cranford Township
 Transactions Dated: 10/01/2018 to 07/09/2020**

Premise: 9520040863 Status: Tapped Service Active Contract Service: 750 WALNUT AVE FIRE
 Municipality: Cranford Township Cranford, NJ 07016
 Meter Read Route: NWD11436 Route Read Dates -- Previous: 06/11/2020 Current: 07/14/2020 Next: 08/13/2020 Last Bill: 06/23/2020

Account: 210022000173 Name: Hartz Mountain Status: Active
 Account Connect Date: 10/09/2013 Mailing: P.O. Box 1515 Customer: 1101989969
 Account Discontinued Date: Secaucus, NJ 07096-1515
 Account Class: Industrial
 Cut In Landlord: N

Billing Transactions

*2020
Bill
Reads*


<u>Transaction Type</u>	<u>Transaction Date</u>	<u>Transaction Number</u>	<u>Billed Usage</u>	<u>Unit of Measure</u>	<u>Reason Code</u>	<u>Days Billed</u>
Reg Bill Actual Read	10/15/2018	675003778244	890.12	CGL		28
Reg Bill Actual Read	10/15/2018	675003778244	1017.28	CGL		28
Reg Bill Actual Read	11/28/2018	676253846901	52.36	CGL		30
Reg Bill Actual Read	11/28/2018	676253846901	246.84	CGL		30
Reg Bill Actual Read	12/17/2018	611254873372	52.36	CGL		33
Reg Bill Actual Read	12/17/2018	611254873372	239.36	CGL		33
Reg Bill Actual Read	01/16/2019	642503620498	44.88	CGL		32
Reg Bill Actual Read	01/16/2019	642503620498	216.92	CGL		32
Canceled Invoice	02/15/2019	657504923686	44.88	CGL	11	29
Canceled Invoice	02/15/2019	657504923686	209.44	CGL	11	29
Reg Bill Actual Read	02/25/2019	637503841229	172.04	CGL		29
Reg Bill Actual Read	02/25/2019	637503841229	37.40	CGL		29
Reg Bill Estimated Read	02/25/2019	637503841229	44.88	CGL		29
Reg Bill Estimated Read	02/25/2019	637503841229	7.48	CGL		29
Reg Bill Actual Read	03/18/2019	623754540510	44.88	CGL		29
Reg Bill Actual Read	03/18/2019	623754540510	194.48	CGL		29
Reg Bill Actual Read	04/15/2019	662504588591	82.28	CGL		29
Reg Bill Actual Read	04/15/2019	662504588591	1024.76	CGL		29
Reg Bill Actual Read	05/16/2019	647503591032	29.92	CGL		32
Reg Bill Actual Read	05/16/2019	647503591032	538.56	CGL		32
Reg Bill Actual Read	06/18/2019	608755393639	29.92	CGL		30
Reg Bill Actual Read	06/18/2019	608755393639	104.72	CGL		30
Reg Bill Actual Read	07/17/2019	652505396585	433.84	CGL		33
Reg Bill Actual Read	07/17/2019	652505396585	643.28	CGL		33
Reg Bill Actual Read	08/16/2019	621254950189	1368.84	CGL		29
Reg Bill Actual Read	08/16/2019	621254950189	501.16	CGL		29
Reg Bill Actual Read	09/18/2019	658755491581	7.48	CGL		30
Reg Bill Estimated Read	09/18/2019	658755491581	2064.48	CGL		30
Reg Bill Actual Read	10/30/2019	100003667931	0.00	CGL		30
Adjustment	10/30/2019	100003667931	1899.92	CGL		30
Reg Bill Actual Read	10/30/2019	100003667932	22.44	CGL		29
Reg Bill Actual Read	10/30/2019	100003667932	172.04	CGL		29
Reg Bill Actual Read	11/15/2019	666255084241	7.48	CGL		32
Reg Bill Actual Read	11/15/2019	666255084241	29.92	CGL		32
Reg Bill Actual Read	12/17/2019	658755733241	37.40	CGL		30
Reg Bill Actual Read	12/17/2019	658755733241	0.00	CGL		30
Reg Bill Actual Read	01/21/2020	611255956205	0.00	CGL		33

Range of Accounts: 6945-0 to 6945-0 Status: Both
 Range of Dates: First to 12/31/20 Service Type: Sewer Reading Type Includes:
 Range of Years: First to Last Name to Print: Bill To Standard: Y Final: Y Prorated Final: Y
 Range of Periods: First to Last Location to Print: Property Reset: Y Interim: Y Consumption: Y
 Range of Cycles: First to Last Minimum Usage: -9999999999 Max Usage: 9999999999
 Range of Acct Types: First to Last Range of City Ids: First to Last Estimate Flag Includes:
 Range of Sections: First to Last Range of Bill Group Ids: First to Last Actual: Y Estimate: Y Customer Reads: Y
 Read: Y Do Not Read: Y Retired: Y

Account Id	Location	Units	Code	Year	Prd	Date	Type	Est	Readings	Usage	Excess	Roll	Ref
Type	Section Name							Flag			Usage	Flag	Num
	Cycle	METER NUM	Mult	Size	Book	Page							
	Bill Group												
6945-0	750 WALNUT AVE	1.00	S01	Sewer	Standard	Meter:	1	Meter Group:	1	Status:	Read		
COM	H-CRANFORD CONDUIT LTD PARTNERSHIP			METER NUM:	520040863	Serial Num:							
Sewer:	1 520040863	0	9	2020	2	03/20/20	C E		326128	326128	26127.00		77
6945				2020	1	03/01/19	C		23936	23936	26127.00		69
				2020	1	02/01/19	C		26180	26180			68
				2020	1	01/01/19	C		26180	26180			67
				2020	1	12/01/18	C		29172	29172			66
				2020	1	11/01/18	C		29920	29920			65
				2020	1	10/01/18	C		190740	190740			64
				2019	2	03/13/19	C E		484704	484704	184703.00		63
				2019	1	03/01/18	C		27676	27676	184703.00		61
				2019	1	02/01/18	C		25432	25432			60
				2019	1	01/01/18	C		46376	46376			59
				2019	1	12/01/17	C		26180	26180			58
				2019	1	11/30/17	C		179520	179520			57
				2019	1	10/01/17	C		179520	179520			56
				2018	2	03/16/18	C E		959684	959684	459683.00		54
				2018	1	11/03/17	C		54604	54604	459683.00		53
				2018	1	11/02/17	C		62084	62084			52
				2018	1	11/01/17	C		72556	72556			51
				2018	1	10/03/16	C		63580	63580			50
				2018	1	10/02/16	C		179520	179520			49
				2018	1	10/01/16	C		527340	527340			48
				2017	2	03/22/17	C E		898348	898348	398347.00		47
				2017	1	02/03/17	C		75548	75548	398347.00		44
				2017	1	02/02/17	C		75548	75548			42
				2017	1	02/01/17	C		75548	75548			43
				2017	1	01/12/17	C		77044	77044			41
				2017	1	01/11/17	C		166056	166056			45
				2017	1	01/10/17	C		428604	428604			46
				2016	2	04/01/16	C E		665720	665720	165719.00		38
				2016	1	02/22/16	C		69564	69564	165719.00		37
				2016	1	02/21/16	C		77792	77792			36
				2016	1	02/20/16	C		69564	69564			35
				2016	1	02/19/16	C		115940	115940			34
				2016	1	02/18/16	C		112948	112948			33
				2016	1	02/17/16	C		219912	219912			32
				2015	2	03/13/15	C E		1151172	1151172	651171.00		31
				2015	1	03/31/14	C		109208	109208	651171.00		29
				2015	1	03/01/14	C		240856	240856			24
				2015	1	02/01/14	C		141372	141372			23
				2015	1	01/01/14	C		68816	68816			22

Account Id	Location	Units Code	Year	Prd Date	Type	Est Flag	Readings	Usage	Excess Usage	Roll Flag	Ref Num
Type	Section Name										
	Cycle	METER NUM	Mult	Size	Book	Page					
Bill Group											
6945-0	750 WALNUT AVE						Continued				
			2015	1	12/01/13	C	187748	187748			25
			2015	1	10/13/13	C	403172	403172			30
			2014	2	02/16/14	C E	1603712	1603712	1103711.00		17
			2014	1	02/17/14	C	153340	153340	1103711.00		18
			2014	1	02/11/14	C	94996	94996			15
			2014	1	02/10/14	C	106964	106964			14
			2014	1	02/09/14	C	173536	173536			13
			2014	1	02/08/14	C	385220	385220			12
			2014	1	02/07/14	C	689656	689656			11
			2013	2	04/30/12	C E	29920	29920	4920.00		8
			2013	1	02/28/12	C	29920	29920	4920.00		5
								<u>12238776</u>	<u>5988762.00</u>		

Appendix D – Planning Report in Support of a Request to
Rezone Block 541, Lot 2



PLANNING REPORT IN SUPPORT OF A REQUEST
TO REZONE **BLOCK 541, LOT 2** IN THE
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

Prepared for Hartz Mountain Industries, Inc.

by **PHILLIPS PREISS GRYGIEL LLC**

Planning & Real Estate Consultants

Hoboken, NJ

March 2017

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1 INTRODUCTION

This planning report outlines a proposed rezoning of a 30.5 acre commercial property located at 750 Walnut Avenue in the Township of Cranford, Union County, New Jersey. The property contains an approximately 420,000 square foot complex of office, lab and industrial facilities. It is the only commercial property located within the Township's C-3 zone. The departure of the property's primary tenant, Bank of America, has created a property vacancy of approximately 59%, which is likely to increase to at least 73% as LabCorp relocates its operations. As will be further discussed, 750 Walnut is a textbook example of an outmoded suburban office/commercial complex which must be reinvented in order to ensure a positive contribution to the Cranford community in the future. Specifically, this report proposes a rezoning of the property to allow its gradual redevelopment into a planned multifamily residential community, which is the most appropriate future land use for the site.

As part of the preparation of this report, we visited the subject property (including its interior spaces) as well as the surrounding areas and reviewed the Township's master plan, zoning ordinance, property tax records and adopted budget. We also reviewed various conceptual development plans for the property prepared by the property owner's consultant team, along with related traffic and civil engineering analyses.

The following chapter describes the subject property from a planning viewpoint. Chapter 3 summarizes the existing zoning of the property. The proposed rezoning of the property is set forth in Chapter 4, along with a consideration of the Township's review standards for same. Chapter 5 considers whether the subject property may qualify for area in need of redevelopment designation in accordance with the Local Redevelopment and Housing Law. The overall conclusions of the report are set forth in Chapter 6.

2 DESCRIPTION OF SUBJECT PROPERTY

The proposed rezoning concerns a property known as 750 Walnut Avenue and referred to as Block 541, Lot 2 on the Township of Cranford official tax maps (hereafter referred to as the “subject property” or “750 Walnut”). It consists of approximately 30.5 acres. The property is located within the southerly portion of the municipality near the intersection of Walnut Avenue and Raritan Road (see Figures 1 and 2). As illustrated by the aerial photograph in Figure 3, the property is triangular in shape and improved with an interconnected complex of commercial buildings, which is surrounded by surface parking spaces. The property is bounded by the Hyatt Hills golf course to the west. The majority of the golf course is located within Clark Township, with the exception of a strip of land (i.e., Block 541, Lot 1) located in Cranford. A railroad right-of-way operated by NJ Transit is located to the north of the property, which creates a physical buffer between the subject property and surrounding residential areas. The property has extensive frontage along Walnut Avenue and includes a landscaped berm to provide a buffer between the subject property and the low-rise residential area across Walnut Avenue to the east. Retail and other commercial land uses, including a Whole Foods market, are located to the south of the site in Clark Township. Currently, access to the property is provided via two driveways located along Walnut Avenue.

Figure 4 shows the existing layout and tenants of the property. The building consists of approximately 420,149 square feet and varies in height from 1 to 2 stories. It includes 9 loading docks within the rear of the facility. The original building complex was configured to manufacture Geritol. After those manufacturing operations ceased approximately 25 years ago, Bank of America tenanted approximately 248,174 square feet of space, inclusive of a 2-story addition (Condo No. 2) which was constructed specifically for Bank of America. It also adaptively reused the former manufacturing space (Condos No. 3 and 4) and much of the interior space was reconfigured to suit its operational needs. Bank of America has completely vacated the property, which has created a vacancy of 59%. The other tenants in the property have included various lab, office and warehouse users. Currently, PSE&G operates a call center in a 21,000 square foot area within a second story portion of the building (Condo No. 7). LabCorp has approximately 81,500 square feet of space (Condo No. 5), but it has indicated plans to vacate most or all of its space within the next few years. Trinitas Hospital has approximately 28,500 square feet of office space within the front portion of the property (Condo No. 1). Finally, there is a small warehouse user in the rear of the property (Condo No. 6) which occupies approximately 40,000 square feet.

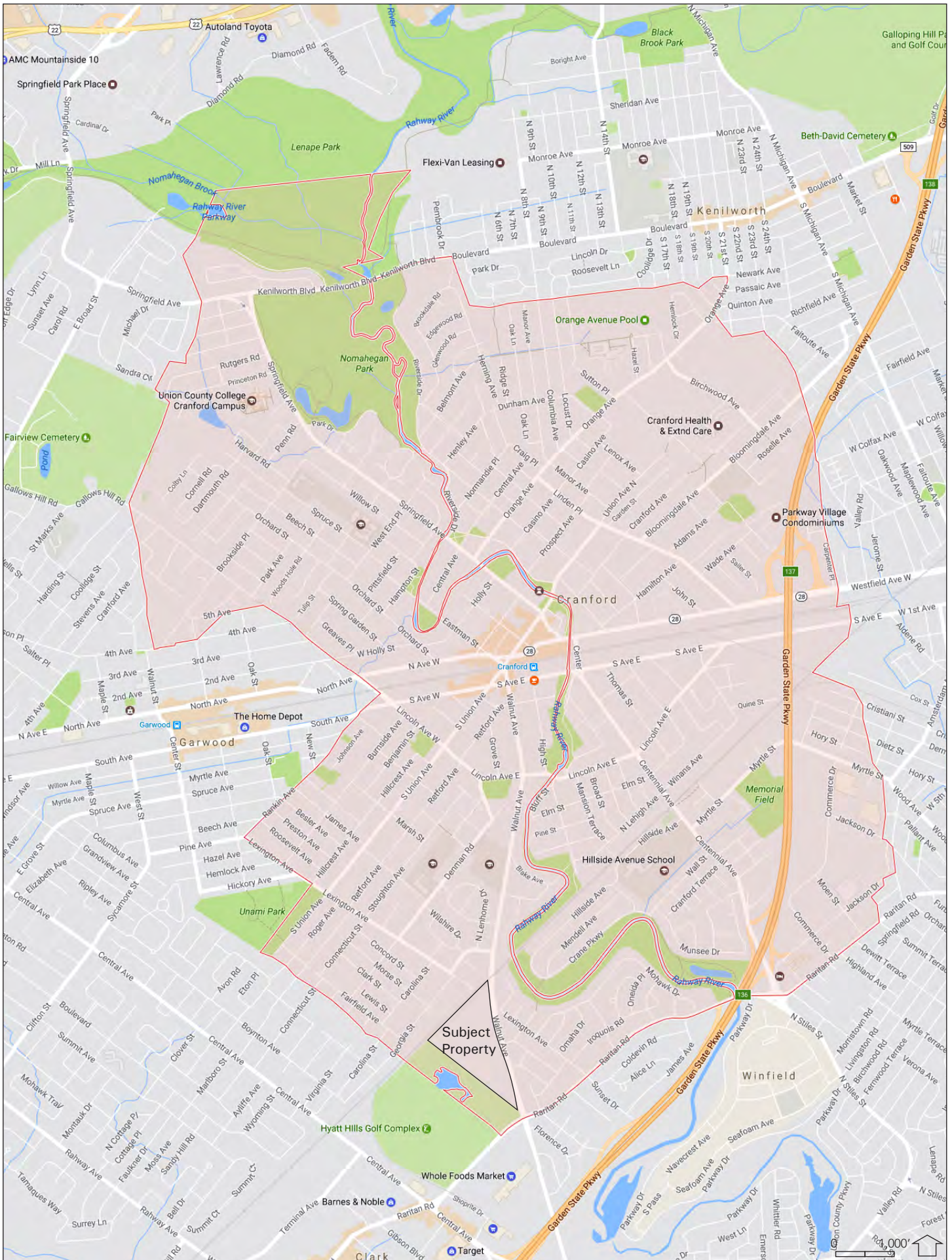


FIGURE 1: LOCATION OF 750 WALNUT AVENUE | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ
 PHILLIPS PREISS GRYGIEL LLC 2017



FIGURE 2: TAX MAP OF 750 WALNUT AVENUE | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ
 PHILLIPS PREESS GRYGIEL LLC 2017

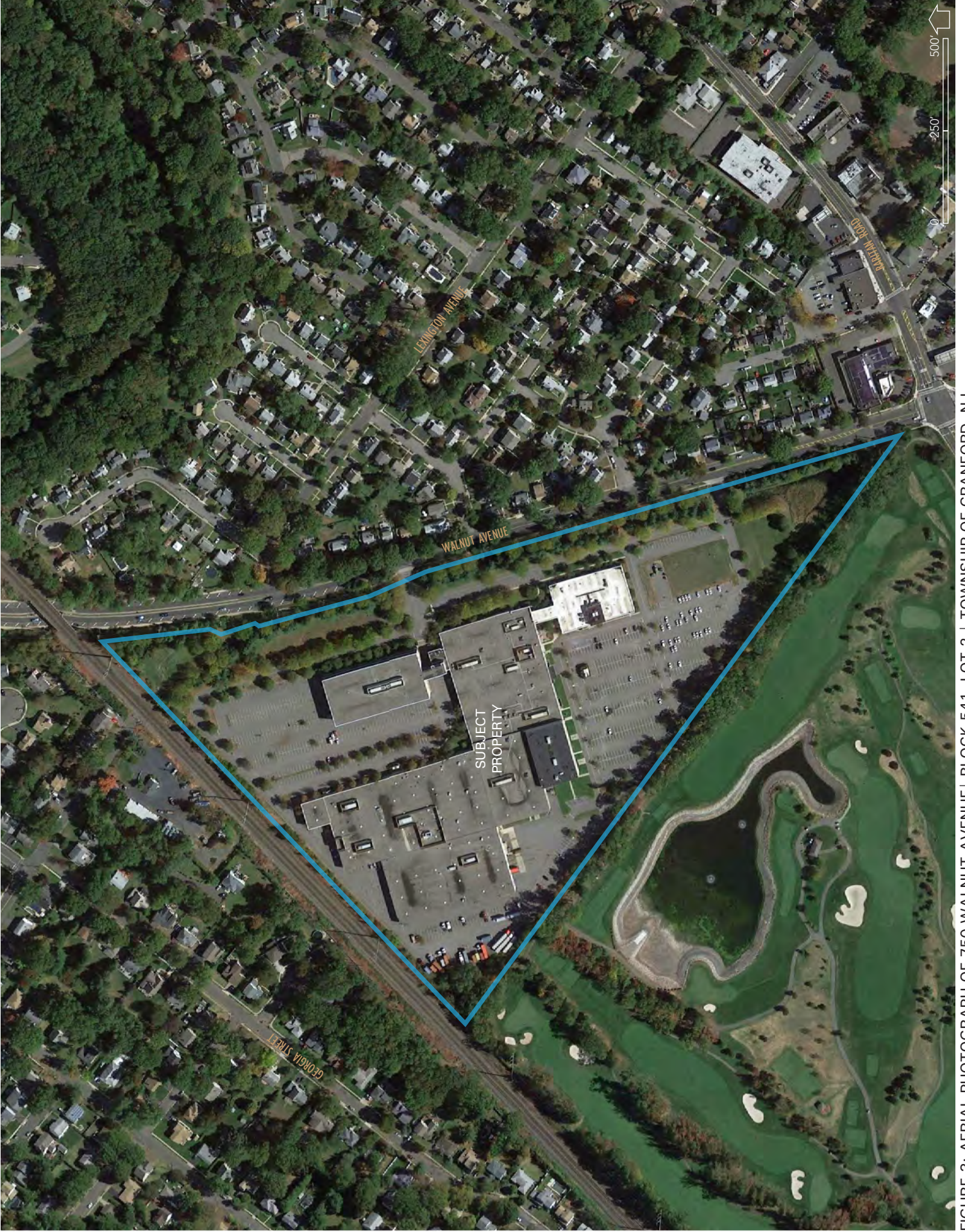
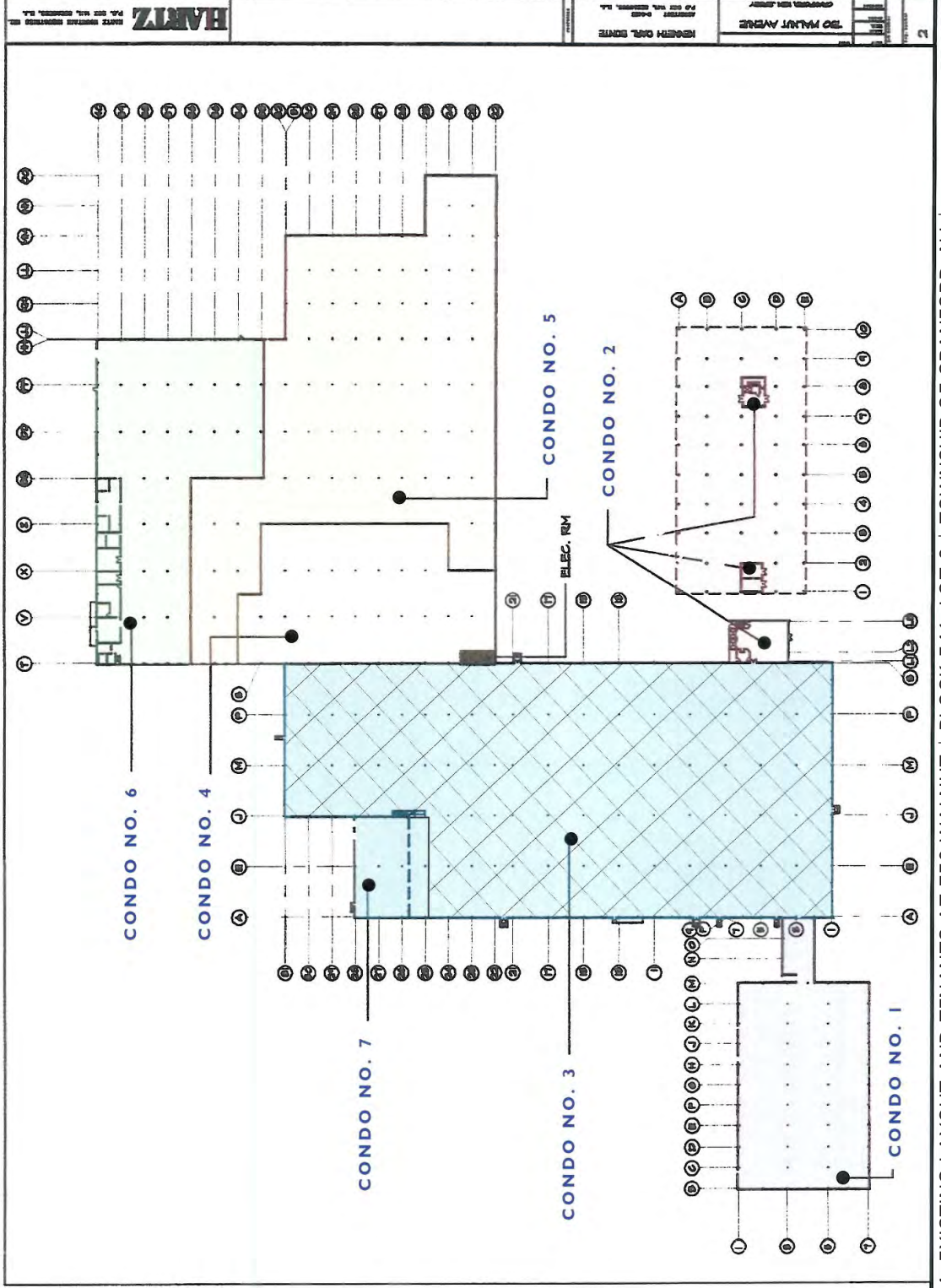


FIGURE 3: AERIAL PHOTOGRAPH OF 750 WALNUT AVENUE | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ
PHILLIPS PREISS GRYGIEL LLC 2017

750 Walnut Street, Cranford, NJ



This complex is divided into 7 condominium units as follows:

1. **CONDO NO. 1** 28,554 SF
currently occupied by Trinitas Hospital for executive and administrative personnel
2. **CONDO NO. 2** 75,638 SF
VACANT
3. **CONDO NO. 3** 141,519 SF
VACANT
4. **CONDO NO. 4** 31,017 SF
VACANT
5. **CONDO NO. 5** 81,563 SF
currently occupied by National Health Laboratories
6. **CONDO NO. 6** 40,088 SF
Currently occupied by Jagro Customs for warehousing and distribution
7. **CONDO NO. 7** 21,770 SF
Currently occupied by PSE&G for customer service personnel

FIGURE 4: EXISTING LAYOUT AND TENANTS AT 750 WALNUT | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ | Source: Hartz Mountain Industries PHILLIPS PREISS GRYGIEL LLC 2017

3 CURRENT ZONING

As shown in Figure 5, the subject property is located within Cranford's "Commercial – 3 District (C-3)." The subject along with the Cranford portion of the adjacent golf course (Block 541, Lot 1) are the only properties located within the C-3 zone. According to the 2009 Master Plan, the C-3 is "intended to provide for Class A office space in a campus-like setting." The Master Plan Land Use Map is shown in Figure 6.

The permitted uses in the C-3 district include:

1. Business, administrative, executive and professional offices
2. Health care facilities¹
3. Office-distribution centers²
4. Research laboratories
5. Essential services
6. Golf courses

The key bulk standards for the C-3 applicable to the development of the property are as follows:

1. Min. lot area – 20 acres
2. FAR – 0.6
3. Total lot coverage – 60%
4. Building coverage – 25%
5. Max. building height – 3 stories/45 feet

In summary, the current C-3 zoning is geared to office, lab and low-intensity distribution uses. It is the only commercial property in the Township subject to the C-3 zone standards.

¹ Defined as "a facility which provides a full range of medical preventative, diagnostic, treatment and surgical services, excluding drug rehabilitation services, by a group of physicians to persons who come to the facility to receive medical services and depart from the facility on the same day, which may also include ancillary lab testing, pharmaceutical, food service and other support services."

² Defined as "includes the warehousing and distribution of goods, provided that up to 10% of the gross floor area of any "office distribution center" may be used for executive or administrative office uses ancillary to the warehouse distribution uses. Warehousing in "office distribution centers" shall not include the storage of fuels, hazardous materials, hazardous waste, highly flammable liquids or gases or petrochemical products. All warehousing and storage of goods shall be conducted entirely within enclosed structures and buildings. 'Office distribution centers' shall not include miniwarehouses or similar uses or truck depots or similar uses."

Zoning Map for the Township of Cranford

Union County, NJ

Map Amendments	
Ordinance	Date Adopted

This map is part of Ordinance _____ of the Township of Cranford, Union County, NJ.



Legend
 Zone District Line
 Floodplain Overlay District (FO)*

- Zoning Designations**
- | District Abbreviation | Zoning Districts |
|-----------------------|---|
| R-1 | One-Family Detached Residence District |
| R-2 | One-Family Detached Residence District |
| R-3 | One-Family Detached Residence District |
| R-4 | One-Family Detached Residence District |
| R-5 | One- and Two-Family Residence District |
| R-6 | Townhouse Residence District |
| R-7 | Garden Apartment Residence District |
| R-8 | Apartment Residence District |
| R-SC-1 | Senior Citizen Apartment Residence District |
| IMR | Inclusionary Multifamily Residence District |
| D-C | Downtown Core District |
| D-B | Downtown Business District |
| D-T | Downtown Transition District |
| VC | Village-Commercial District |
| NC | Neighborhood Commercial District |
| O-1 | Low Density Office Building District |
| O-2 | Medium Density Office Building District |
| ORC | Office Residential Character District |
| C-1 | Commercial - 1 District |
| C-2 | Commercial - 2 District |
| C-3 | Commercial - 3 District |
| E-1 | Education District |
| P-1 | Public Use District |
-
- | Redevelopment Districts | |
|-------------------------|--|
| R-CC | Cranford Crossing Redevelopment District |
| R-WG | Western Gateway Rehabilitation District |
| R-R | Riverfront Redevelopment District |
| R-ARR | Age Restricted Redevelopment District |
-
- | Overlay Districts | |
|-------------------|-----------------------------|
| FO | Floodplain Overlay District |

*The delineation of the Floodplain Overlay district displayed on this map exhibits the best geographic information system (GIS) 100-year floodplain mapping available at the time that this map was prepared. While the Floodplain Overlay district provides an approximate delineation of properties located within the 100-year floodplain in Cranford Township, the official mapping of the FO district shall be determined in accordance with the 100-year floodplain as identified by Flood Insurance Rate Maps and Flood Boundary Floodway Maps identified in Section 136-48.7 of the Township's Ordinances, which may be updated from time to time.

FIGURE 5: ZONING OF 750 WALNUT AVENUE | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ
 PHILLIPS PREISS GRYGIEL LLC 2017

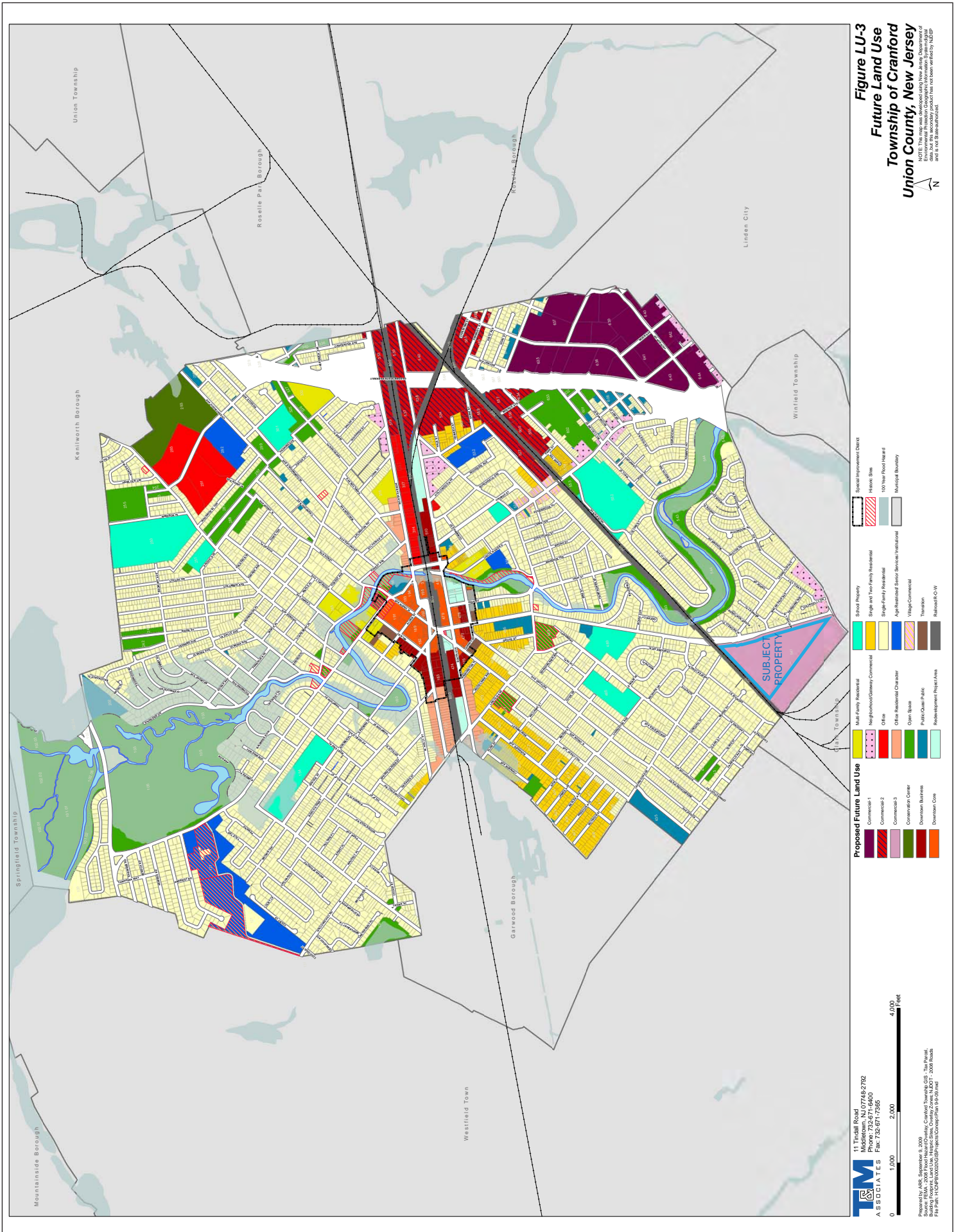


FIGURE 6: 2008 MASTER PLAN FUTURE LAND USE MAP | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ

4 PROPOSED REZONING

The following describes the proposed amendment to the C-3 zone regulations and evaluates the proposal in accordance with the Township's review standards for rezoning applications. The full text of the proposed zoning ordinance is appended to this report.

4.1 PROPOSED AMENDMENTS TO C-3 ZONE

In order to facilitate a phased redevelopment of the subject property, the owner proposes to add to the existing C-3 zone a planned unit development option pursuant to N.J.S.A. 40:55D-39(c). In anticipation of a phased redevelopment of the property, the zoning allows both planned unit development and planned unit residential development.

A planned unit development (PUD) would facilitate the first phase of the overall redevelopment of the property. As illustrated in the concept plan shown in Figure 7, this is envisioned to consist of a multifamily residential community within the Residential district in the front portion of the site. The Office-Industrial district would include a remainder of the existing building that would consist of approximately 200,000 square feet. The Office-Industrial district would be located within the rear portion of the site. Access to the property would be provided via three new driveways aligned with Mitchell Place, Behnert Place and Lexington Avenue. If warranted, the central driveway, which would form the primary ingress/egress to the property, would be improved with a traffic signal.³ Truck traffic would be restricted to the northernmost driveway across from Lexington Avenue.

The full multifamily residential build-out of the property would be permitted under the planned unit residential development (PURD) option. A conceptual development plan for this scenario is depicted in Figure 8. The total build-out would permit multifamily residential development on the property at a maximum density of 30 units per acre along with certain required on-site amenities, including swimming pools, clubhouses and outdoor gathering spaces.

The proposed amendment to the C-3 also allows the redevelopment of the site to be approved via a general development plan (GDP) as outlined in N.J.S.A. 40:55D-45.3. A GDP would establish a mutual agreement between the property owner and Township with respect to the timing of the overall redevelopment and allow for vesting for up to 20 years.

³ It is envisioned that Walnut Avenue would require a widening in the vicinity of the proposed signalized intersection at Behnert Place in order to accommodate a dedicated left-turn lane into the property. This would be accomplished via a dedication of property from 750 Walnut Avenue.



DEVELOPMENT PROGRAM

TOTAL NO. UNITS	436 DU
• BUILDING A	250 DU
• BUILDING B	186 DU
• CLUBHOUSE	8,200 SF.

TOTAL PARKING (R.S.L.S.)

• BUILDING A GARAGE	48 SPACES (4 STORIES)
• BUILDING B GARAGE	170 SPACES
• SURFACE	227 SPACES
TOTAL	845 SPACES

SCALE: 1"=50'0"
 DATE: 02/06/2017

CRANFORD
 CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY
 100 XXXXX XX
 COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



MINNO WASKO
 ARCHITECTS AND PLANNERS
 100 LAMBERTVILLE RD., JERSEY BOSS
 MINNOWASKO.COM

FIGURE 7: CONCEPTUAL SITE PLAN – PHASE 1 | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ
 PHILLIPS PREISS GRYGIEL LLC 2017



DEVELOPMENT PROGRAM

TOTAL NO. UNITS	907 DU
• PHASE 1	454 DU
• PHASE 2	471 DU
CLUBHOUSE:	8,200 SF.
• PHASE 1	5,500 SF.
• PHASE 2	
BUILDING HEIGHT	
• BUILDING A	4 STORIES
• BUILDING B	4 STORIES COVER PARKING
• BUILDING C	4 STORIES COVER PARKING
TOTAL PARKING (P.S. 5.1)	1,723 SPACES
• SURFACE	1,278 SPACES
• SURFACE	445 SPACES

SCALE: 1"=80'-0"
CONCEPT SITE PLAN
 DATE: 02/06/2017

HARTZ
MINNINO WASKO
 ARCHITECTS AND PLANNERS
 85 LAMBERTVILLE HWY, JERSEY CITY, NJ 07310
 WWW.MWASCO.COM

CRANFORD
 CRANFORD TOWNSHIP, UNION COUNTY, NEW JERSEY
 07003
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FIGURE 8: CONCEPTUAL SITE PLAN – PHASE 2 | BLOCK 541, LOT 2 | TOWNSHIP OF CRANFORD, NJ
 PHILLIPS PREISS GRYGIEL LLC 2017

4.2 EVALUATION OF PROPOSED REZONING IN ACCORDANCE WITH THE TOWNSHIP'S STANDARD OF REVIEW

The following describes how the proposed rezoning satisfies the Township's standard of review for a rezoning application as set forth in §136-67.

- A. **Necessity.** No application for rezoning shall be granted if the relief sought could be granted through an application for development other than one pursuant to N.J.S.A. 40:55D-70d.

In this instance, a use variance approval by the Zoning Board of Adjustment (ZBA) would rise to the level of an arrogation of the governing body's zoning power, because the impact of the proposed development would substantially alter the character of the zoning district and the surrounding area [see Twp. Of Dover v. Bd of Adjust., Twp. of Dover, 158 N.J. Super. 401 (App. Div. 1978)]. The subject property is one of only two lots in the C-3 zone and constitutes 60% of the total land area of the C-3.⁴ Thus, the 750 Walnut property has both "geographic and functional substantiality vis-à-vis the plan and scheme of the municipality's zoning ordinance," in reference to Dover. Consequently, the grant of a use variance by the ZBA to allow a residential development would be tantamount to a rezoning and usurp the governing body's zoning authority. Thus, any major changes to the zone scheme of the subject property can be legally accomplished only via a rezoning by the governing body.

- B. **Master Plan.** In submitting its recommendations, the Planning Board shall submit a report in accordance with N.J.S.A. 40:55D-26. The governing body shall comply with such section in acting on the application. If the proposed rezoning is inconsistent with the Master Plan, the Planning Board shall include in its recommendation whether it is in the best interest of the municipality to amend the Master Plan in accordance with the Municipal Land Use Law.

Cranford Township's Master Plan, adopted in 2009, divided Cranford's commercial/industrial based into three zone districts. For the subject property, which at the time was zoned ORD-1, the Township introduced the C-3 zoning concept, which was described as follows:

The Commercial – 3 District is intended to provide for Class "A" office space in a campus-like setting, similar to the Commercial -1 District. A separate Commercial – 3 District is recommended for the purpose of crafting bulk standards that recognize and continue the existing large lots in this area of the Township and the desire of retaining the existing land use pattern. Design standards should be crafted to ensure that the existing campus-like environment is retained as part of any future development in the District.⁵

As noted, residential use is not permitted within the C-3 zone. Thus, the proposed rezoning of the property is not consistent with the Land Use Element of the Master Plan. However, the proposed rezoning

⁴ The C-3 zone consists of Block 541, Lots 1 and 2. Lot 1 contains a portion of the golf course consisting of 20.73 acres. Lot 2 contains the subject property, which is 30.5 acres.

⁵ Master Plan, P. LU-30.

would advance a number of goals and objectives of the Master Plan. For example, the rezoning would advance the Master Plan #1 residential goal to “provide a wide range of housing to meet the needs of residents in diverse income groups.” It also satisfies the goal of “requiring all in-fill development to be done in a manner that is consistent and compatible with the surrounding neighborhood and environment.”⁶ To the extent the proposed rezoning provides the option of creating a mixed-use planned development, it also furthers the Township’s focus on “encourag[ing] the development of a diversified economic base that generates employment growth, increases property values, and promotes the improvement of underutilized properties.”⁷ In consideration of the proposed shuttle service to the train station, the rezoning would also advance the Township’s sustainability goal of “promoting development in existing non-residential areas that accommodate alternative modes of transportation and shared parking.”⁸

As for traffic and circulation concerns, the roadway and traffic signal improvements to Walnut Avenue that would result from the rezoning are consistent with the following circulation goals of the Master Plan:

- Maintain and improve the road and transportation system which will enable the safe and efficient movement of people and goods.
- Continue to encourage road improvements and traffic management systems which aid in improving all East-West and North-South movements on all State, county and municipal roads.
- Support State and County efforts to take a regional approach to improve road and traffic infrastructure.
- Improve traffic signals at key intersections, and provide areas for pedestrian safety on long crosswalks.⁹

The elimination of the current driveways to the site and the construction of three new driveways that are aligned with existing streets across Walnut Avenue (i.e., Mitchell Place, Behnert Place and Lexington Avenue) will have a positive impact on circulation. Furthermore, the construction of a signalized intersection on Behnert Place will mitigate congestion concerns and improve pedestrian circulation.

Finally, in reference to the Master Plan’s Community Facilities and Community Identity goals, the rezoning will require the developer to pay its fair share for any infrastructure and utility improvements necessitated by the redevelopment of the site. Additionally, the enclosed fiscal impact analysis, which is discussed in greater detail later in this report, demonstrates that a positive net fiscal impact to the school district will result from the PUD and PURD scenarios.

⁶ Master Plan, p. G-3.

⁷ Master Plan, p. G-2.

⁸ Master Plan, p. G-4.

⁹ Master Plan, pp. G-4,5.

- C. **Modification.** In making its recommendations, the Planning Board may recommend that the application for rezoning be granted, in whole or in part, or be modified. If the Planning Board recommends the granting of the application with modifications or conditions, the Planning Board shall set out such modifications or conditions in detail, including findings, conclusions and recommendations.

The applicant respectfully submits that the proposed rezoning has anticipated and provided mitigation measures for all substantial impact concerns and that no further modifications to the zoning are necessary. The applicant will consider any comments or recommendations from the Planning Board to improve the zoning, but many site design details may be appropriately deferred to the site plan review process.

- D. **Effect of current zoning.** The applicant shall demonstrate by proper proof that, absent rezoning, there is a substantial likelihood that the zoning regulations currently in existence will zone the property into inutility or that the rezoning shall substantially and meaningfully benefit the municipality and further the purposes of the Municipal Land Use Law, including purposes set forth in N.J.S.A. 40:55D-2.

The office market in New Jersey has experienced a fundamental change over the past decade. Suburban office space in New Jersey has vacancy rates pushing 30% and most new office development is occurring in downtown or mixed-use locations in which retail and other amenities are within walking distance. In short, locational preferences have shifted away from the suburbs even while overall demand for office space continues to decline.¹⁰

This has important planning implications for 750 Walnut Avenue and similar suburban office properties. The departure of Bank of America from 750 Walnut Avenue, which has created a vacancy of approximately 248,000 square feet, is symptomatic of these market trends and foretells more challenges in the future. Without a significant repositioning this property is likely to wither under the pressures of the changing office landscape.

In order to address this emerging planning issue, the proposed rezoning seeks to allow for a gradual phasing out of the office use on the property. It would be replaced with a planned multifamily residential development that would be appropriately separated and buffered from surrounding single-family residential areas. Under the PUD option, approximately 200,000 square feet of office use would be retained on the property, with the balance devoted to multifamily residential use. In the longer term, a complete transition to a planned multifamily residential community would be permitted.

¹⁰ For example, see “Reinventing the Suburban Office,” by James Hughes. New Jersey League of Municipalities [online at <http://www.njslom.org/magazine/2013-05/pg-56.html>] and “Why Corporate America is Leaving the Suburbs for the City,” *New York Times*, August 2, 2016 [online at <https://www.nytimes.com/2016/08/02/business/economy/why-corporate-america-is-leaving-the-suburbs-for-the-city.html>].

The proposed rezoning furthers several purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare.

The proposed rezoning allows for the transitioning of this property from a fading suburban office property into a vibrant multifamily residential community that will include market-rate and affordable housing options. In addition to high quality housing, the planned residential zoning will include the provision of on-site recreational amenities and shuttle transportation to the train station. The zoning also ensures adequate separation from surrounding land uses and facilitates necessary improvements to traffic circulation along Walnut Avenue. For these reasons, the proposed zoning furthers the general welfare in reference to purpose "a."

- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.

The overall density of residential development allowed on the property under the PURD option is approximately 30 units per acre, which is less than the densities of other existing multifamily developments in Cranford. The proposed density of residential development is appropriate and can be accommodated on the site without creating any substantial detrimental impacts with respect to traffic, fiscal, visual, environmental and other impact concerns.

- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.

The subject property is an appropriate location to create a self-contained multifamily residential community. Among other reasons, it is separated from surrounding single-family residential areas by the NJ Transit railroad right-of-way and Walnut Avenue. Its longest frontage is along a golf course. The overall impervious coverage on the property would be reduced from its current condition and no sensitive environmental features exist on the site.

- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which will result in congestion or blight.

As document in the Traffic Impact Statement prepared by Langan, the proposed improvements to Walnut Avenue and the reconfiguration of on-site circulation and access will improve upon existing conditions and facilitate important infrastructure enhancements. In particular, the proposed signalized intersection will improve traffic along Walnut Avenue.

- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

The proposed rezoning is intended to create a planned residential community with a sense of place defined by high-quality architecture and landscape features (see architectural concepts included in the rezoning application package). The majority of the parking will be enclosed within the residential buildings, which promotes a more attractive and pedestrian-oriented environment.

- E. **Municipal services.** In demonstrating that the proposed rezoning will substantially benefit the municipality and will advance the purposes of the Municipal Land Use Law, the applicant shall demonstrate that the proposed rezoning will not unduly burden the planned and orderly development of the municipality or place an undue burden upon community services and facilities. Where deemed appropriate by the Planning Board, the Board may require traffic studies, fiscal impact studies or such other information as it requires to be produced either by the applicant or for the Board at the applicant's expense.

A fiscal impact analysis was prepared to evaluate the impacts of the proposed rezoning on the budgetary finances of Cranford Township (the fiscal impact analysis is included in the Appendix). In terms of total net annual revenues, the development is estimated to generate a net positive impact of approximately \$1,035,009 in Phase 1 and \$1,598,962 at full build-out. The school district alone will experience net annual tax revenues of over \$1 million at all phases of the project. The surplus annual tax revenues that will be generated by the project will more than offset any additional municipal services required by the project. However, it should be emphasized that many services, such as sanitation, snow removal and internal street cleaning, will be privately provided and thus will not lead to increased service demands on the municipality.

Also, the traffic study included in the rezoning application concludes that the proposed rezoning can be adequately handled on the surrounding road network. As noted, the rezoning will actually facilitate the construction of a new signalized intersection at Walnut Avenue and Behnert Place which will benefit the community.

5 EVALUATION OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE STATUTORY CRITERIA FOR THE ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT

The Local Redevelopment and Housing Law (N.J.S.A. 40A:12A) provides an alternate means by which the Township of Cranford could facilitate the rezoning of the subject property. This section evaluates whether there would be a legitimate basis to support the designation of the property as an “area in need of redevelopment” consistent with the requirements for same as established under the Local Redevelopment and Housing Law. If designated as a redevelopment area by the Township, the rezoning of the property could be implemented via a redevelopment plan and redevelopment agreement.

5.1 STATUTORY CRITERIA

Under N.J.S.A. 40A:12A-5, a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (C40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition

of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.

- g) In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

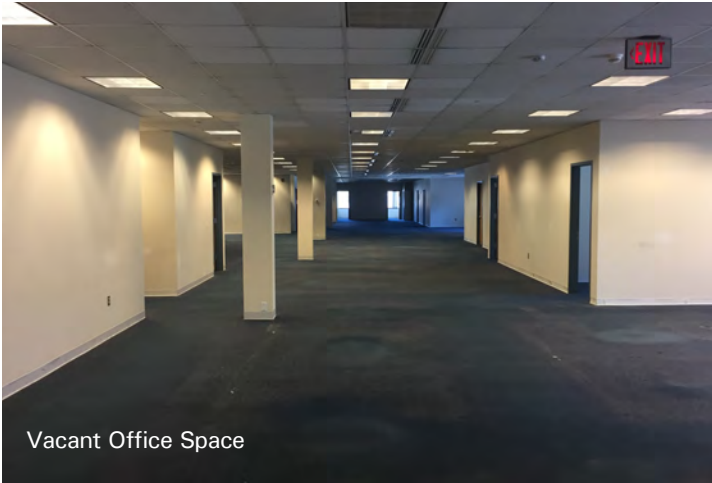
Individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

5.2 PRELIMINARY ASSESSMENT OF THE SUBJECT PROPERTY

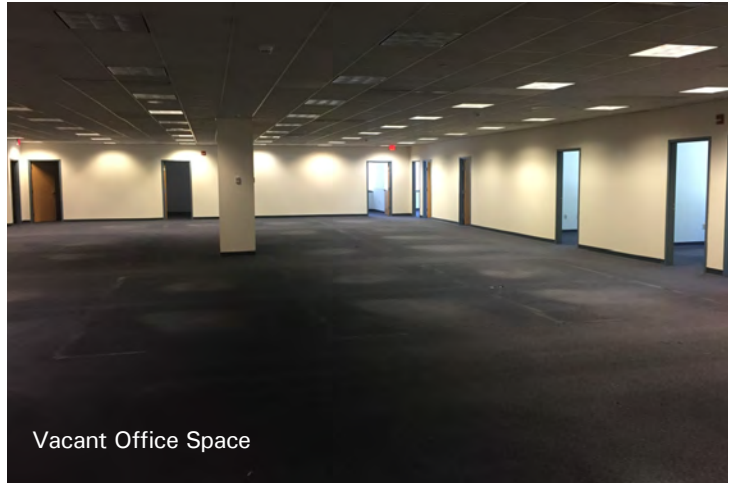
Based on our preliminary assessment, two of the aforementioned statutory criteria of the LRHL would appear to be applicable in supporting a designation of the subject property as an area in need of redevelopment. Photographs of the interior and exterior of the property are included as Figure 9.



Interior



Vacant Office Space



Vacant Office Space



Warehouse Space

FIGURE 9: EXISTING CONDITIONS PHOTOGRAPHS OF 750 WALNUT AVENUE | BLOCK 541, LOT2 | TOWNSHIP OF CRANFORD, NJ
PHILLIPS PREISS GRYGIEL LLC 2017



Loading Docks



Vacant Two-Story Section

FIGURE 9: EXISTING CONDITIONS PHOTOGRAPHS OF 750 WALNUT AVENUE | BLOCK 541, LOT2 | TOWNSHIP OF CRANFORD, NJ
PHILLIPS PREISS GRYGIEL LLC 2017

Criterion “b”

The property may qualify under criterion “b” of the LRHL due to its partially vacant condition and unfavorable prospects for re-tenanting. As noted, the property is presently 59% vacant (vacancy of 248,174 square feet out of a total of 420,149 square feet). LabCorp plans to vacate an additional 57,000 square feet within the next few years in order to transfer its clinical trials operations. This will increase the total vacancy to approximately 73% assuming the former Bank of America space remains vacant.

There are few prospects for finding another user for the existing and future vacant space. According to leasing representatives of Hartz Mountain, aside from the inferior location of the subject property as described above, its odd layout, lack of on-site amenities, dearth of natural light (due to the sprawling low-rise configuration of the building) and overall dated aesthetic of the facility have made the property extremely difficult to market to potential large office tenants. The property cannot compete for major tenants with new Class A office facilities in walkable and/or transit-oriented locations. Intensifying the warehouse use is not possible due to low ceiling heights (18-20 feet), the restriction on trucks on the Garden State Parkway as well as the potential conflicts with the surrounding residential context. Consequently, there is little or no potential to re-tenant the property in its current condition. As such, the property may qualify under criterion “b.”

Criterion “d”

This property was originally constructed to facilitate a specialized manufacturing operation. Office was not intended to be the primary use of the property. After the production of Geritol ceased over 25 years ago, the property owner was fortunate to attract Bank of America to occupy approximately 172,000 square feet of existing space and 75,000 square feet of new space that was constructed to the tenant’s specifications. As a result of its original manufacturing use, the space that was vacated by Bank of America is oddly configured with very inefficient and wide corridors and large expanses of building floor area without direct access to light and air. The result is a very sterile environment. Other areas of the building exhibit outdated layouts and designs, and still others suffer from some level of functional obsolescence. The warehouse space has very low ceiling heights by modern standards (approximately 20 feet, whereas new warehouses are being constructed with 36-40 feet or more of clearance). The prospect of tenanting the office and lab areas occupied by LabCorp will be very limited. Many of the facilities and spaces are outfitted for specific testing or research uses which would be very costly to renovate.

Bank of America’s departure from this location is consistent with the trend toward consolidation and relocation of office space to walkable, mixed-use locations near transit. This type of sprawling, low-rise office facility in a suburban location is a relic of a different era. For aging suburban office facilities, the only survival strategy is to introduce more on-site amenities and a mix of uses. The obsolescent location and layout of the subject property provides little or no options to introduce such upgrades. Consequently, the subject property may qualify for criterion “d” due to its obsolete layout and faulty arrangement and design.

Summary

If the current conditions are allowed to persist, and the premises continue to lay fallow and unproductive, the property will further deteriorate to the point at which it will have a detrimental impact on the surrounding properties and public-at-large. Public intervention in the form of a redevelopment area designation and the preparation and adoption of a logical and well-conceived redevelopment plan will serve to ameliorate those conditions. As a result of the conditions and circumstances described above, there is a legitimate basis to declare the study area in its entirety as an “area in need of redevelopment” in accordance with the “b” and “d” criteria as set forth in the Local Redevelopment and Housing Law [N.J.S.A. 40A:12A-5(b) and 5(d)].

6 CONCLUSIONS

The foregoing report described a proposal to amend the existing C-3 zone district in order to facilitate a redevelopment of an existing office-industrial facility located in Cranford Township. The subject property is 59% vacant and, without a significant intervention via rezoning or redevelopment designation, could become a white elephant suburban office property. In order to ensure this property continues to provide a positive impact on the Cranford community, the proposed zoning would allow for a phased redevelopment of the site into a planned multifamily residential community. The analysis demonstrated that the rezoning proposal satisfies all of the Township's review standards and represents an appropriate and beneficial future land use option for this particular property.

7 APPENDIX

PROPOSED ZONING ORDINANCE

C-3/Planned Unit Development Zone

A. Permitted Uses

Principal Uses

1. Planned unit development¹
2. Planned unit residential development²
3. Business, administrative, executive and professional offices
4. Essential services
5. Golf courses
6. Health care facilities
7. Office distribution centers³
8. Research laboratories

Accessory Uses

1. Customary accessory uses
2. Parking facilities serving a permitted principal use on the same lot

¹ "Planned unit development" means an area with a specified minimum contiguous or noncontiguous acreage of 10 acres or more to be developed as a single entity according to a plan, containing one or more contiguous cluster or noncontiguous clusters or planned unit residential development and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of nonresidential uses to residential uses as shall be specified in the zoning ordinance. (N.J.S.A. 40:55D-6)

² "Planned unit residential development" means an area with a specified minimum contiguous or noncontiguous acreage of five acres or more to be developed as a single entity according to a plan containing one or more contiguous cluster or noncontiguous clusters, which may include appropriate commercial, or public or quasi-public uses all primarily for the benefit of the residential development. (N.J.S.A. 40:55D-6)

³ "Office distribution centers" includes the warehousing and distribution of goods, provided that up to 10% of the gross floor area of any "office distribution center" may be used for executive or administrative office uses ancillary to the warehouse distribution uses. Warehousing in "office distribution centers" shall not include the storage of fuels, hazardous materials, hazardous waste, highly flammable liquids or gases or petrochemical products. All warehousing and storage of goods shall be conducted entirely within enclosed structures and buildings. (Cranford Land Development Ordinance)

B. Planned Unit Development (PUD) Regulations

1. Area. The land area required for a planned unit development shall be a minimum of 30 acres.
2. A planned unit development shall consist of the following components:
 - a. A residential district with no more than 1,750 feet of frontage along Walnut Avenue and consisting of no more than 52% of the overall tract
 - b. An office-industrial district with at least 450 feet but not more than 550 feet of frontage along Walnut Avenue and consisting of no less than 48% of the overall tract.
3. Permitted principal uses
 - a. Residential district
 - i. Multifamily dwellings
 - b. Office-industrial district
 - i. Office distribution centers
 - i. Business, administrative, executive and professional offices
4. Development yield
 - a. Residential district. Notwithstanding any other provisions contained herein, the total number of multifamily dwelling units shall not exceed a density of 30 units per acre based on the gross area of the Residential district tract. A minimum of 15% of the total dwelling units shall be set aside as affordable to low- and moderate-income households in accordance.
 - b. Office-industrial district. Notwithstanding any other provisions contained herein, the total floor area of office-industrial uses shall not exceed 200,000 square feet.
5. Permitted accessory uses
 - a. Residential district
 - i. Off-street parking and loading facilities
 - ii. Swimming pools
 - iii. Clubhouses
 - iv. Recreational and other amenities customarily incidental to a multifamily residential development
 - v. Streets and driveways
 - vi. Any other use which is subordinate and customarily incidental to a multifamily residential development
 - b. Office-industrial district
 - i. Off-street parking and loading facilities

- ii. Any other use which is subordinate and customarily incidental to an office distribution center

6. PUD development standards

a. Floor area ratio (FAR)

- i. Residential district: 0.9. FAR shall be calculated as the ratio of the gross floor area of all buildings within the residential district to the total area of the residential district.
- ii. Office-industrial district: FAR: 0.4. FAR shall be calculated as the ratio of the gross floor area of all buildings within the office-industrial district to the total area of the office-industrial district.

b. Maximum building height

- i. Residential district: five stories/67 feet
- ii. Office-industrial district: three stories/45 feet

c. Maximum impervious coverage:

- i. Residential district: 55%
- ii. Office-industrial district: 70%

d. Minimum building setbacks:

- i. Residential district
 1. To Walnut Avenue: 50 feet
 2. To the Office-industrial district: 40 feet
 3. To NJ Transit railroad ROW: 150 feet
 4. To Block 541, Lot 1: 50 feet
- ii. Office-industrial district
 1. To Walnut Avenue: 475 feet
 2. To Residential district: 40 feet
 3. To NJ Transit railroad ROW: 50 feet
 4. To Block 541, Lot 1: 90 feet

e. A swimming pool and clubhouse shall be included in the residential district.

f. A minimum of 10,000 square feet of outdoor amenity space (not including the swimming pool and clubhouse) shall be provided. Such space may consist of communal roof deck spaces integrated within the residential buildings.

- g. Any planned unit development shall conform to the buffering and landscaping standards for the C-3 zone set forth in §136-22.D(3).
- h. The design of any structured parking facility shall conform to the design standards set forth in §136-23.7.14
- i. Off-street parking
 - i. Residential district: parking shall be provided in accordance with the Residential Site Improvement Standards, as follows:
 - 1. 1 Bedroom: 1.8 spaces per unit
 - 2. 2 Bedroom: 2 spaces per unit
 - 3. 3 Bedroom: 2.1 spaces per unit
 - ii. Office-industrial district: parking shall be provided in accordance with §136-39.
- j. Signs
 - i. One freestanding monument sign shall be permitted at each driveway entrance to the property.
 - 1. The maximum height of each sign shall not exceed 5 feet above finished grade.
 - 2. The maximum area of the sign shall not exceed 30 square feet on each side.
 - 3. The minimum distance to the Walnut Avenue right-of-way shall be 10 feet.
 - 4. The base of the sign shall be appropriately landscaped.
 - 5. Each monument sign shall be externally-illuminated.
 - ii. Directional and site identification signage shall be permitted except within 50 feet of the the Walnut Avenue right-of-way.
- k. Traffic and circulation
 - i. Access to the property shall be provided from three separate driveways
 - 1. A right-in/right-out driveway aligned with Mitchell Place.
 - 2. A full-movement driveway aligned with Behnert Place.
 - 3. A full-movement driveway aligned with Lexington Avenue.
 - ii. Shared access to both districts is permitted at each driveway, except that all truck traffic associated with the Office-industrial district shall be restricted to the driveway aligned with Lexington Avenue.
 - iii. If warranted, a signalized intersection shall be created at the driveway aligned with Behnert Place.
 - iv. To enable the intersection to function at an acceptable level of service, the northbound approach of Walnut Avenue shall include a left- turn lane and one shared thru/right-turn lane.

- v. A Traffic Reduction Plan shall be provided in compliance with the requirements of §136-53.

- 7. Findings for Planned Unit Development. Prior to approval of any planned unit development, the Planning Board shall make findings in accordance with N.J.S.A. 40:55D-45.

C. Development Standards for Planned Unit Residential Developments

- 1. Area. The land area required for a planned unit residential development shall be a minimum of 30 acres.
- 2. A planned unit residential development shall include a multifamily residential community consisting of multiple residential buildings, recreational facilities, including swimming pools and fitness centers, amenity spaces, including lounges, clubrooms and outdoor gathering spaces, and off-street parking facilities.
- 3. Permitted principal uses
 - a. Multifamily dwellings
- 4. Development yield. Notwithstanding any other provisions contained herein, the total number of multifamily dwelling units shall not exceed a density of 30 units per acre based on the gross area of the entire PURD tract. A minimum of 15% of the total dwelling units shall be set aside as affordable to low- and moderate-income households in accordance.
- 5. Permitted accessory uses
 - a. Off-street parking and loading facilities
 - b. Swimming pools
 - c. Clubhouses
 - d. Recreational and other amenities customarily incidental to a multifamily residential development
 - e. Streets and driveways
 - f. Any other use which is subordinate and customarily incidental to a multifamily residential development
- 8. Planned unit residential development standards
 - a. FAR. 1.0. FAR shall be calculated as the ratio of the gross floor area of all buildings within the planned unit residential development to the total area of the tract.
 - b. Maximum building height: five stories/67 feet
 - c. Maximum impervious coverage: 60%
 - d. Minimum building setbacks:
 - i. To Walnut Avenue: 50 feet

- ii. To NJ Transit railroad ROW: 45 feet
 - iii. To Block 541, Lot 1: 45 feet
- e. Two swimming pools and two clubhouse shall be integrated in the community.
- f. A minimum of 30,000 square feet of outdoor amenity space (not including the swimming pool and clubhouse) shall be provided. Such space may consist of communal roof deck spaces integrated within the residential buildings.
- g. The planned unit residential development shall conform to the buffering and landscaping standards for the C-3 zone set forth in §136-22.D(3).
- h. The design of any structured parking facility shall conform to the design standards set forth in §136-23.7.14
- i. Off-street parking
 - i. Parking shall be provided in accordance with the Residential Site Improvement Standards, as follows:
 - 1. 1 Bedroom: 1.8 spaces per unit
 - 2. 2 Bedroom: 2 spaces per unit
 - 3. 3 Bedroom: 2.1 spaces per unit
 - ii. At least 1 parking space per unit shall be included within each multifamily building. The balance of parking spaces may be provided in surface parking lots.
- j. Signs
 - i. One freestanding monument sign shall be permitted at each driveway entrance to the property.
 - 1. The maximum height of each sign shall not exceed 5 feet above finished grade.
 - 2. The maximum area of the sign shall not exceed 30 square feet on each side.
 - 3. The minimum distance to the Walnut Avenue right-of-way shall be 10 feet.
 - 4. The base of the sign shall be appropriately landscaped.
 - 5. Each monument sign shall be externally-illuminated.
 - ii. Directional and site identification signage shall be permitted except within 50 feet of the Walnut Avenue right-of-way.
- k. Traffic and circulation
 - i. Access to the property shall be provided from three separate driveways
 - 1. A right-in/right-out driveway aligned with Mitchell Place.
 - 2. A full-movement driveway aligned with Behnert Place.
 - 3. A full-movement driveway aligned with Lexington Avenue.

- ii. If warranted, a signalized intersection shall be created at the driveway aligned with Behnert Place.
 - iii. To enable the intersection to function at an acceptable level of service, the northbound approach of Walnut Avenue shall include a left- turn lane and one shared thru/right-turn lane.
 - iv. A Traffic Reduction Plan shall be provided in compliance with the requirements of §136-53.
9. Findings for Planned Unit Residential Development. Prior to approval of any planned unit residential development, the Planning Board shall make findings in accordance with N.J.S.A. 40:55D-45.

D. General Development Plan Option

- a. An application for a planned unit development or planned unit residential development may be submitted pursuant to a general development plan in accordance with N.J.S.A. 40:55D-45.1. The application shall consist of the following plans and statements:
 - i. A land use plan, indicating the tract area and general locations and approximate land areas to be devoted to the proposed land uses. The land use plan shall be prepared at a scale of not smaller than one inch equals 50 feet. The total amount of floor area and floor area ratio (FAR) for the entire planned development shall be specified, including the total amount of floor area and FAR for each type of use to be developed in the planned development.
 - ii. A traffic circulation plan indicating the location of all internal roadway parking and loading areas and the locations of ingress and egress, as well as all planned improvements to local and county streets, roads and intersections. A traffic impact analysis shall also be submitted. The traffic impact analysis shall indicate the impact of the proposed development on the surrounding road network. The traffic report shall specify sufficient intersection improvements which may be provided by the applicant or the county to mitigate any adverse impacts identified in this traffic report and ensure that each intersection functions at an acceptable level of service in accordance with the standards for intersection operation accepted by the Institute of Traffic Engineers (ITE). The plan shall indicate how the overall collector and arterial road network relates to the overall design of the planned development and the county and municipal road network. The traffic circulation plan shall conform to the plan adopted by Cranford Township in connection with any off-tract improvements.

- iii. A drainage and stormwater management plan, indicating the general size and location of on-site and off-site drainage areas and the direction of runoff flow, the approximate size of major existing conduits and pipes, existing watercourses and floodplains and the existing and proposed methods of controlling and draining surface water on and from the site. The drainage plan shall be in accordance with the provisions of Article VI, Stormwater Control; Flood Damage Prevention, of this chapter.
 - iv. An open space and buffering plan, indicating the approximate major land areas to be open space and buffer areas, a description of the intended improvements within said areas and the allocation of responsibility for maintenance of the open space and buffers. This plan shall be prepared in accordance with the buffering and landscape guidelines specified in § 136-22D of this chapter.
 - v. A fiscal report describing the anticipated demands on municipal services to be generated by the planned development and any other financial impacts to be faced by the municipality as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the time schedule for development of the planned development and following the completion of the planned development in its entirety.
 - vi. A housing plan outlining the number of housing units to be provided and the extent to which any housing obligation assigned to the municipality will be fulfilled by the development.
 - vii. In the case of a planned development whose construction is contemplated over a period of years, the general development plan shall include a proposed timing schedule, including any terms or conditions which are intended to protect the interests of the public and the occupants of any section or phase of the planned development prior to the completion of the development in its entirety.
- b. Effect of general development plan approval.
- i. The term of effect of the general development plan approval shall be determined by the Planning Board, except that the term of the effect of the approval shall not exceed 20 years from the date upon which the developer receives final approval of the first section or phase of the planned development.
 - ii. Approval of preliminary and final site plan and/or subdivision applications which may be submitted from time to time for portions of a planned development shall be granted upon proof of compliance with the approved general development plan and with the permitted uses, densities and development standards set forth in this

chapter and, in the case of a planned development with an approved Traffic Reduction Plan, Article VIII, of this chapter as of the date of approval of the planned development option. Notwithstanding the above, the applicant may be required by the Planning Board to post any performance or maintenance guaranties and pay any inspection fees permitted by statute in accordance with N.J.S.A. 40:55D-53 and required by ordinance.

- c. Planned development approval revisions. Any revisions to the general development plan shall be in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-45.4 to 55D-45.6).

FISCAL IMPACT ANALYSIS



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**FISCAL IMPACTS OF THE PROPOSED
REZONING OF 750 WALNUT AVENUE
CRANFORD, NJ**

SUMMARY OF KEY FINDINGS

PREPARED BY PHILLIPS PREISS GRYGIEL LLC

MARCH 2017

Overview

This memo summarizes the results of our preliminary evaluation of the fiscal impacts of the proposed rezoning of the 750 Walnut Avenue property in Cranford Township. Our analysis is based on a phased build-out of the overall development program as summarized in Tables 1 and 2. The analysis considers the fiscal impacts of the development project on the budgetary finances of the municipality.

Table 1: Summary of Phased Development Program

		Unit Type	Number of Units
PHASE 1	MARKET RATE	1 BR	198
		1 BR w/ den	12
		2 BR	155
		Sub-Total	365
	AFF.	1 BR	14
		2 BR	40
		3 BR	14
		Sub-Total	68
PHASE 1 TOTAL			433
OFFICE-INDUSTRIAL			200,000 sq. ft.
PHASE 2	MARKET RATE	1 BR	154
		1 BR w/ den	16
		2 BR	231
		Sub-Total	401
	AFF.	1 BR	14
		2 BR	42
		3 BR	15
		Sub-Total	71
PHASE 2 TOTAL			472
TOTAL BUILD-OUT			905

Methodology

A fiscal impact analysis evaluates the revenues and costs generated by a proposed development in terms of the anticipated impacts on the budgetary finances of the municipality and the regional school district. If new revenues exceed new costs, the development has a positive fiscal impact. On the other hand, the fiscal impact is negative if new costs exceed the new revenues generated by the project.

There are a number of methods for fiscal impact analysis. We have utilized an average cost analysis, also often called the “per capita multiplier method,” which attributes costs of new development according to the average cost per unit of existing services, multiplied by the number of units the development is estimated to create, based on multipliers derived from the Census and other similar sources. It assumes that current per capita service costs serve as a reasonable estimate of future per capita service costs. The estimates of the anticipated tax revenues as well as the per capita costs to serve the new residential, public school children and employee populations were developed in accordance with the methodology set forth in the *Development Impact Assessment Handbook*, by Burchell, Listokin, et al.

Value Assumptions

The market values of the market-rate and affordable residential components were based on data supplied by Greystar (see Table 2).

Table 2: Anticipated Monthly Rents for Residential Units

		Unit Type	Number of Units	Monthly Rent
PHASE 1	MARKET RATE	1 BR	198	\$2,374
		1 BR w/ den	12	\$2,690
		2 BR	155	\$2,840
		Sub-Total	365	
	AFF.	1 BR	14	\$899
		2 BR	40	\$1,060
		3 BR	14	\$1,240
		Sub-Total	68	
PHASE 1 TOTAL			433	
PHASE 2	MARKET RATE	1 BR	154	\$2,374
		1 BR w/ den	16	\$2,690
		2 BR	231	\$2,840
		Sub-Total	401	
	AFF.	1 BR	14	\$899
		2 BR	42	\$1,060
		3 BR	15	\$1,240
		Sub-Total	71	
PHASE 2 TOTAL			472	
TOTAL BUILD-OUT			905	

The above values were used to estimate a gross market value for the residential components of the project.¹ In Phase 1, the total estimated market value of the residential component is approximately \$125,133,433. Based on Cranford's equalization ratio of 40.99%, the assessed value of the Phase 1 residential is approximately \$51,292,194. The 200,000 sq. ft. of industrial that will be retained in Phase 1 has an assessed value of \$6,710,500. Thus, the total assessed value for Phase 1 is approximately \$58 million. The full build-out of the project (Phase 2) consists of 905 multifamily residential units. The total market value for the full build-out is \$266,174,610; the assessed value is \$109,104,972. The attached worksheets illustrate the annual revenues that would be generated by adding the proposed development to the tax rolls in each municipality based on the respective current tax rates and equalization ratios.

Cost Assumptions

The budgetary finances, tax base, resident and non-resident populations were researched for Cranford in order to estimate current per capita spending levels. For example, according to Cranford Township's adopted 2016 municipal budget, the total appropriations funded by local property taxes was \$24.8 million. The residential tax base represents approximately 89% of the total tax base. Thus, approximately \$21.24 million of the total budgetary appropriations raised by local taxes are allocated to provide services to the Township's resident population. Meanwhile, since non-residential uses constitute approximately 11% of the tax base, it is assumed that approximately \$2.29 million of the total appropriations are allocated to services which support the non-residential tax base. Those assumptions are based on what is known as the "proportional valuation" method which assumes that the allocation of municipal services is roughly proportional to the share of the total tax base represented by residential and non-residential uses in the community.² Based on a population of 23,150, it is estimated that Cranford Township currently spends approximately \$918 per resident from its budgetary appropriations raised by property taxes.³ There are about 14,102 total jobs in Cranford Township.⁴ Thus, the municipality's service expenditures per employee are approximately \$162.

Demographic Multipliers

Demographic multipliers developed by the Center for Urban Policy Research at Rutgers University in 2006 were utilized to estimate the total population and public school children that would reside in the proposed residential community. The Rutgers study provides per unit multipliers for various housing types for the entire state and three regions (i.e., North, Central and South). For this analysis, the North Region multipliers were used in lieu of the statewide set. The Rutgers Multipliers also include a specific set for affordable housing units, which we have applied to the affordable components.

¹ Assumptions included a vacancy rate of 5%, operating costs of 35% of gross annual rents and a cap rate of 6%.

² The proportional valuation method is described in the [Development Impact Assessment Handbook](#), by Burchell, Listokin, Dolphin, et al. (Urban Land Institute, 1994), p. 129.

³ Population estimate from American Community Survey (2010-2014).

⁴ US Census Bureau, Center for Economic Studies, Longitudinal Employment Household Dynamics, 2013.



Key Findings

The main conclusions of the analysis are shown in Table 3. In terms of total net annual revenues, the development is estimated to generate a net positive impact of approximately \$1,035,009 in Phase 1 and \$1,598,962 at full build-out. The fiscal impact calculations for each phase are reflected in the attached worksheets.

Table 3: Summary of Fiscal Impact Analysis

	PHASE 1	FULL BUILD-OUT
Net Fiscal Impact to Municipality	\$6,245	(\$128,363)
Net Fiscal Impact to School District	\$1,028,764	\$1,727,325
Net Fiscal Impact to Municipality and School District	\$1,035,009	\$1,598,962
Total Residential Population	831	1,846
Number of Public School Students	64	136

**FISCAL IMPACT ANALYSIS - PHASE 1
RUTGERS MULTIPLIERS - NORTH JERSEY**

**ANNUAL NET FISCAL IMPACT ON
MUNICIPALITY AND REGIONAL SCHOOL
DISTRICT \$1,035,008**

UNIT MIX- PHASE 1

Market Rate

1 BR Multifamily	210
2 BR Multifamily	155
SUB-TOTAL	365

Affordable

1 BR Multifamily	14
2 BR Multifamily	40
3 BR Multifamily	14
SUB-TOTAL	68
TOTAL UNITS	433

TOTAL POP

<u>Unit Type</u>	<u>Multiplier</u>	<u># of Units</u>	<u>Pop</u>
MARKET-RATE			
1 BR Multifamily	1.597	210	335.37
2 BR Multifamily	1.996	155	309.38
		SUB-TOTAL	644.75
AFFORDABLE			
1 BR Multifamily	1.61	14	22.54
2 BR Multifamily	2.76	40	110.40
3 BR Multifamily	3.82	14	53.48
		SUB-TOTAL	186.42
		TOTAL POPULATION	831.17
		ROUNDED	831.00

TOTAL PUBLIC SCHOOL CHILDREN

<u>Unit Type</u>	<u>Multiplier</u>	<u># of Units</u>	<u>Pop</u>
MARKET-RATE			
1 BR Multifamily	0.037	210	7.77
2 BR Multifamily	0.078	155	12.09
		SUB-TOTAL	19.86
AFFORDABLE			
1 BR Multifamily	0.14	14	1.96
2 BR Multifamily	0.62	40	24.80
3 BR Multifamily	1.27	14	17.78
		SUB-TOTAL	44.54
		TOTAL PSC	64.40
		ROUNDED	64.00

ASSESSED VALUE

<u>Total Market Value</u>	<u>Equalization Ratio</u>	<u>Assessed Value</u>
\$125,337,433	40.99%	\$51,375,813.79
		<u>Phase 1 Industrial</u>
		\$6,710,500.00
		<u>Total Assessed Value</u>
		\$58,086,313.79

TAX REVENUES

<u>Source</u>	<u>Rate</u>	<u>Total Assessed Value</u>	<u>Annual Tax Revenues</u>
School District	3.202	\$58,086,313.79	\$1,859,923.77
Municipality	1.435	\$58,086,313.79	\$833,538.60
County	1.32	\$58,086,313.79	\$766,739.34
Total	5.957	\$58,086,313.79	\$3,460,201.71

COSTS

<u>Annual Municipal Expenditure Per Resident</u>	<u>Number of Residents</u>	<u>Annual Municipal Costs for Project Residents</u>
\$918	831	\$762,584
<u>Annual School Expenditure Per Student</u>	<u>Number of Students</u>	<u>Annual School Costs</u>
\$12,987	64	\$831,160.32

<u>Annual Municipal Expenditure Per Employee</u>	<u>Number of Employees</u>	<u>Annual Municipal Costs for Project Employees</u>
\$162	399	\$64,710

TOTAL COSTS \$1,658,454

NET FISCAL IMPACT

	<u>Annual Tax Revenues Generated</u>	<u>Annual Costs</u>	<u>Net Fiscal Impact</u>
Municipality	\$833,538.60	\$827,293.59	\$6,245.01
School District	\$1,859,923.77	\$831,160.32	\$1,028,763.45
TOTAL			\$1,035,008.46

FISCAL IMPACT ANALYSIS - PHASE 2/TOTAL BUILD-OUT (PHASE 1 + PHASE 2)

RUTGERS MULTIPLIERS - NORTH JERSEY

**ANNUAL NET FISCAL IMPACT ON
MUNICIPALITY AND REGIONAL SCHOOL
DISTRICT \$1,598,963**

UNIT MIX- PHASE 1

Market Rate

1 BR Multifamily	380
2 BR Multifamily	386
SUB-TOTAL	766

Affordable

1 BR Multifamily	28
2 BR Multifamily	82
3 BR Multifamily	29
SUB-TOTAL	139
TOTAL UNITS	905

TOTAL POP

<u>Unit Type</u>	<u>Multiplier</u>	<u># of Units</u>	<u>Pop</u>
<u>MARKET-RATE</u>			
1 BR Multifamily	1.555	380	590.90
2 BR Multifamily	2.262	386	873.13
		SUB-TOTAL	1464.03
<u>AFFORDABLE</u>			
1 BR Multifamily	1.61	28	45.08
2 BR Multifamily	2.76	82	226.32
3 BR Multifamily	3.82	29	110.78
		SUB-TOTAL	382.18
		TOTAL POPULATION	1846.21
		ROUNDED	1846.00

TOTAL PUBLIC SCHOOL CHILDREN

<u>Unit Type</u>	<u>Multiplier</u>	<u># of Units</u>	<u>Pop</u>
<u>MARKET-RATE</u>			
1 BR Multifamily	0.037	380	14.06
2 BR Multifamily	0.078	386	30.11
		SUB-TOTAL	44.17
<u>AFFORDABLE</u>			
1 BR Multifamily	0.14	28	3.92
2 BR Multifamily	0.62	82	50.84
3 BR Multifamily	1.27	29	36.83
		SUB-TOTAL	91.59
		TOTAL PSC	135.76
		ROUNDED	136.00

ASSESSED VALUE

<u>Total Market Value</u>	<u>Equalization Ratio</u>	<u>Assessed Value</u>
\$266,174,610	40.99%	\$109,104,972.64

TAX REVENUES

<u>Source</u>	<u>Rate</u>	<u>Total Assessed Value</u>	<u>Annual Tax Revenues</u>
School District	3.202	\$109,104,972.64	\$3,493,541.22
Municipality	1.435	\$109,104,972.64	\$1,565,656.36
County	1.32	\$109,104,972.64	\$1,440,185.64
Total	5.957	\$109,104,972.64	\$6,499,383.22

COSTS

<u>Annual Municipal Expenditure Per Resident</u>	<u>Number of Residents</u>	<u>Annual Municipal Costs for Project Residents</u>
\$918	1,846	\$1,694,019
<u>Annual School Expenditure Per Student</u>	<u>Number of Students</u>	<u>Annual School Costs</u>
\$12,987	136	\$1,766,215.68

<u>Annual Municipal Expenditure Per Employee</u>	<u>Number of Employees</u>	<u>Annual Municipal Costs for Project Employees</u>
\$162	0	\$0

TOTAL COSTS \$3,460,235

NET FISCAL IMPACT

	<u>Annual Tax Revenues Generated</u>	<u>Annual Costs</u>	<u>Net Fiscal Impact</u>
Municipality	\$1,565,656.36	\$1,694,018.82	-\$128,362.46
School District	\$3,493,541.22	\$1,766,215.68	\$1,727,325.54
TOTAL			\$1,598,963.08

Appendix E – Zoning

§ 255-43. C-3 Commercial District.

- A. Intent. The intent of the C-3 Commercial District is to permit the development of office, research, limited assembly and warehouse distribution uses in a comprehensively planned and aesthetically designed setting. Because of its location adjacent to existing residential areas in the Township, only those uses and operations which can be compatible with and which will not adversely impact adjacent residential areas are to be permitted in this zone. As such, it is the intent of this zone to permit only development of high aesthetic quality and proper site design. Bulk and yard requirements for this zone are set forth in the Schedule of Zone District Area, Yard and Building Requirements found at the end of this chapter.
- B. Planned development option in the C-3 Zone.
 - (1) Purpose. The intent of the C-3 planned development option is to provide for the development of uses permitted in the C-3 Zone in accordance with a comprehensive plan and in balance with available infrastructure systems, including roads and transportation facilities, of sound design and sufficient capacity to protect the health, safety and welfare of the residents of Cranford. In addition, the purpose of this section is to provide an orderly procedure for the review, consideration and approval of planned developments within the C-3 Zone of the Township of Cranford. This section is designed to encourage:
 - (a) The innovative design and development of those uses permitted in the C-3 District in accordance with a comprehensive general development plan for the tract.
 - (b) The creation of a planned development that protects and preserves the existing character and continued viability of adjacent residential areas and preserves existing landscape features and setbacks to provide a good transition between the permitted nonresidential uses and the existing residences along Walnut Avenue.
 - (c) Careful planning of traffic circulation and off-street parking in order to avoid traffic congestion and inadequate parking and to ensure the continued functioning of Walnut Avenue and the intersection of Walnut Avenue and Raritan Road as an effective and attractive gateway into Cranford Township.

- (d) The planning and utilization of land and buildings in a manner that will contribute to the economic base of the Township of Cranford.
- (2) For the purposes of interpretation of this subsection, planned development within the C-3 Zone shall be regarded as "planned development," as that term is used and defined in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.
- (3) General provisions.
 - (a) Within those areas specifically designated on the Zoning Map of Cranford Township as C-3 Commercial District, an application may be made in accordance with the regulations and procedures described in this section pertaining to a planned development, provided that the proposal meets with all of the following minimum criteria:
 - [1] The tract area to be developed has a minimum of 20 acres.
 - [2] The tract area is to be developed according to a comprehensive general development plan as a single entity to accommodate those uses as permitted.
 - [3] A traffic reduction plan shall be provided in compliance with the requirements of Article VI of this chapter.
 - [4] Improvements to the intersection of Walnut Avenue and Raritan Road are sufficient to ensure that this intersection continues to function at an acceptable level of service in accordance with the standards of intersection operation established by the Institute of Transportation Engineers (ITE) and as further defined in Subsection B(3)(a)[4][a] through [c].
 - [a] To enable the intersection to function at an acceptable level of service, planned developments with the principal vehicular access point on Walnut Avenue shall, at a minimum, include improvements to Walnut Avenue to provide a dedicated left-hand-turn lane, a through-movement lane and a right-hand-turn lane at both the northbound and southbound approaches at its intersection with Raritan Road, with appropriate signal timing.

- [b] Planned developments which have their principal access point on Raritan Road shall, at a minimum, include improvements to Raritan Road to provide a dedicated left-hand-turn lane, a through-movement lane and a right-hand-turn lane in the eastbound and westbound approaches at its intersection with Walnut Avenue, with appropriate signal timing.
- [c] To enable the intersection to function at an acceptable level of service, planned developments which have more than 150 feet of frontage on both Walnut Avenue and Raritan Road shall, at a minimum, include improvements to Walnut Avenue to provide a dedicated left-hand-turn lane, a through-movement lane and a right-hand-turn lane in the eastbound and westbound approaches at its intersection with Raritan Road, with appropriate signal timing, and improvements to Raritan Road to provide a dedicated left-hand-turn lane, a through-movement lane and a right-hand-turn lane in the eastbound and westbound approaches at its intersection with Walnut Avenue, with appropriate signal timing. At least one major vehicular access point to the site shall be provided on both Walnut Avenue and Raritan Road.
- (b) Maximum floor area ratio (FAR) for planned developments in the C-3 Zone shall be 0.60, and a maximum of 65% of the gross floor area of the entire development may be developed as office. For the purpose of calculating this percentage, executive and administrative offices developed as ancillary to any office distribution center, as defined in § 255-1 of this chapter, developed on site or ancillary to any limited assembly use on site shall be included in the calculation of the total square footage of office uses. Planned developments which provide, at a minimum, improvements to Walnut Avenue as specified in Subsection B(3)(a)[4][a] of this section and, in addition, provide improvements to Raritan Road to provide, at a minimum, the improvements specified in Subsection B(3)(a)[4][b] of this section, may be developed with up to 100% of the total gross floor area as office.

- (4) Permitted uses. All uses permitted in an C-3 Zone as set forth in § 255-36, Use regulations, shall be permitted in an C-3 planned development option.
- (5) Findings for planned developments. Prior to approval of any planned development option, the Planning Board shall find, as required by N.J.S.A. 40:55D-45, the following facts and conclusions:
 - (a) That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning standards applicable to the planned development.
 - (b) That the proposals for maintenance and the amount, location and purpose of any common open space which may be provided as part of the development are adequate.
 - (c) That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.
 - (d) That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.
 - (e) In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.
- (6) Procedure for approval of the planned development.
 - (a) Planning Board review. The Planning Board shall review applications for approval of a planned development in accordance with the provision of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).
 - (b) Required submissions; complete application. An application for approval of the planned development shall be deemed complete upon submission by the applicant of the following:

- [1] An application form containing the name of the developer; a signed statement of the developer affirming compliance with all of the minimum criteria for planned development contained in this section; proof that the property taxes pertaining to the subject property have been paid to date; a corporate or partnership disclosure statement where applicable, in accordance with the provisions of N.J.S.A. 40:55D-48.1 and 40:55D-48.2; and any application fees that may be established by ordinance.
- [2] A general development plan consisting of the following plans and statements:
 - [a] A land use plan, indicating the tract area and general locations and approximate land areas to be devoted to the proposed land uses. The land use plan shall be prepared at a scale of not smaller than one inch equals 50 feet. The total amount of floor area and floor area ratio (FAR) for the entire planned development shall be specified, including the total amount of floor area and FAR for each type of use to be developed in the planned development.
 - [b] A traffic circulation plan indicating the location of all internal roadway parking and loading areas and the locations of ingress and egress, as well as all planned improvements to local and county streets, roads and intersections. A traffic impact analysis shall also be submitted. The traffic impact analysis shall indicate the impact of the proposed development on the surrounding road network, including the impact on the level of service of the Walnut Avenue and Raritan Road intersection. The traffic report shall specify sufficient intersection improvements which may be provided by the applicant or the county to mitigate any adverse impacts identified in this traffic report and ensure that the Walnut Avenue/Raritan Road intersection functions at an acceptable level of service in accordance with the standards for intersection operation accepted by the Institute of Traffic Engineers (ITE). The plan shall indicate how the overall collector and arterial road network relates to the overall design

of the planned development and the county and municipal road network. The traffic circulation plan shall conform to the plan adopted by Cranford Township in connection with any off-tract improvements.

- [c] A drainage and stormwater management plan, indicating the general size and location of on-site and off-site drainage areas and the direction of runoff flow, the approximate size of major existing conduits and pipes, existing watercourses and floodplains and the existing and proposed methods of controlling and draining surface water on and from the site. The drainage plan shall be in accordance with the provisions of Chapter 225, Flood Damage Prevention, and Chapter 364, Stormwater Management, of this Code.
- [d] An open space and buffering plan, indicating the approximate major land areas to be open space and buffer areas, a description of the intended improvements within said areas and the allocation of responsibility for maintenance of the open space and buffers. This plan shall be prepared in accordance with the buffering and landscape guidelines specified in § 255-25B(4) of this chapter.
- [e] A fiscal report describing the anticipated demands on municipal services to be generated by the planned development and any other financial impacts to be faced by the municipality as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the time schedule for development of the planned development and following the completion of the planned development in its entirety.
- [f] In the case of a planned development whose construction is contemplated over a period of years, the general development plan shall include a proposed timing schedule, including any terms

or conditions which are intended to protect the interests of the public and the occupants of any section or phase of the planned development prior to the completion of the development in its entirety.

- (c) Technical analysis. Upon submission of an application for planned development to the Planning Board, the applicant shall submit a copy of the application to the Development Coordinator. Within 15 days of receipt of the copy of the application by the Development Review Committee, the Committee shall meet with the developer's experts for the purpose of reviewing the general development plan.
 - (d) Technical report submitted to Planning Board. The Development Review Committee shall submit a report of its technical analysis to the full Planning Board within 45 days of submission of a complete application by the applicant. The review of the Development Review Committee shall be based upon the design standards set forth in this section and Article IV, Development Requirements and Standards, of this chapter and any other applicable recognized professional engineering standards.
 - (e) Planning Board review. The Planning Board shall schedule hearings on the application for the planned development at the time the application is deemed complete by the Development Coordinator.
 - (f) Action by the Planning Board. The Planning Board shall approve the application for the planned development if it finds that the application conforms to and complies with the requirements of this section.
- (7) Effect of planned development option approval.
- (a) The term of effect of the general development plan approval shall be determined by the Planning Board, except that the term of the effect of the approval shall not exceed 20 years from the date upon which the developer receives final approval of the first section or phase of the planned development. In making its determination regarding the duration of the effect of approval of the development plan, the Planning Board shall consider the amount of nonresidential floor area to be constructed,

prevailing economic conditions, the timing schedule to be followed in completing the development and the likelihood of its fulfillment, the developer's capacity for completing the proposed development and the contents of the general development plan and any conditions which the Planning Board attaches to the approval thereof.

- (b) Approval of preliminary and final site plan and/or subdivision applications which may be submitted from time to time for portions of a planned development shall be granted upon proof of compliance with the approved general development plan and with the permitted uses, densities and development standards set forth in this chapter and, in the case of a planned development with an approved traffic reduction plan, Article VI of this chapter as of the date of approval of the planned development option. Notwithstanding the above, the applicant may be required by the Planning Board to post any performance or maintenance guaranties and pay any inspection fees permitted by statute in accordance with N.J.S.A. 40:55D-53 and required by ordinance.
- (8) Planned development approval revisions. Any revisions to the general development plan shall be in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-45.4 to 55D-45.6).

Appendix F – Property Tax Card

Block No. Lot No. Qualification Account No.	Land Dimensions Building Description Additional Lots Acreage	Prop. Class	Owner's Name Address City State Property Location	Billing Code Zip Code	Land Improvement Total	Exemptions Cd. Amount	Net Taxable Value	Deduct. Cd.Quan.	Special Tax Codes	DED AMT 2018 TAX 2019 1ST
535 4.05 648805	800 SF .0184	2	BISHARA: G THOMAS & LORI S 9 HALE ST CRANFORD, N J 9 HALE ST	070163111 126	80000 95000 175000		175000		01	.00 11203.50 5601.75
537 1 648900-3	4.87 AC 1S&2S-AL 4.8700	4A	CUBESMART LP PTA CS# 315 PO BOX 320099 ALEXANDRIA, VA 601 SOUTH AVE E	22320 127	1399700 2200300 3600000		3600000			.00 230472.00 115236.00
538 1 649000-1	18794 SF 1S-F-CB .4315	4A	JACK PFISTER AUTO LLC 590 SOUTH AVE E CRANFORD, N J 590 SOUTH AVE E	070163207 127	106700 59900 166600		166600			.00 10665.73 5332.87
538 2 649100-2	27000 SF 1S-M .6198	4A	CAPITAL FUEL SERVICE INC 600 SOUTH AVE E CRANFORD, N J 600 SOUTH AVE E	070163207 127	122800 169700 292500		292500			.00 18725.85 9362.93
538 3 649200-3	5134 SF .1179	1	O'NEILL: JOSEPH F 606 SOUTH AVE E CRANFORD, N J 600 SOUTH AVE E REAR	070163207 127	17800 0 17800		17800			.00 1139.56 569.78
538 4 649300-4	1.2 AC 1S-S 1.2000	4A	SOUTH AVENUE BODY & FENDER INC 606 SOUTH AVE E CRANFORD, N J 606 SOUTH AVE E	070163207 127	291500 658500 950000		950000			.00 65345.21 32672.61
538 5 649400-5	6191 SF 1S-CB .1421	1	DI FABIO PROPERTY MANAGEMENT LLC 521 LEXINGTON AVE CRANFORD, N J 612 SOUTH AVE E	070162726 127	94600 0 94600		94600			.00 6056.29 3028.15
539 1 649500-6	5.42 AC 2S-S-CB 5.4200	4B	SOUTH AVE EAST LLC 715 SOUTH AVENUE E CRANFORD, NJ 715 SOUTH AVE E	07016 128	1274400 1444000 2718400		2718400			.00 174031.97 87015.99
540 1 649600-7	8.8546 AC 1S-CB 8.8546	4B	PUBLIC SERVICE E & G CO % TAX DEPT 80 PARK PLAZA - 6TH FLOOR NEWARK, N J 700 SOUTH AVE E	071014194 128	2341500 58500 2400000		2400000			.00 153648.00 76824.00
541 1 649700-8	20.73 AC 20.7300	1	RACER PROPERTIES, LLC 500 WOODWARD AVE STE 2650 DETROIT, MI 1300 RARITAN RD	482263416 129	751800 0 751800		751800			.00 48130.24 24065.12
541 2 C01 649800-9	2.08 AC 1S-S 2.0800	4A	H-CRANFORD CONDUIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	824600 775400 1600000		1600000			.00 102432.00 51216.00
541 2 C02 649801-9	7.39 AC 3S-S 7.3900	4A	H-CRANFORD CREDIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	2933400 777100 3710500		3710500			.00 237546.21 118773.11
541 2 C03 649802-9	11.56 AC 1S-S 11.5600	4A	H-CRANFORD CREDIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	4587800 1274200 5862000		5862000			.00 375285.24 187642.62
541 2 C04 649803-9	1.07 AC 1S-S 1.0700	4A	H-CRANFORD CREDIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	426100 221300 647400		647400			.00 41446.55 20723.28

Block No. Lot No. Qualification Account No.	Land Dimensions Building Description Additional Lots Acreage	Prop. Class	Owner's Name Address City State Property Location	Billing Code Zip Code	Land Improvement Total	Exemptions Cd. Amount	Net Taxable Value	Deduct. Cd.Quan.	Special Tax Codes	DED AMT 2018 TAX 2019 1ST
541 2 C05 649804-9	6.41 AC 1S-S&M 6.4100	4A	H-CRANFORD CONDUIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	2543400 1506600 4050000		4050000			.00 259281.00 129640.50
541 2 C06 649805-9	.96 AC 1S-S&M .9600	4A	H-CRANFORD CONDUIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	379300 648500 1027800		1027800			.00 65799.76 32899.88
541 2 C07 649806-9	1.03 AC 2S-S&M 1.0300	4A	H-CRANFORD CONDUIT LTD PARTNERSHIP 400 PLAZA DR SECAUCUS, N J 750 WALNUT AVE	070943688 129	409200 474500 883700		883700			.00 56574.47 28287.24
542 1 649900-0	7500 SF 1.5S-F-1G .1722	2	RAMONDELLI: ALDO & MARY 729 WALNUT AVE CRANFORD, N J 729 WALNUT AVE	070163347 133	64000 61200 125200		125200	V 1 02	01	250.00 7765.30 3882.65
542 2 650000-1	8442 SF 1.5S-F-1G .1938	2	PERICONE: RONALD E & JOANNE 727 WALNUT AVE CRANFORD, N J 727 WALNUT AVE	070163347 133	65400 64700 130100		130100		01	.00 8329.00 4164.50
542 3 650100-2	5935 SF 1.5S-F-1G .1362	2	KOLINIATIS: JOHN & BENITA 725 WALNUT AVE CRANFORD, N J 725 WALNUT AVE	070163347 133	64600 72200 136800		136800		01	.00 8757.94 4378.97
542 4 650200-3	9810 SF 1.5S-F-1G .2252	2	HALECKY: MICHAEL JR 721 WALNUT AVE CRANFORD, N J 721 WALNUT AVE	070163347 133	72400 69400 141800		141800		01	.00 9078.04 4539.02
542 5 650300-4	1544 SF .0354	15C	TOWNSHIP OF CRANFORD 8 SPRINGFIELD AVE CRANFORD, N J WALNUT AVE	070162199 133	2900 0 2900		*EXEMPT*			.00 .00 .00
542 6 650400-5	12698 SF 1.5S-F-1G .2915	2	QUIGLEY: JOSEPH & BARBARA 719 WALNUT AVE CRANFORD, N J 719 WALNUT AVE	070163347 133	71600 106500 178100		178100		01	.00 11401.96 5700.98
542 7 650500-6	7687 SF 1.5S-F-1G .1765	2	DOOLEY, TIMOTHY 611 LEXINGTON AVE CRANFORD, NJ 611 LEXINGTON AVE	07016 133	75700 70200 145900		145900		01	.00 9340.52 4670.26
542 8 650600-7	6600 SF 1.5S-F-1G .1515	2	SHEEHAN: MARY BETH 613 LEXINGTON AVE CRANFORD, N J 613 LEXINGTON AVE	070163338 133	73600 76600 150200		150200		01	.00 9615.80 4807.90
542 9 650700-8	6600 SF 1.5S-F-1G .1515	2	BUSH: DARREN & LYNDA 615 LEXINGTON AVE CRANFORD, N J 615 LEXINGTON AVE	070163338 133	73600 68600 142200		142200		01	.00 9103.64 4551.82
542 10 650800-9	5008 SF 1.5S-F-1G .1150	2	BUTLER, EDWARD J & JENNIFER 617 LEXINGTON AVE CRANFORD, NJ 617 LEXINGTON AVE	07016 133	70600 70900 141500		141500		01	.00 9058.83 4529.42
542 11 650900-0	5000 SF 1.5S-F-1G .1148	2	ESPOSITO: THOMAS & CHRISTINE C 11 BEHNERT PL CRANFORD, N J 11 BEHNERT PL	070163332 133	74300 98500 172800		172800		01	.00 11062.66 5531.33

Appendix G – Transcript of July 18, 2017 Cranford Township
Committee Meeting

TOWNSHIP COMMITTEE MEETING
TOWNSHIP OF CRANFORD
COUNTY OF UNION
STATE OF NEW JERSEY

Council Chambers
8 Springfield Avenue
Cranford, NJ 07016

July 18, 2017
8:00 p.m.

T R A N S C R I P T O F P R O C E E D I N G S

TOWNSHIP COMMITTEE MEMBERS PRESENT:

Mayor Thomas H. Hannen, Jr.
Deputy Mayor Patrick F. Giblin
Commissioner Ann Dooley
Commissioner Andis Kalnins
Commissioner Mary O'Connor

TRANSCRIPT ORDERED BY:

Thomas F. Carroll, III, Esq.
(Hill Wallack LLP)

APPEARANCES:

RYAN J. COOPER, ESQ., Township Attorney

Elizabeth Lopez
A **UTOMATED TRANSCRIPTION SERVICES**
P.O. Box 1582
Laurel Springs, New Jersey
(856) 784-4276
(856) 784-7254 (fax)
autotranscripts@comcast.net

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1 MAYOR HANNEN: Good evening, everybody.
 2 Thank
 3 you very much for coming.
 4 UNIDENTIFIED SPEAKER: Can't hear you.
 5 MAYOR HANNEN: We tried to turn the air
 6 conditioning down low enough to accommodate the number
 7 of people in the room. We thank you very much for
 8 coming. Please bear with us for a while.
 9 I'll call the meeting of July 18th, 2017 of
 10 the Cranford Township Committee to order.
 11 This meeting is in compliance with the Open
 12 Public Meeting Act as adequate notice of this meeting
 13 has been provided by mailing the annual schedule of
 14 meetings to the Westfield Leader, Union County Local
 15 Source, the Star-Ledger, TAP into Cranford, by posting
 16 such annual meeting schedule on the bulletin board in
 17 Town Hall reserved for such announcements, and the
 18 filing of said notice with the Township Clerk of
 19 Cranford. Formal action will be taken at this meeting.
 20 Madam Clerk, would you call the roll?
 21 THE CLERK: Mayor Hannen.
 22 MAYOR HANNEN: Present.
 23 THE CLERK: Deputy Mayor Giblin.
 24 DEPUTY MAYOR GIBLIN: Here.
 25 THE CLERK: Commissioner Dooley.

1 COMMISSIONER DOOLEY: Here.
 2 THE CLERK: Commissioner O'Connor.
 3 COMMISSIONER O'CONNOR: Here.
 4 THE CLERK: Commissioner Kalnins.
 5 COMMISSIONER KALNINS: Present.
 6 THE CLERK: Please stand for the invocation,
 7 which will be led by Deputy Mayor Giblin.
 8 (Invocation and Flag salute)
 9 MAYOR HANNEN: Ladies and gentlemen, if
 10 you'll bear with us, we're going to take care of the
 11 regular business of the meeting, get that over with
 12 rather quickly, and then we will have Hartz Mountain
 13 make their presentation. I expect this to go rather
 14 quickly at the very beginning.
 15 So with that in mind, I'll accept the motion
 16 on minute approval.
 17 COMMISSIONER O'CONNOR: I will make a motion
 18 to approve the minutes of the workshop meeting of June
 19 26th, 2017, conference and official meetings of June
 20 27, 2017, and the special meeting of July 10th, 2017.
 21 DEPUTY MAYOR GIBLIN: I second the motion.
 22 MAYOR HANNEN: Discussion on the motion.
 23 Roll call.
 24 THE CLERK: Commissioner O'Connor.
 25 COMMISSIONER O'CONNOR: Yes.

1 THE CLERK: Commissioner Kalnins.
 2 COMMISSIONER KALNINS: Yes.
 3 THE CLERK: Commissioner Dooley.
 4 COMMISSIONER DOOLEY: Abstain as to June
 5 26th. Yes as to the others.
 6 THE CLERK: Deputy Mayor Giblin.
 7 DEPUTY MAYOR GIBLIN: Yes.
 8 THE CLERK: Mayor Hannen.
 9 MAYOR HANNEN: Aye.
 10 Payment of bills.
 11 COMMISSIONER KALNINS: At this time, I'll
 12 make a payment of bills for the bill list dated July
 13 18th, 2017.
 14 COMMISSIONER DOOLEY: I second that motion.
 15 MAYOR HANNEN: Discussion on the motion.
 16 Roll call.
 17 THE CLERK: Commissioner O'Connor.
 18 COMMISSIONER O'CONNOR: Yes.
 19 THE CLERK: Commissioner Kalnins.
 20 COMMISSIONER KALNINS: Yes.
 21 THE CLERK: Commissioner Dooley.
 22 COMMISSIONER DOOLEY: Yes.
 23 THE CLERK: Deputy Mayor Giblin.
 24 DEPUTY MAYOR GIBLIN: Yes.
 25 THE CLERK: Mayor Hannen.

1 MAYOR HANNEN: Aye.
 2 There's only one mayoral announcement, but
 3 before we get into the informal portion of the meeting,
 4 if my colleagues will allow me to point a personal
 5 privilege.
 6 Every member of this Township Committee up
 7 here this evening has dedicated a lot of time and
 8 effort to our roles as Commissioners in the Township of
 9 Cranford. Oftentimes, it leads us to have to miss
 10 family gatherings, anniversaries, birthdays,
 11 celebrations. Each of us has a family at home that we
 12 leave behind every time we come here.
 13 If you'll allow me tonight, I had to do just
 14 that this evening. I had to leave a birthday party for
 15 my mother who today turned 97 years old so if you will
 16 allow me, I'd like to wish --
 17 (Clapping)
 18 MAYOR HANNEN: Thank you very much.
 19 Mom, I wasn't there for the cake, but Happy
 20 Birthday anyway.
 21 With that said, thank you very much,
 22 everybody. We'll open the meeting to public comment on
 23 any items on the agenda that do not have their own
 24 public hearing. This is only for items -- resolutions
 25 that will be considered tonight. This does not include

1 the presentation from Hartz Mountain.
 2 Hearing none, I'll close that portion of the
 3 meeting. Everyone will have an opportunity later on to
 4 speak and we'll move on to ordinances on final reading
 5 and public hearing.
 6 Madam Clerk.
 7 THE CLERK: Ordinance 2017-08; an ordinance
 8 to amend the code of the Township of Cranford, Chapter
 9 42, police department to create the position of Police
 10 Chaplain. Ordinance 2017-08.
 11 DEPUTY MAYOR GIBLIN: I would like to open
 12 the public hearing in Ordinance Number 2017-08. If
 13 there are any questions or comments from the public,
 14 please come forward to the microphone. State your name
 15 and address for the record.
 16 Hearing none, I close the public hearing on
 17 Ordinance Number 2017-08 and move for its adoption.
 18 COMMISSIONER O'CONNOR: Second the motion.
 19 MAYOR HANNEN: Discussion on the motion.
 20 Roll call.
 21 THE CLERK: Commissioner O'Connor.
 22 COMMISSIONER O'CONNOR: Yes.
 23 THE CLERK: Commissioner Kalnins.
 24 COMMISSIONER KALNINS: Yes.
 25 THE CLERK: Commissioner Dooley.

1 COMMISSIONER DOOLEY: Yes.
 2 THE CLERK: Deputy Mayor GIBLIN.
 3 DEPUTY MAYOR GIBLIN: Yes.
 4 THE CLERK: Mayor Hannen.
 5 MAYOR HANNEN: Aye.
 6 THE CLERK: Ordinance 2017-09, an ordinance
 7 to amend the code of the Township of Cranford, Chapter
 8 58, alcoholic beverages. 2017-09.
 9 DEPUTY MAYOR GIBLIN: I would like to open
 10 the public hearing on Ordinance Number 2017-09. If
 11 there are any questions or comments from the public,
 12 please come forward to the microphone and state your
 13 name and address for the record.
 14 MR. LEE: Hi. My name is Jason Lee. I'm
 15 from NJWineSeller.com. I just wanted to thank you for
 16 hearing this out.
 17 We ask that on Sundays, just for two extra
 18 hours, that our times could be amended. We lose quite
 19 a bit of traffic to our neighboring stores and Garwood
 20 Dittrick's. So we just ask that, if it could be
 21 amended to 11 to 7 on Sundays. We have a lot of
 22 Cranfordians (phonetic) who come back into town on
 23 Sundays. It would help us out. I thank you.
 24 MAYOR HANNEN: Thank you.
 25 DEPUTY MAYOR GIBLIN: Any further questions

1 or comments?

2 (No verbal response)

3 DEPUTY MAYOR GIBLIN: Hearing none, I close
4 the public hearing under Ordinance Number 2017-09 and
5 move for its adoption.

6 COMMISSIONER O'CONNOR: I second the motion.

7 MAYOR HANNEN: Discussion? Roll call.

8 THE CLERK: Commissioner O'Connor.

9 COMMISSIONER O'CONNOR: Yes.

10 THE CLERK: Commissioner Kalnins.

11 COMMISSIONER KALNINS: Yes.

12 THE CLERK: Commissioner Dooley.

13 COMMISSIONER DOOLEY: Yes.

14 THE CLERK: Deputy Mayor Giblin.

15 DEPUTY MAYOR GIBLIN: Yes.

16 THE CLERK: Mayor Hannen.

17 MAYOR HANNEN: Aye.

18 THE CLERK: Next is Ordinance 2017-10 for
19 introduction and ordinance to amend the code of the
20 Township of Cranford; Chapter 136, land development;
21 Article IX, affordable housing; Section 71, affordable
22 housing programs.

23 COMMISSIONER DOOLEY: I would like --

24 THE CLERK: Ordinance 2017-10.

25 COMMISSIONER DOOLEY: I'd like to open the

1 public hearing under Ordinance Number 2017-10. If
2 there are any questions or comments from the public,
3 please come forward to the microphone and state your
4 name and address for the record.

5 MR. ROETTKER: Tom Roettker, 347 South Union
6 Avenue in Cranford.

7 Could you please just discuss the -- the
8 reason for the ordinance and if this has anything to do
9 with the Hartz Mountain presentation?

10 MAYOR HANNEN: Township attorney.

11 MR. COOPER: Yeah, sure. So to go in reverse
12 order, no, it has nothing to do with Hartz'
13 application. There's a current version of this
14 ordinance. It's been on the rolls for a number of
15 years and we regulate/evaluate the ordinances to see if
16 they're meeting the Township's goals and our fair share
17 in housing plan, and this is just a natural step in
18 changing that ordinance to be more explicit.

19 MR. ROETTKER: So it's not -- it's nothing to
20 facilitate the Hartz Mountain affordable housing quota
21 or anything like that.

22 MR. COOPER: No. It has -- this is something
23 that's been on the works for several months. Will --
24 and it has nothing to do with the Hartz Mountain
25 application.

1 MR. ROETTKER: Thank you.
 2 MAYOR HANNEN: Okay. Hear any discussion?
 3 Is there a motion?
 4 COMMISSIONER DOOLEY: I move Ordinance Number
 5 2017-10.
 6 MAYOR HANNEN: On first reading?
 7 COMMISSIONER DOOLEY: On first reading.
 8 COMMISSIONER KALNINS: And I'll second it.
 9 MAYOR HANNEN: Discussion on the motion?
 10 Roll call.
 11 THE CLERK: Commissioner O'Connor.
 12 COMMISSIONER O'CONNOR: Yes.
 13 THE CLERK: Commissioner Kalnins.
 14 COMMISSIONER KALNINS: Yes.
 15 THE CLERK: Commissioner Dooley.
 16 COMMISSIONER DOOLEY: Yes.
 17 THE CLERK: Deputy Mayor Giblin.
 18 DEPUTY MAYOR GIBLIN: Yes.
 19 THE CLERK: Mayor Hannen.
 20 MAYOR HANNEN: Yes.
 21 THE CLERK: And the public hearing for
 22 Ordinance 2017-10 will be held on September 12th, 2017.
 23 Next are resolutions by consent agenda 2017-
 24 267, approving a leave of absence pursuant to the
 25 Federal Family Medical Leave Act for an employee within

1 the police department.
 2 2017-268, approving a leave of absence
 3 pursuant to the Federal Family Medical Leave Act for an
 4 employee within the construction code office.
 5 2017-269, Governing Body resolution regarding
 6 the 2016 annual audit.
 7 2017-270, designating \$9,500,000 of notes
 8 consisting of 8,100 -- 141,000 follows General Bond
 9 Anticipation Notes, and \$1,359,000 Swim Pool Utility
 10 Bond Anticipation Notes. Both issues dated June 30th
 11 and payable June 29th, 2018.
 12 2017-271, authorizing an amendment to the
 13 contract awarded to Jeffrey Surenian, Esquire for
 14 affordable housing legal services.
 15 2017-272, authorizing an amendment to the
 16 contract awarded to Maser Consulting for engineering
 17 services in connection with 2017 paving program.
 18 2017-273, authorizing an award of contract to
 19 Riker Danzig Scherer Hyland & Perretti for labor
 20 attorney services.
 21 2017-274, authorizing an award of contract to
 22 Horton Manufacturing for the purchase of an ambulance
 23 within the Cranford Fire Department.
 24 2017-275, authorizing an award of contract to
 25 Beyer Ford for the provision of a vehicle for the

1 Department of Public Works through the Cranford Police
2 Cooperative Pricing System.

3 2017-276, authorizing an award of contract to
4 A&K Equipment for the provision of Fisher HDX snowplow
5 assembly for the Department of Public Works under State
6 contract.

7 2017-277, authorizing an award of contract to
8 Mark Paving in connection with 2017 paving program.

9 2017-278, authorizing the Mayor and the
10 Municipal Clerk of the Township of Cranford to execute
11 an agreement with the County of Union to modify the
12 Cooperative Agreement dated June 17th, 2014.

13 2017-279, authorizing application to Union
14 County Open Space, Recreation & Historic Preservation
15 Trust Fund's "Preserve Union County 2017" Grant
16 Program.

17 2017-280, authorizing the Cranford Police
18 Department to utilize Patrolman Robert F. Hand Plaza in
19 connection with National Night Out.

20 2017-281, authorizing the Township Clerk to
21 advertise for bids for the provision of 2018 police
22 vehicles for the Cranford Police Department and
23 Cranford Police Cooperative Pricing System.

24 2017-282, supporting Drive Sober or
25 Get Pulled Over 2017 Statewide Crackdown.

1 2017-283, authorizing sewer refund.

2 2017-284, authorizing tax refund in
3 connection with the State Appeal Judgment for Birchwood
4 Avenue.

5 2017-285, authorizing tax refund in
6 connection with the State Appeal Judgment for Commerce
7 Drive.

8 2017-285A, authorizing the appointment of
9 Ryan McSharry as Communications Officer within the
10 police department.

11 2017-285B, has been moved to roll call vote.

12 2017-285C, designating Birchwood Developer
13 Associates as developer of property for property
14 located at 215 and 235 Birchwood Avenue.

15 2017-285D, authorizing an award of contract
16 to Virtual Towns and Schools for website design and
17 development, and

18 2017-285E, authorizing the property owner of
19 44 Spruce Street to encroach in Township's right-of-way
20 for installation of a fence.

21 So these are consent agenda items 4 through
22 22A and 22C through 22E for your consideration.

23 MAYOR HANNEN: I'll entertain the motion.

24 DEPUTY MAYOR GIBLIN: I move consent to
25 agenda items 4 through 22A and 20 -- 22C, 22E, 23, and

1 24.
 2 COMMISSIONER DOOLEY: I second.
 3 MAYOR HANNEN: Discussion on the motion.
 4 Roll call.
 5 THE CLERK: Commissioner O'Connor.
 6 COMMISSIONER O'CONNOR: Yes.
 7 THE CLERK: Commissioner Kalnins.
 8 COMMISSIONER KALNINS: Yes.
 9 THE CLERK: Commissioner Dooley.
 10 COMMISSIONER DOOLEY: Yes.
 11 THE CLERK: Deputy Mayor Giblin.
 12 DEPUTY MAYOR GIBLIN: Yes.
 13 THE CLERK: Mayor Hannen.
 14 MAYOR HANNEN: Aye.
 15 THE CLERK: Next are resolutions for roll
 16 call vote.
 17 2017-286, appointing William Masol, Township
 18 Engineer, to various committees, commissions and
 19 councils. 2017-286.
 20 COMMISSIONER DOOLEY: I move Resolution
 21 Number 2017-286.
 22 DEPUTY MAYOR GIBLIN: I second the motion.
 23 MAYOR HANNEN: Discussion on the motion.
 24 COMMISSIONER KALNINS: Yeah. I would just
 25 like to comment that, similar to my comments in

1 previous meetings, I think this -- I -- there's nothing
 2 personal against Bill. I really hope he's gonna do a
 3 great job. As a professional engineer, I know he will
 4 do a great job. I just think that this is the wrong
 5 direction for the town to give up consultants. This is
 6 not a job that we need a full time person, to pay full
 7 time benefits for.
 8 What we have is a full time firm that we can
 9 hire from at regular times and, as was discussed,
 10 that's what they're gonna do anyway. They're gonna
 11 continue to use consultants most of the time because
 12 one person can't do the job, and we don't need that
 13 person all the time. We don't need a full staff all
 14 the time. What we need -- I think the consulting model
 15 was a better way to go and so this is really just a
 16 vote on principle.
 17 MAYOR HANNEN: Okay. Anything else? If not,
 18 roll call.
 19 THE CLERK: Commissioner O'Connor.
 20 COMMISSIONER O'CONNOR: Yes.
 21 THE CLERK: Commissioner Kalnins.
 22 COMMISSIONER KALNINS: No.
 23 THE CLERK: Commissioner Dooley.
 24 COMMISSIONER DOOLEY: Yes.
 25 THE CLERK: Deputy Mayor Giblin.

1 DEPUTY MAYOR GIBLIN: Yes.
2 THE CLERK: Mayor Hannen.
3 MAYOR HANNEN: Yes.
4 THE CLERK: Okay, and Resolution 2017-285-22B
5 [sic], authorizing the appointment of Anthony Aurelio
6 as Communications Officer within the Cranford Police
7 Department. 2017-285B.
8 UNIDENTIFIED SPEAKER: That wasn't --
9 THE CLERK: Isn't that the one roll call?
10 MAYOR HANNEN: No.
11 UNIDENTIFIED SPEAKER: 22B. D.
12 THE CLERK: It was D? Okay. We'll go back
13 to that one then. My apologies.
14 Resolution 2017-285D, authorizing an award of
15 contract to virtual towns and schools for website
16 design and development. If there's a motion to adopt
17 this resolution by roll call vote.
18 MAYOR HANNEN: Discussion? Roll call.
19 COMMISSIONER KALNINS: I'm sorry. We need --
20 MAYOR HANNEN: Go ahead.
21 COMMISSIONER KALNINS: I need to make the
22 motion.
23 DEPUTY MAYOR GIBLIN: I move consent agenda
24 item 22D.
25 COMMISSIONER O'CONNOR: I'll second.

1 MAYOR HANNEN: Discussion?
2 COMMISSIONER KALNINS: Yeah. I just -- this
3 is hiring a new website company. We had a website
4 company, which was one of its first kinds of
5 private/public partnership that we've had in place for
6 20 years.
7 I understand that firm did not put in a bid
8 for this, but I really would have liked to have seen a
9 little bit more effort put in to keep business in town,
10 particularly a small business that has provided good
11 service over the last 20 years. So, with that, I vote
12 no.
13 MAYOR HANNEN: Okay. Thank you.
14 Any further discussion? Roll call.
15 THE CLERK: Commissioner O'Connor.
16 COMMISSIONER O'CONNOR: Yes.
17 THE CLERK: Commissioner Kalnins.
18 COMMISSIONER KALNINS: No.
19 THE CLERK: Commissioner Dooley.
20 COMMISSIONER DOOLEY: Yes.
21 THE CLERK: Deputy Mayor Giblin.
22 DEPUTY MAYOR GIBLIN: Yes.
23 THE CLERK: Mayor Hannen.
24 MAYOR HANNEN: Yes.
25 THE CLERK: And then roll call vote for 2017-

1 285B because you didn't vote on that. If someone could
2 make a motion.

3 MAYOR HANNEN: Yes. So, at this point, it's
4 going to be 22B, as in boy, that we're moving now.
5 Correct?

6 DEPUTY MAYOR GIBLIN: Okay. I move consent
7 to agenda item 22B.

8 COMMISSIONER DOOLEY: I second the motion.

9 MAYOR HANNEN: Discussion? Roll call.

10 THE CLERK: Commissioner O'Connor.

11 COMMISSIONER O'CONNOR: Yes.

12 THE CLERK: Commissioner Kalnins.

13 COMMISSIONER KALNINS: Yes.

14 THE CLERK: Commissioner Dooley.

15 COMMISSIONER DOOLEY: Yes.

16 THE CLERK: Deputy Mayor Giblin.

17 DEPUTY MAYOR GIBLIN: Yes.

18 THE CLERK: Mayor Hannen.

19 MAYOR HANNEN: Yes.

20 THE CLERK: Okay. That's all the official
21 business.

22 MAYOR HANNEN: That -- I thank you very much
23 for bearing with us. That ends the official business
24 portion of the meeting. If I may, as the public,
25 obviously, is already aware, Hartz Mountain has made an

1 application to the Planning Board for a zoning change
2 to permit residential use for their 30-plus acre
3 property located at 750 Walnut. The Board is
4 processing that application consistent with our
5 ordinances.

6 Hartz has also requested that the Township
7 Committee consider beginning the redevelopment process
8 and is presenting that request tonight. This is a
9 matter of importance to the public and one where the
10 Township Committee wants to proceed very carefully
11 given the appropriate concerns for sound planning and
12 the impact Hartz' proposal may have on the neighborhood
13 and, indeed, the indire [sic], entire community.

14 In conjunction with our responsibility to
15 consider Hartz' request, the Township Committee and the
16 public has a right to be informed. During the course
17 of the evening, Hartz will present subject matter
18 experts. The Township Committee will ask questions at
19 the conclusion of each expert's presentation.

20 At the conclusion of the entire presentation,
21 we will have additional period of public comment. We
22 invite the public to commit to that comment at that
23 time and raise any questions the public believes the
24 Township Committee needs addressed to develop a better
25 understanding of Hartz' proposal to redevelop the

1 property.

2 We ask that the audience refrain from
3 commenting until after the conclusion of the entire
4 presentation, and I thank you very much for coming this
5 evening.

6 At this time, I will turn the meeting over to
7 Mr. Rhatican to make the presentation.

8 MR. RHATICAN: Thank you and good evening.
9 Jay Rhatican from Hartz Mountain Industries.

10 I do want to thank the Mayor, Deputy Mayor,
11 and the Commissioners for entertaining the presentation
12 this evening and I want to thank the residents for
13 being here.

14 Hartz has done similar projects in a number
15 of communities. We know this is not always easy for
16 the elected officials and for the residents, and Hartz
17 does try to be collaborative in fulfilling these types
18 of projects.

19 We had reached out to the Mayor previously,
20 in this instance, to invite any officials from the
21 municipality here to look at other projects that we've
22 done that are of a similar style and substance. We've
23 invited officials here to speak with mayors in other
24 communities where we've done projects to, hopefully,
25 inquire and learn about how collaborative we have been

1 in other communities, and those invitations are still
2 open and we -- we hope you take the opportunity to do
3 that.

4 What we are presenting tonight and what we've
5 applied for -- the plans that you've seen and we'll
6 hear about tonight, they're concept plans and they're
7 not fully engineered so I want people to understand
8 that. It's very early. Really, the first step in the
9 process, and so there is still work to be done to
10 finalize plans. That would not be done in the ordinary
11 course until there's a site plan application before the
12 Planning Board, which if we pursue the redevelopment
13 process, is -- is many steps down the road.

14 But what we're here for tonight, is to
15 present to you our concept plan and present -- well,
16 I'll use the legal term of prima facie case that we
17 feel that this is a site that does meet the statutory
18 criteria under the local redevelopment law, and it's
19 not -- we're not asking you to make a finding to that
20 effect. That's not what this process is for.

21 That is, ultimately, the job of the Planning
22 Board to make a recom- -- to have a full hearing -- a
23 public hearing, learn all of the facts in more detail,
24 frankly, than what would be presented tonight, and make
25 a recommendation to the Governing Body of the

1 municipality as to whether the Planning Board feels
2 that the site is in need of redevelopment pursuant to
3 the statutory criteria. So that's not -- and then,
4 ultimately, it would come back here for a finding to
5 that effect and, ultimately, a development of a
6 redevelopment plan.

7 So -- and I had mentioned this as -- as the
8 commissioners know, I hope, we had a Community Outreach
9 Meeting last Thursday so my apologies to the residents
10 who are gonna hear this for a second time, but it bears
11 repeating, obviously.

12 The process is -- is a lengthy one if we're
13 going to pursue redevelopment and this is the very
14 first step of that process. It is a tennis match, so
15 to speak, between the Governing Body and the Planning
16 Board. The Planning Board makes recommendations. The
17 Governing Body, ultimately, acts, takes official
18 actions, but that's not what the purpose of this
19 meeting here is tonight.

20 It's -- it's a concept presentation in hopes
21 that the -- the -- the Governing Body here will refer
22 the matter to the Planning Board for a full detailed
23 investigation of the site. We are gonna go beyond the
24 -- that scope of the presen- -- in the presentation.
25 However, we -- we want the, not only the public, but

1 the Township Committee to have a good understanding of,
2 at least, at the concept stage, what we're proposing
3 and how it's gonna look.

4 Again, conceptually, with subject to changes,
5 how the -- the community might be impacted from a
6 traffic standpoint and from an economic standpoint.
7 And, ultimately, if this proceeds through the
8 redevelopment process, it is a collaborative effort to
9 put together a redevelopment plan, and the
10 redevelopment plan functions as -- we can do it a
11 couple of ways, but one way is to function in sort of
12 an overlay of the existing zoning or a replacement of
13 the existing zoning, and that's not something we impose
14 on anybody.

15 We can't force the municipality, in most
16 instances, to accept a redevelopment plan. That's done
17 in collaboration with the local officials and the local
18 planning professionals, but what we feel is that we
19 have a realistic and viable, for all parties, concept
20 plan to present tonight.

21 It is, roughly, 900/905 -- I think is the
22 number -- 905 units on 30 acres. Density is consistent
23 with some other redevelopment projects. What we are
24 seeing, you know, this site you are familiar with,
25 it's, effectively, a mixed use, sort of flex warehouse

1 and office space site. And I think, anecdotally,
2 everyone is aware that these types of facilities
3 throughout the State in -- in suburban communities, are
4 not successful.

5 The development community sees that. We see
6 a lot of vacant, office space in -- in suburbia
7 throughout New Jersey, and -- and suburban warehouse,
8 likewise, is not -- not successful.

9 So we feel that the highest and best use of
10 the site is for a multi-family development. I know at
11 our DRC meeting, your local assessor expressed the same
12 opinion and we feel that that type of development will
13 help the community, ultimately.

14 We did have, as I said earlier, the Community
15 Outreach Meeting last Thursday. About 200 people
16 showed up. I'd say 40 to 50 people spoke. There were
17 some -- I assume it was mostly -- we didn't ask anyone
18 to sign in. We didn't ask for names. It wasn't our
19 business or our purpose. We assume it was largely,
20 overwhelmingly Cranford residents. We -- we do know
21 that there were a couple of Clark residents there, at
22 least, but we're very happy to engage the community,
23 and that's -- that's why we're here. That's why we
24 were there Thursday night.

25 A little bit about the site. I -- I did

1 mention the overall, statewide trend that we see for
2 sites like this, not succeeding. Large vacancy rates -
3 - and that's what we see here. The Bank of America
4 space, which really just -- it's been -- Bank of
5 America has been moving people out for a number of
6 years. The -- the lease, officially, ended about two
7 months ago so we did take back the space about two
8 months ago.

9 Many probably know -- we did talk to some at
10 Medical Group about four years ago. They thought about
11 taking over the space. There were substantial
12 negotiations and they pulled out of that deal
13 eventually. So we've been -- now that we have in-house
14 leasing personnel.

15 We've worked with outside Brokers to try to
16 relet that space, but it was really built,
17 specifically, for Bank of America's needs and it's --
18 you'll hear an explanation later. It's sort of
19 obsolete.

20 It's obsolete in its layout and design and
21 it's -- it's simply not attractive to office users,
22 aside from the fact that suburban office is -- is
23 really dying on the vine as a use. People would rather
24 walk -- be in communities where you can walk to work.
25 And that's why we see a lot of these types of

1 facilities moving back to urban communities.

2 The presentation tonight, in terms of
3 substance, will be similar to what was presented on
4 Thursday. We -- we have our professional planner who's
5 gonna talk a little bit about the site and the
6 redevelopment criteria -- some of the economics of the
7 deal.

8 We have our architect who is gonna show,
9 conceptually, what the site would look like and what
10 the layout would be. A little bit about the unit mix.
11 We have our civil engineer who, again at this point, a
12 lot of the civil engineering is -- is premature to get
13 into a lot of that, but we'll talk about some of the
14 storm water. We understanding flooding, obviously, is
15 a big issue in Cranford so we'll talk about how that's
16 addressed, and the fact that we're returning a lot of
17 pervious surface. We'll be returning a lot of green to
18 this site with this proposal.

19 You'll hear a traffic consultant, and we do
20 have an appraiser who will talk about property values.
21 That was a question that came up last Thursday. So we
22 have been working with an appraiser. He wasn't there
23 on Thursday night, but we do have him here this
24 evening.

25 So we -- we also are gonna add some things to

1 the presentation to respond to some of the questions
2 that were asked or comments that were made on Thursday
3 night. So we hope to address some of the concerns of
4 the neighbors. It's no secret, its impact on the
5 schools, its traffic, among other things, but those
6 seem to be the two big issues.

7 It's important to note also that what we're
8 proposing, whether it's through the re-zoning process
9 or the redevelopment process, is to do this project in
10 phases and what we're proposing is to do it in two
11 phases. So we would not come in and build all these
12 units all at once.

13 I don't know that the market would even
14 absorb that volume, but we would do it in a couple of
15 phases, work with the community to figure out what the
16 proper phasing schedule would be and, again, so the
17 public knows, and many I'm sure do, but if we were to
18 do this through the redevelopment process, it's really
19 a hand in hand process with the community. And if we
20 enter into a redevelopment agreement, it would have
21 obligations, deadlines that we have to meet, and it
22 really becomes in -- in a lot of ways, a contract that
23 imposes certain obligations on us.

24 So that's why, ultimately, yes, we do have an
25 application pending before the -- the Planning Board

1 for a re-zoning pursuant to your local ordinance, but
2 we feel, for a variety of reasons, the redevelopment
3 process is advantageous to the community and it is --
4 as I said, it is far more collaborative.

5 Our conclusion is that the project would
6 yield a net economic benefit to the community. The
7 redevelopment process, if there were a pilot, a tax
8 abatement, would yield a greater economic benefit.

9 The -- for those that know, the -- the annual
10 service charge imposed for the tax abatement, 95 cents
11 of every dollar goes to the community and -- or to the
12 Township, and the Township is free, if it was just to
13 share some of that money with the Board of Education,
14 five percent goes to the county.

15 So I think Cranford gets about 24 cents on
16 the dollar. The -- the town does for every tax dollar
17 that's collected under a conventional taxation, and
18 should there be a redevelopment and, ultimately, a tax
19 abatement, which is only really available in the
20 redevelopment process, the town gets much more -- keeps
21 much more of the money.

22 That really concludes my remarks. I do want
23 to add, procedurally, we have deferred the re-zoning
24 application before the Planning Board. I think the new
25 date is September 20th so our hope is to have a

1 dialogue with the Governing Body through the
2 redevelopment process and, as long as that's proceeding
3 and it looks like it might bear some fruit, we'll hold
4 the re-zoning application at abeyance. So for the
5 public who may not already know, we -- we have
6 rescheduled the re-zoning hearing before the Planning
7 Board for September 20th.

8 With that, our -- we do have a series of
9 witnesses again. They're, more or less, the same
10 people who spoke at the Community Outreach Meeting on
11 Thursday. I don't think there's any real formality to
12 this other than we're gonna bring them up here and
13 they're gonna explain their conclusions and their
14 reports.

15 A couple of them, not every one, but a couple
16 of them have slides, which will be, essentially, the
17 same slides that were presented at the community
18 meeting. We've added a few just to show a little bit
19 more about what might be at this project at the
20 conclusion, if all built out. There is a handout,
21 which I will warn everybody, does not include us.
22 Because of the timing of what we added, does not
23 include the three or so slides that were added late
24 today, but it's what everyone saw on Thursday night.
25 So -- and we have a slide show, which will include

1 those slides.

2 So with that, unless there are any questions
3 for me, I'll call our first presenter. It's Keenan
4 Hughes, our professional planner.

5 MAYOR HANNEN: Any questions from the
6 Township Committee, thus far? Commissioner Dooley.

7 COMMISSIONER DOOLEY: I do have some. Thank
8 you very much, Mr. Rhatican.

9 You mentioned that there are similar projects
10 in a number of communities that you've done. Can you
11 describe those projects? And, more particularly, what
12 I'm looking for is we're a suburban community.

13 MR. RHATICAN: Yep.

14 COMMISSIONER DOOLEY: If I accept the numbers
15 that I've heard regarding both density, expected number
16 of souls to live over there, and the numbers provided
17 as to Hartz Mountain's research on our population, we
18 would grow by eight percent, and we would grow by eight
19 percent in a very small part of town -- the very
20 southwestern corner of town. So there'd be no
21 diversification, no distribution of that population.

22 So my question really goes to, what similar
23 projects have you, actually, built and operated that
24 provide that kind of extraordinary density in a
25 suburban community?

1 MR. RHATICAN: Well, that's a very, very,
2 narrow question and my answer is none. We -- we've
3 not, in a suburban community, developed a site that
4 increases --

5 (Clapping)

6 MAYOR HANNEN: Ladies and gentlemen, please
7 -- I understand everybody wants to have a say. Please
8 hold those comments and applause.

9 MR. RHATICAN: Yeah. Again, the -- the
10 question is how many projects has Hartz Mountain worked
11 on that increased the total population of a community
12 at eight percent where that density is in one isolated
13 corner of the community? No. I don't think if you
14 look throughout the state -- there's a lot of examples
15 by any developer. It's a very narrow question.

16 Having said that, we did invite township
17 officials and, frankly, we mentioned these projects to
18 the community at our community meeting on Thursday of
19 last week, to look at, and I mentioned them by name --
20 the Estuary Project in Weehawken, the Osprey Project
21 that we have in Secaucus -- not because of the similar
22 impact it may have had in the community, but I was
23 speaking in terms of the quality of the construction.

24 I mean, we -- we do -- when we build multi-
25 family projects, and for those who know Hartz, it's,

1 these days, largely, if not exclusively, really multi-
 2 family projects and industrial projects that we
 3 construct. Those projects that I mentioned and others
 4 -- we're building a high rise in Jersey City -- those
 5 projects are high quality.

6 We would propose the same here. We build and
 7 hold our assets. We -- we do not build and sell our --
 8 our communities that we -- that we develop, and so if
 9 you want to see the -- the type of quality that we
 10 construct, that was the purpose of my referencing some
 11 of the projects that we developed.

12 COMMISSIONER DOOLEY: I -- I appreciate the
 13 candor of the answer. Are you aware of any other
 14 similar project built by a different developer in the
 15 State of New Jersey in -- in a suburban area with that
 16 kind of an increase in -- in the township's population?

17 MR. RHATICAN: Yeah. I've not done a study.
 18 I mean, I -- that's -- I'm not aware of any.

19 COMMISSIONER DOOLEY: So with respect to the
 20 projects that you have done, the ones you mentioned
 21 Secaucus --

22 MR. RHATICAN: That -- that's one of them.

23 COMMISSIONER DOOLEY: -- and what's the --
 24 was Weehawken the other one?

25 MR. RHATICAN: Weehawken is one.

1 COMMISSIONER DOOLEY: How -- what is the
 2 largest of those two projects in terms of units?

3 MR. RHATICAN: The exact units counts in
 4 Weehawken, I think, it's about 540 and Secaucus,
 5 honestly, I don't know the number. I just don't -- I
 6 don't know the number off hand.

7 COMMISSIONER DOOLEY: So who would be the
 8 appropriate person, amongst your group, to talk about
 9 economic feasibility? Would that be you, or the
 10 planner, or somebody else?

11 MR. RHATICAN: Yeah. I think the planner is
 12 gonna get into it. Well, I don't know what you mean by
 13 "economic feasibility." If you mean with respect to
 14 the community --

15 COMMISSIONER DOOLEY: From the developer's
 16 point of view.

17 MR. RHATICAN: From the developer's --

18 COMMISSIONER DOOLEY: From the developer's
 19 point of view.

20 MR. RHATICAN: -- point of view?

21 COMMISSIONER DOOLEY: Yeah.

22 MR. RHATICAN: I don't know that any of us,
 23 frankly, are going to address that because that's not
 24 necessarily germane to the -- whether the existing site
 25 is viable for redevelopment purposes. That's not part

1 of our presentation.

2 COMMISSIONER DOOLEY: Fair enough. I -- I
3 just was looking at the statutory criterion that was
4 pointed out particularly with regard to -- to D, 5D of
5 48:12A-5 and -- and that's the one that pertains to
6 obsolescence.

7 MR. RHATICAN: Yeah.

8 COMMISSIONER DOOLEY: You know, and that's
9 why I -- I raised that. So I assume that that was
10 part of the calculus that the developer does in con- -
11 - and -- or the property owner in determining whether
12 or not obsolescence has occurred.

13 MR. RHATICAN: Yeah. Well, the obsolescence
14 is borne out here by the fact that we've been unable to
15 lease, at least the office space, after several years
16 of trying knowing that the -- the Bank of America
17 tenant was going to relocate as of the end of May 2017.

18 So that's -- that -- you'll hear some of that
19 from our professional planner and, again, I'll repeat
20 the purpose of this is to create a prima facie case.
21 If this goes before the Planning Board, we get into a
22 much higher level of detail on the presentation.

23 COMMISSIONER DOOLEY: Yeah, but I -- and I
24 appreciate that. I'm just trying to get some -- some
25 parameters around what we're really talking about here.

1
2 So you also said that you recognize that the
3 market may not be able to handle the entire volume that
4 you're talking about in the two phases. So two
5 questions. One is, does Hartz intent to continue --
6 are you gonna flip the project or are you gonna stay
7 with it for a number of years? And what's the
8 projected number of years that you would stay with the
9 project?

10 MR. RHATICAN: In preparatory, as far as I'm
11 concerned, I mean, we -- we -- the examples I gave you
12 are projects that we all -- that we built and continue
13 to own. You know, frankly, since we've been
14 constructing multi-family, I don't and I, you know,
15 have not been with the company as long as many people,
16 but I'm not aware of selling any of our multi-family
17 assets. We've been buying multi-family assets
18 throughout the country, in fact.

19 COMMISSIONER DOOLEY: So you -- you were fair
20 about saying you didn't know what the market could bear
21 in terms of the phasing pace of this, but what happens
22 if you determine, after phase one, that the market
23 cannot handle phase two? What's the contingency plan?
24 Do we have a ghost town or, you know, what happens with
25 -- with the part of the project that is designed to be

1 phase two? Have you played that out?

2 MR. RHATICAN: Well, that -- that's,
3 precisely, the type of thing that would end up in a
4 redevelopment agreement and that's, precisely, why
5 redevelopment is the -- the proper avenue for pursuing
6 the -- the redevelopment or the development of the
7 site.

8 A redevelopment agreement would lay out
9 obligations on behalf of the developer and contingency
10 is for just that type of an event. We would, you know,
11 that's -- that's something we would discuss with the
12 town and we would work with the town.

13 The -- the plan, right now for us, is to
14 develop the front half of the -- half for the property
15 fronting on Walnut Avenue and retain the existing
16 industrial building on the back half of the property
17 until -- at least until those tenants are gone.

18 The -- and I think I mis-spoke on Thursday
19 night 'cause I confirmed back at the office after
20 Thursday's night meeting -- the LabCorp tenant, which
21 is one of the bigger tenants in the back part of the
22 building, is there until 2019 with a five year option.
23 So, you know, we always assume our tenants are gonna
24 exercise those options.

25 We, likely, wouldn't build anything. You

1 know, we'd have to demolish the building first, but we
2 wouldn't build anything on that back half for at least
3 until then, and if the Governing Body and its
4 professionals suggest that there should be more or less
5 time between the phases, that would be in the
6 redevelopment agreement, but -- but, no. We don't
7 anticipate a ghost town. We're not gonna build
8 anything unless the market supports it.

9 COMMISSIONER DOOLEY: So with respect to the
10 second phase, are you committed to the second phase?
11 Is there room for discussion here as to something less
12 than 905 units of pure residential?

13 MR. RHATICAN: That's our presentation as our
14 concept plan. If the town wants to engage in the
15 dialogue, you know, again, we do -- we are
16 collaborative. We -- we want to work with the
17 community. We want to work with the town.

18 COMMISSIONER DOOLEY: So with respect to the
19 zoning -- the application for re-zoning, that's been
20 moved to September.

21 MR. RHATICAN: Correct.

22 COMMISSIONER DOOLEY: What is the advantage
23 and disadvantage to the developer and in proceeding
24 through development versus pursuing the re-zoning
25 application? Why did you make that change?

1 MR. RHATICAN: Well, we didn't make any
2 change. I mean, we -- when we applied, we applied for
3 -- for both in the alternative and the thought was that
4 we would work with the town to figure out what -- what
5 course of action would be more beneficial for
6 everybody.

7 We think the redevelopment process is
8 advantageous for everybody for the reasons I have
9 stated. It -- it does require, frankly, not just allow
10 for, but really requires more cooperation between the
11 community through its elected officials and the
12 developer, and it -- it -- if the Governing Body adopts
13 a redevelopment plan for which we, you know, would have
14 input, we would think. But we -- we don't force a plan
15 on anybody. We can't in most cases.

16 The developer's or re- -- I should say
17 redevelopment agreement does provide for that type of
18 collaboration, does provide the schedules in the
19 phasing that I mentioned in answer to your prior
20 question and, ultimately, allows for a tax abatement.
21 And, by the way, I talk about a tax abatement and, you
22 know, we -- we're still penciling out a lot of the
23 finances of the project.

24 We're not proposing, as I stand here, to get
25 a tax abatement which would -- would function as a tax

1 break for the developer because in many instances, in
2 most communities, the tax abatement is equal to what
3 the conventional taxation would be. It's just that
4 with a tax abatement, the community keeps more dollars.
5 So in that respect, that's advantageous to the
6 community.

7 COMMISSIONER DOOLEY: One last question for
8 you. You mentioned how you always presume -- Hartz
9 Mountain always presumes that their tenants will
10 exercise the option to renew and I think you mentioned
11 that with -- was it LabCorp?

12 MR. RHATICAN: That's correct.

13 COMMISSIONER DOOLEY: Yeah. So when -- if --
14 if the Planning -- if the Township Committee and the
15 Planning Board go forward with consideration of the
16 redevelopment designation, can we expect a
17 collaborative and transparent effort by Hartz Mountain
18 regarding the things that would be necessary to truly
19 establish that the type of flex use set over there is,
20 indeed, obsolescent? The design, et cetera, the layout
21 -- all those criterion set forth particularly in
22 40A:12A-5 do exist because we would really need to get
23 our fingers and hands into the dough there to make sure
24 that's the case because flex uses, at least
25 theoretically, are very advantageous to a community

1 like ours.

2 So would we be able to expect that kind of
3 transparency in the sharing of the information
4 regarding the efforts that have been undertaken
5 regarding additional or different types of uses besides
6 going to a solely residential use?

7 MR. RHATICAN: Yes. I mean, again, that
8 would be in front of the Planning Board. If this is
9 referred by the Governing Body to the Planning Board,
10 we would make a full presentation. We would address
11 those issues precisely.

12 COMMISSIONER DOOLEY: Thank you.

13 MR. RHATICAN: Okay.

14 MAYOR HANNEN: Anyone else before Mr.
15 Rhatican turns it over to --

16 COMMISSIONER KALNINS: Yeah. I just -- you
17 mention -- you -- you did mention a couple of things
18 the adult -- the old office space, that it's not viable
19 anymore. I mean, have you looked at the possibility of
20 new -- new office? I mean, new open offices? High
21 technology seems to be the things that's in. And you
22 also mentioned the -- the walk-to-work option, which
23 you're presenting 100 percent residential.

24 Have you looked at the viability of
25 residential/commercial spaces where people, actually,

1 could walk to work? Have any of the other options been
2 looked at, I guess, and why --

3 MR. RHATICAN: It -- you know, it --

4 COMMISSIONER KALNINS: -- the economic
5 viability of that versus?

6 MR. RHATICAN: In general terms, yeah. I
7 mean, we -- we did look at the possibility of other --
8 whether it's a mixed use -- retail. We're -- we're
9 really barish on retail so I -- I don't think having,
10 you know, a strip mall with -- with a residential
11 community behind it, is -- is viable.

12 As far as additional office space, you know,
13 taking down the existing building and putting up
14 another office building, and surrounding it with a
15 residential community, we have looked at that and we
16 just -- we don't think that is (a) the highest and best
17 use of the property, and we don't think that the
18 suburban office market is strong enough to support
19 that.

20 We -- we've spoken to a lot of potential
21 tenants that would use all or -- we even offered to
22 subdivide the Bank of America space. The problem is
23 anybody who -- well, most of the potential tenants for
24 suburban office these days, are much smaller users, and
25 if we were to build an office building on this site,

1 another newer office building, you know, we'd have to
2 go out to market and try to get a whole lot of small
3 office users. That's what the market information shows
4 us and that's not -- and that's -- that's -- that's
5 risky. That's risky.

6 COMMISSIONER KALNINS: Very well.

7 MR. RHATICAN: That's risky. So, no. So we
8 have -- we have looked, in general terms, at the
9 possibility of another office, which would be more in
10 keeping with the existing zoning, but that's not
11 something that our market data suggests would really be
12 viable.

13 MAYOR HANNEN: Anyone else?

14 COMMISSIONER O'CONNOR: Last question.

15 I'm sure you're aware that, you know, from
16 the hearing that you had, one of the greatest concerns
17 is the impact on the schools. Cranford is very proud
18 of its school system.

19 I, personally, am 61 years old. I grew up in
20 Cranford. My family is here. My friends are here.
21 I'm hoping, at some point in my life, to be able to
22 retire and I'd love an active adult community, and I
23 think there's probably 50 people in this room that
24 would join me and say we'll sign up tomorrow.

25 Have you studied -- 'cause there's -- there's

1 kind of a glut of development in this area. We have --
2 all the towns around us are putting up market rate
3 units, large complexes for the density of the towns
4 and, obviously, as Commissioner Dooley pointed out,
5 this is particularly dense for Cranford.

6 There is a need for affordable, age
7 restrictive communities for active adults that can stay
8 here where their families, their friends are. They
9 don't have to go down the shore because they don't want
10 to keep up their home here anymore. I -- I know 20
11 people that I could call tonight and would be onboard
12 with something like that.

13 Have you studied that? Is there, you know,
14 as compared to what you're proposing here tonight?

15 MR. RHATICAN: Yeah. You'll hear a little
16 about that -- that tonight. We -- we have studied it,
17 preliminarily. We have studied it. We anticipate,
18 frankly, that the tenant mix that we would get at a
19 site like this, would include a fair amount of either
20 retirees or active adults in the 55 and older comu- --
21 age range.

22 We see that while some people that fit that
23 category like to live in age-restricted communities,
24 the trend is actually that people want to live in a
25 more mixed community. If you're 55 or so, some -- you

1 know, I'm not suggesting that's the case of everybody
2 in Cranford, but what we're seeing statewide is more
3 people want to live in a mixed age community and -- and
4 that's what we're proposing.

5 So we do anticipate -- in fact, that was part
6 of our presentation and you'll hear it tonight, that a
7 number -- well, we expect that a number of residents,
8 if we were to build this project, would -- would fit
9 that category precisely. They would try to downsize.
10 They're maybe not ready to move somewhere permanently.
11 Maybe they still have family in the neighborhood or in
12 the immediate area and so they would want to rent for
13 some period of time until either they fully retire and
14 move out of town, move to Florida, et cetera.

15 So that's sort of transitional. We see that.
16 There's a lot of developers that are engaging in that.
17 It's the same type of multi-family work that we are
18 doing and they see a lot of transitional residences --
19 people who are looking for that type of lifestyle.

20 As far as making it solely a dedicated 55 and
21 over community, that -- I mean, the project is -- we're
22 proposing is too big to -- to justify something of that
23 type and the site, if we were to do one age restricted
24 building, sort of defeats the purpose. Other buildings
25 would not be age restricted and so we think the most

1 viable way to accommodate the types of people that
2 you're asking about is to have them living with a mixed
3 age group.

4 COMMISSIONER O'CONNOR: And, I mean, it's a
5 very large site. Have you considered single family
6 homes?

7 (Change in transcribers, 00:51:21)

8 MR. RHATICAN: No. I mean, that's not --
9 it's not viable. I -- that, I think, would be an
10 economic loss ultimately to the town. I think that
11 that's -- that's not our business model. That's not
12 the highest and best use of the property, according to
13 your own assessor. It's not something we've
14 considered.

15 COMMISSIONER O'CONNOR: Okay. Thank you.

16 MAYOR HANNEN: Anyone else?

17 COMMISSIONER DOOLEY: I -- I've got a couple
18 questions. As you pointed out, in 2013 the Township
19 Committee rezoned a portion of the property to allow
20 for medical offices. And, as you mentioned, apparently
21 the Summit Medical Group deal was never able to be
22 consummated.

23 Has Hartz gone out and looked for other
24 medical groups that would be able to take advantage of
25 the existing zoning or partnering up with Robert Wood

1 Johnson that has a hospital a mile, mile and a half
2 away in order to incorporate some of the doctor's
3 offices and maybe an urgent care setup within the setup
4 that was originally proposed in 2013?

5 MR. RHATICAN: Have we looked at other --
6 spoken to other medical groups, is that your question?

7 MAYOR HANNEN: Other medical groups or
8 hospitals as adjuncts to what they currently do within
9 the footprint that they normally operate?

10 MR. RHATICAN: Not to my knowledge. But,
11 again, if -- if this gets to the Planning Board, we
12 would bring our leasing professionals in to talk about
13 in more detail what efforts have been made.

14 MAYOR HANNEN: Okay. If there's nothing
15 else, we'll allow you to go on with your first
16 professional?

17 MR. RHATICAN: I -- I don't know if you want
18 to -- if we need to dim the lights. We do have a few
19 slides for the first presenter. But, I'll leave it to
20 the people who are more familiar with the room.

21 MR. HUGHES: Good evening, Mayor,
22 Commissioners, members of the community. My name is
23 Keenan Hughes. I am a professional planner. I'm a
24 principal with Phillips, Preiss, Grygiel, which is a
25 planning firm based in Hoboken, New Jersey.

1 Our role on this project was to prepare the
2 planning report that was submitted to the township,
3 which included a fiscal impact analysis. And, we also
4 did a preliminary assessment of the property with
5 respect to whether it may meet the redevelopment
6 criteria set forth in the local redevelopment and
7 housing law.

8 Just a couple of brief notes with respect to
9 the planning report before we sort of get into the
10 fiscal impact analysis. I -- I would say, among the
11 key findings of that report, is that, number one, the
12 existing C3 zoning of this property which permits
13 office, warehouse, and lab use is, at this state,
14 somewhat outdated and inappropriate based on what we're
15 seeing across New Jersey particularly in the office
16 market. And, that's something that we'll talk about in
17 a bit more detail later.

18 And, then also with respect to warehouse,
19 certainly the truck traffic that is associated with
20 that, along with the existing ceiling heights in this
21 facility are really limiting in terms of attracting a
22 warehouse use here, along with the fact that there's
23 really no access to the turnpike close to the site.
24 And, with the truck restrictions on the Garden State
25 Parkway, that's really not a logical or appropriate use

1 for this facility.

2 So, secondly, in terms of looking at other
3 potential land use options for this property, as Mr.
4 Rhatican stated, it is our opinion that residential
5 makes the most sense. You heard that mixed age
6 residential is a preference.

7 And, multifamily in particular is the most
8 appropriate of the options given its location, the
9 context here, the size of the property. And, also,
10 among the benefits of multifamily is the fact that it
11 does generate a positive fiscal impact on the
12 community. And, that's something I'll discuss in just
13 a moment. And, that's not necessarily true when you
14 look at other options for, you know, family oriented
15 housing, such as single family, even townhomes, which
16 tend to have greater population impacts.

17 So, finally, you know, the other key point in
18 this report is that, if -- if, in fact, the township
19 agrees that this zoning deserves to be or merits some
20 reevaluation and we need to look at the future of this
21 property, future redevelopment options, it's our
22 opinion that redevelopment provides the -- probably the
23 best option of the two in terms of traditional zoning
24 versus redevelopment, because it provides a number of
25 benefits both to the township and, I think, certainty

1 as well both to the developer and the township moving
2 forward. So, that's something I'll discuss a little
3 bit in a moment.

4 But, in terms of the fiscal impact analysis,
5 this is essentially an evaluation of the benefits and
6 costs of growth. So, you're comparing revenues and
7 costs associated with the proposed concept plan. I'm
8 not going to present the concept plan at this stage.
9 You're going to hear about that in just a moment from
10 our architect.

11 But, on the revenue side, the revenues are
12 generated by local property taxes. So, you're looking
13 at an estimated market value of the project in the
14 property taxes based on current tax rates that the
15 municipality and the school district may expect to
16 accrue on an annual basis.

17 And, then you compare that to the costs of
18 serving the new population. So, there's costs
19 associated with the new residents. There's costs
20 associated with the new public school children. And,
21 if revenues exceed costs, the project is considered to
22 have a positive fiscal impact and vice versa. If the
23 revenues exceed costs, it means that the municipality
24 can more than meet the demands of serving this new
25 population.

1 So, I would say one of the key aspects of --
2 and I'm sorry this is not showing on the -- one of the
3 key aspects of the fiscal impact analysis is estimating
4 projecting population. And, you do that by using
5 demographic multipliers.

6 And, so, for total population, there is a
7 handbook called the Rutgers Multipliers. It was
8 published in 2006. It's based on census data from
9 across the state. That was utilized to estimate the
10 total population per housing unit. So, those
11 multipliers would allow you to look at each bedroom
12 configuration and estimate the total population.

13 For the public school students, we utilized
14 data from the local school district. And, I do want to
15 note our original submittal we relied on the Rutgers
16 Multipliers for public school children. But, after we
17 submitted the analysis, we did do some outreach to the
18 school district, did obtain some additional data. And,
19 we are now using that as more reliable local case study
20 information for this project.

21 One other note on that is that last Thursday
22 we had an open house, and we did have a few comments
23 from Board of Ed members who said, yes, we provided you
24 with that data, but we're not a hundred percent sure
25 that it's reliable. I know the school district is

1 doing some digging on their end. If we're presented
2 with more reliable or accurate information, we'll
3 certainly integrate that into our analysis.

4 And, then finally, to the extent there is a
5 -- an affordable housing set aside here, the
6 multipliers for those units are based on a special set
7 in the Rutgers handbook for Mt. Laurel units which do
8 tend to generate more population in terms of residents
9 and public school children.

10 These are the local case studies examples
11 which we looked at for public school children.
12 Cranford Crossing was one student among 50 units,
13 Riverfront, one student among 126 units, and then also
14 Woodmont Station, which is 10 students among 163 units.

15 So, the average of these three projects is a
16 multiplier of 0.04 public school students per unit.

17 Just to put that in perspective, the Rutgers
18 Multipliers for one bedroom apartments are 0.037, and
19 two bedrooms would be 0.078. And, again, the
20 affordable units are under a different multiplier in
21 terms of public school children.

22 So, just to summarize the -- the net fiscal
23 impact here, when you address the costs of serving this
24 new population, you do that by deriving a per capital
25 cost estimate from the municipal budget based on total

1 population in town, current appropriations and so
2 forth, as well as the total per pupil spending amounts
3 within the school district.

4 And, you weigh that against the anticipated
5 property tax revenues, you see that the net benefit to
6 the combined municipality and local school district
7 after Phase 1 would be 1.1 million, and then after
8 Phase 2, 1.78 million.

9 The municipality -- it's essentially a wash.
10 What I would say is that we used a conservative
11 methodology here and assumed that multifamily residents
12 in this type of project would demand services the same
13 as any other resident in the community.

14 It is true that, in this type of concentrated
15 multifamily community, there are a number of services
16 that are actually provided onsite privately, you know,
17 by the owner of the property, things like trash
18 removal, sanitation, street clean up for internal roads
19 and so forth. So, that's not necessarily accounted for
20 in this analysis. So, in the reality, I believe the
21 per capital demand for municipal services is probably a
22 bit lower than this.

23 But, on the school district side you see that
24 there's a pretty significant net benefit; 1.09 million
25 after Phase 1 and 1.91 million after Phase 2. And, the

1 public school children estimates would be 59 after
2 Phase 1, 122 after Phase 2, and the total residential
3 population, 831 after Phase 1, and 1,846 after Phase 2.

4 I did also want to just touch on the issue of
5 density. I know that this is an issue we heard about
6 last week. We anticipate questions around this. But,
7 we did look at the densities of these other
8 developments in town, the same ones that we looked at
9 in terms of the public school children.

10 These are closer to downtown. They're closer
11 to the train station. So, it does make sense if they
12 have a slightly higher density. But, this is sort of
13 the -- the existing multifamily context in town in
14 terms of density, the average being 39 units per acre.

15 The proposed concept plan which you will see
16 momentarily has a maximum density of 30 units per acre.
17 The zoning that we had proposed to the township would
18 set that as the maximum. But, we believe that this
19 density is in keeping with other precedents within the
20 community.

21 So, in terms of implementation -- I know this
22 was touched on in the introduction. But, there's
23 really two options, one being a traditional rezoning.
24 And, indeed, we have provided the township with a draft
25 zoning ordinance which would essentially amend the

1 existing C3 zone to facilitate the proposed
2 redevelopment under what's known as a planned unit
3 development option.

4 And, then secondly, which is the -- the --
5 the option that we -- we're going to discuss a bit
6 further is redevelopment, and that's a two-step
7 process. I know the township has done redevelopment
8 studies and plans in the past, in fact, for other
9 multifamily developments.

10 But, the first step is doing a study to
11 determine if it meets the criteria, and then the second
12 step is essentially rezoning the site through the
13 adoption of a redevelopment plan. The township, of
14 course, controls both of these processes.

15 So, in terms of the benefits, Mr. Rhatican
16 mentioned this is in his introduction. I -- you know,
17 I would say, first of all, from a planning perspective,
18 there is a greater control over the design of the
19 project through a redevelopment plan. You have the
20 ability to get much more detailed in terms of design
21 standards, layout of the project.

22 And, secondly, from a fiscal perspective,
23 there are clear benefits. And, that's really tied to
24 the option of doing a payment in lieu of taxes. So,
25 whereas currently the township, I believe, gets about

1 24 percent of the -- the total pie, you know, with the
2 balance going to the school district and the county,
3 with a PILOT program, that capture could increase up to
4 95 percent.

5 So, the township becomes in control of those
6 revenues. They're able to share those with the school
7 district. And, if you look at that 95 percent, it's
8 approximately \$6.2M. After you deduct anticipated
9 costs of serving this new population, there would still
10 be, on an annual basis, \$2.9M remaining or accruing to
11 the township.

12 And, then finally you do have the ability to
13 initiate a redevelopment agreement with the -- the
14 redeveloper. And, I think this is really all about
15 certainty for both sides. It's a -- it's an agreement
16 that will allow for issues of phasing, infrastructure
17 improvements, you know, any commitments that either
18 side has to make that's really sort of codified in that
19 agreement, which is pretty unique to -- to
20 redevelopment as an option.

21 So, the question is whether or not this
22 property would, in fact, meet the criteria. As I said,
23 we've done a preliminary analysis which I'll just
24 summarize as it's written in our report. But, the
25 redevelop -- the local redevelopment and housing law

1 sets forth a number of criteria. And, if a property
2 meets one or more of those, it can satisfy the criteria
3 and be determined to be an area in need of
4 redevelopment, which means the township can then take
5 the next step and adopt a redevelopment plan for this
6 property.

7 Our assessment is that there appears to be
8 basis for the property to meet two criteria, B and D.
9 And, I'll just read those for you now. I'm sure not
10 all of you are aware of the statutory language here.

11 But, B is "The discontinuance of the use --
12 use of buildings previously used for commercial
13 manufacturing or industrial purposes, the abandonment
14 of such buildings, or the same being allowed to fall a
15 great state of disrepair as to be untenable."

16 And, then D, "Areas with buildings or
17 improvements which, by reason of dilapidation,
18 obsolescence, overcrowding, faulty arrangement or
19 design, lack of ventilation, light, and sanitary
20 facilities, excessive land coverage, deleterious land
21 use or obsolete layout, or any combination of these or
22 other factors are detrimental to the safety, health,
23 morals, or welfare of the community."

24 And, this is a property type which we're
25 increasingly seeing around the state being considered

1 for redevelopment. Because of the way the office
2 market is changing, because of the way the industrial
3 market is changing, some of these older flex type
4 facilities which may have been developed for a
5 different use originally are really becoming obsolete
6 at this point. So, that, at a high level, is kind of
7 how we're approaching this.

8 But, in terms of criterion D -- or B, as Mr.
9 Rhatican noted at the outset, this -- there's a
10 significant vacancy here already. It's 59 percent
11 vacant. Lab Corp. has the option, you know, if they
12 vacate, that could be an additional 57,000 square feet
13 freeing up in the next few years. That's 73 percent of
14 the property being vacant.

15 So, there's really few prospects for finding
16 another really high quality tenant for this existing
17 facility to fill all of this space, several hundred
18 thousand square feet. It is in an inferior location
19 from an office perspective. As I had mentioned
20 earlier, office is really trending back to more urban
21 areas.

22 You know, office users go where their workers
23 want to work. And, workers want to be in more walkable
24 environments where they can, you know, walk outside and
25 have lunch, perhaps have access to public transit, such

1 as a train, et cetera.

2 So, you see a lot of large corporations
3 throughout the country really -- and certainly in New
4 Jersey -- moving back to cities. And, some of these
5 suburban office locations are really, you know, facing
6 a -- a -- a questionable future in terms of, you know,
7 what makes sense from a land use perspective.

8 So, this particular facility has a very odd
9 layout. There's a lack of onsite amenities which, of
10 course, in today's world, is critically important in
11 terms of attracting new users. There's a dearth of
12 natural light due to the sprawling low-rise
13 configuration of the building and really just an
14 overall dated aesthetic.

15 But, that's not -- you know, a lot of this
16 goes back to the original design of the building, which
17 was to serve as a pharmaceutical manufacturing
18 facility. It was adapted at one point to meet the
19 needs of a specific office user. But, this is not a
20 typical class B office property that just needs a
21 facelift. This is a property that has some fundamental
22 issues in terms of its overall layout and design that
23 really presents -- prevents or prohibits that type of
24 reinvestment for office use.

25 So, intensifying the warehouse use, as I

1 mentioned earlier, is not possible due to low ceiling
2 heights, the restriction on trucks on the Garden State
3 Parkway, as other potential conflicts with the
4 surrounding residential context. So, there's little or
5 no potential to re-tenant the property in its current
6 condition. As such, the property may qualify under
7 criterion B.

8 Now, as for D, as a result of the original
9 manufacturing use, the space that was vacated by Bank
10 of America is very oddly configured with very
11 inefficient and wide corridors and large expanses of
12 building floor area without direct access to light and
13 air.

14 Other areas of the building exhibit outdated
15 -- outdated layouts and designs and suffer from some
16 level of functional obsolescence. For example, the
17 warehouse space with its very low ceiling heights by
18 modern standards, 18 to 20 feet, whereas the current
19 market is demanding sometimes up to 40 feet in terms of
20 ceiling heights.

21 So, the prospects for tenanting the office
22 and lab areas occupied by Lab Corp. will be very
23 limited if, in fact, those are vacated. And, many of
24 the facilities and spaces are outfitted for specific
25 testing or research uses which could be very costly to

1 renovate.

2 So, again, this is above and beyond just the
3 need for a reinvestment or facelift of a dated office
4 building. There's some more fundamental problems with
5 this particular property. It's essentially a relic of
6 a different area -- era. And, the obsolescent location
7 and layout of the subject property which was designed
8 for manufacturing really provides little or no options
9 to introduce such upgrades.

10 Consequently the subject property may qualify
11 for criterion D due to its obsolete layout, faulty
12 arrangement, and design. So, that -- again, this is a
13 preliminary assessment that, you know, being hired by
14 the developer to take a look at this property, our firm
15 does this type of analyses on behalf of municipalities
16 throughout the state.

17 Certainly, if the township were to pursue the
18 redevelopment designation, if it's interesting (sic) in
19 reevaluating the zoning and taking the next step and
20 asking the Planning Board to commission such a study,
21 it's my opinion that there's a sufficient basis,
22 particularly among those two criteria to meet the local
23 redevelopment and housing law. But, obviously that's
24 some -- the township -- the Planning Board will hire
25 its own consultant to prepare that study and probably

1 do something much more detailed in terms of reviewing
2 township records, speaking to hearts, and so forth.

3 So, with that, that concludes my portion of
4 the presentation. I'd be happy to address any
5 questions now or -- I don't know what the protocol is,
6 Mayor.

7 MAYOR HANNEN: At this point, I'll turn to
8 the Township Committee and ask the Township Committee
9 to ask any questions that they may have.

10 COMMISSIONER O'CONNOR: I have some
11 questions.

12 MAYOR HANNEN: Commissioner O'Conner.

13 COMMISSIONER O'CONNOR: I'd like to go back
14 to the school numbers. Cranford Crossing, Riverfront,
15 and Woodmont are fairly transit oriented, because
16 they're by the train station. Regardless of whether
17 there's going to be a shuttle or not, it does attract a
18 commuter and -- and not a lot of children.

19 I'm not sure that those numbers are exactly
20 on point. I -- I don't have that information myself.
21 What concerns me is that we're looking simply at a
22 number.

23 This is going to be in a completely different
24 type of area, in a very residential area, in a very
25 desirable school system where people want their

1 children to go to school. It's not in the downtown
2 area. It's, you know, considered a neighborhood.

3 It's not going to be numbers that are going
4 to go across the entire school district. It's going to
5 be concentrated in either Walnut or Livingston or
6 Hillside. I'm not sure where that breakdown would be.

7 So, you have numbers. But, if the schools
8 cannot accommodate those numbers, then doesn't the cost
9 to the town actually become excessive to the revenues
10 because we will have to possibly add on to a school or,
11 you know, do -- do something more than increase class
12 size or -- or whatever.

13 (Applause).

14 So, I -- I think we're relying on a
15 multiplier which is a number. But, we're not taking
16 into account other factors that will contribute to
17 people wanting their children to be in the Cranford
18 Public School System. So, you know, I get a little --
19 you know, we're talking too much about the number and
20 not about what could be the reality.

21 And, to say that the revenues will exceed the
22 costs, I -- I'm not comfortable with that being an
23 absolute because we don't know where those children are
24 going to be and if those specific schools can
25 accommodate them.

1 MR. HUGHES: I think that's a -- it's a fair
2 point. You know, we did this based on a cur -- a per
3 capita methodology. So, we know that the revenues can
4 offset the -- the per people costs of educating this
5 population. And, then there is this surplus amount of
6 -- of, you know, net revenues that would accrue to the
7 school district.

8 Theoretically, you know, those are -- are
9 positive surplus revenues that could go to, you know,
10 improvements throughout the district. But, as I said
11 last Thursday, at this stage, you know, we have not
12 done an analysis of capacity within the school
13 district.

14 I mean, certainly moving forward, additional
15 dialog with the school district, I think, would be
16 needed to -- to better understand, you know, some of
17 the demographic trends. But, you know, I guess the
18 bottom line at this point is that, you know, we've
19 addressed the -- the per pupil costs, and then there's
20 this net benefit which seems to be, you know, on an
21 annual basis, something that could go towards
22 improvements in the district if -- if, in fact, there's
23 expansion -- expansion needs or so forth.

24 COMMISSIONER O'CONNOR: Well, I mean, I -- I
25 would be interested -- and I'm sure a lot of people

1 here would be interested -- in seeing that flushed out
2 a little more so we have a more realistic picture, if
3 that would be possible.

4 MR. RHATICAN: I --

5 COMMISSIONER O'CONNOR: Thank you.

6 MR. RHATICAN: If I may, I can add to that
7 because I did have a conversation -- I guess it was
8 Friday with Mr. Petschow -- is that -- yeah, thank you.
9 So, -- because we want to get more accurate
10 information, not only about the school children that do
11 reside presently or projected to reside in the three
12 communities that Mr. Hughes addressed in his slide
13 show, -- evidently the information we were given may
14 not be current, so we're trying to get to the bottom of
15 that.

16 And, we're also trying to get information
17 about capacity. So, that -- that's information that
18 we're asking for and we're trying to -- trying to get.
19 And, that may inform our analysis as well.

20 COMMISSIONER O'CONNOR: Well, I think another
21 component of that that needs to be looked at also is we
22 have a lot of new younger families moving into town
23 that -- that -- they will impact the school system in
24 and of themselves, -- you know, that's spread across
25 the town. It's not concentrated in one specific area.

1 So, it think that trend needs to be included
2 in the analysis, because there's a lot of children in
3 this town, which is great. But, we want to make sure
4 we have space in all of our schools to give them the
5 education they deserve.

6 MR. RHATICAN: Understood. And, that's why
7 we're going to be communicating -- continue to
8 communicate with the Board of Education.

9 COMMISSIONER O'CONNOR: Right. Thank you.

10 MAYOR HANNEN: Deputy Mayor GIBLIN?

11 DEPUTY MAYOR GIBLIN: The -- the numbers you
12 got from the school board of ed showed 12 students over
13 those three projects you referenced, Cranford Crossing,
14 Riverfront, and Woodmont. You mentioned they were
15 wrong. I -- I do have what I believe are the correct
16 numbers.

17 Instead of 12 public school children, I'm
18 showing 50. So, that would significantly bring that
19 multiplier from .04 to 6.77 -- rounded up 7 -- times
20 number of units.

21 MR. RHATICAN: Well, I think that was in the
22 aggregate for all three communities. Mr. Petschow,
23 about half an hour before this meeting started,
24 mentioned to me that, notwithstanding the fact that we
25 were provided the number that were in this study, the

1 correct numbers -- and I think he'll speak later, so
 2 he'll correct me if I'm wrong -- show 35 in the
 3 Woodmont property, 7 in one of the two other
 4 properties, and 8 in one of the two other properties --
 5 I forget which is which -- for an aggregate number of
 6 50 spread across the three communities.

7 So, again, that was -- and, we haven't seen
 8 documents. That was expressed to me by Mr. Petschow
 9 half an hour before the meeting started. So, this is
 10 all, you know, new to us.

11 DEPUTY MAYOR GIBLIN: Yeah, it would -- it
 12 would considerably change the -- some of the financial
 13 calculations in terms of the costs of those additional
 14 students.

15 Also, regarding the reference to the current
 16 property, the vacancy. It's currently zoned for
 17 commercial. What -- what -- is it currently being
 18 advertised or any efforts to currently lease the space?
 19 What efforts have been made over the last several years
 20 to maintain it as the current office space?

21 MR. RHATICAN: Well, you know, I -- I
 22 mentioned in answer to another question earlier that
 23 that's something that would be elab -- we would
 24 elaborate on that if this goes to the Planning board,
 25 which is the body that has the duty of engaging in a

1 full analysis of whether the site qualifies under the
 2 redevelopment criteria.

3 The job of the governing body here is to make
 4 that referral to the Planning Board for that full
 5 analysis. And, we would present that -- I think it was
 6 -- I forget -- Commissioner Dooley maybe who asked the
 7 question -- we would present that information.

8 But, I can tell you, as I said earlier, we
 9 did have those discussions with Summit Medical Group.
 10 Now, we have in-house leasing agents that have been
 11 trying to re-let the premises for a number of years,
 12 and we've worked with outside brokers as well. As far
 13 as who we've spoken to and how far those types of
 14 conversations may have progressed, I -- I don't have
 15 that as I stand here today.

16 DEPUTY MAYOR GIBLIN: The -- the reason I
 17 referenced -- you -- this -- you're here today to talk
 18 about this governing body to designate this an area in
 19 need of redevelopment. And, one of the reasons we just
 20 specifically heard was about the vacancy rate. That's
 21 why I bring it up, not -- I know the Planning Board has
 22 their place.

23 But, you're specifically referencing that the
 24 vacancy is one of the reasons that we would consider
 25 desig -- designating the scenario -- you know,

1 redevelopment. So, just -- that's why I ask what --
2 what efforts have been made or are being made to -- to
3 market the property, you know.

4 MR. RHATICAN: Again, we've had an outside
5 brokerage agency try to bring this to market at least
6 since -- I think 2014 is when the Summit Medical deal
7 fell apart. So, specifically what those efforts have
8 been, what our outside brokerage firm has done, I -- I
9 couldn't tell you right now.

10 And, I can -- I can add that Bank of America,
11 up until -- it was May 31st this year -- was paying
12 rent. I mean, they were moving out, they were largely
13 out as of a couple years ago, except for a very light
14 skeleton crew. But, they were paying rent, which, --
15 you know, they were still technically and legally in
16 occupancy of the space, and it kind of limits what we
17 can do.

18 But, we had been marketing it knowing that
19 that was coming. They had told us a few years back
20 that they would not be renewing or negotiating a new
21 lease.

22 MAYOR HANNEN: Commissioner Dooley?

23 COMMISSIONER DOOLEY: Regarding the statutory
24 criterion, you mentioned 12A-5B and 5D. Between the
25 two of those, -- 5B really pertaining to discontinuous

1 -- discontinuance of the use of the building previously
2 used for these industrial manufacturing uses, the
3 abandonment, or in such a state of disrepair that it's
4 untenable, versus D, which talks about obsolescence,
5 multi-design, those things -- which one of those do you
6 think is the more appropriate analysis for this
7 particular site in suburban New Jersey?

8 MR. HUGHES: I would say absolutely D. And,
9 you know, B is -- there's certainly elements of that
10 now, and I guess that's a little bit forward thinking.
11 But, in terms of, you know, increasing vacancies on the
12 site, you know, that -- it will increasingly meet B
13 moving forward.

14 COMMISSIONER DOOLEY: So, with respect to D,
15 does the obsolescence -- I'm just using that as a
16 catchall for the -- the other criterion in there --
17 have to occur organically through market and
18 demographic change only or can it be legitimately
19 through business design, a planned obsolescence for,
20 you know, return on investment, those sorts of reasons.
21 Is that a legitimate view of that particular criterion?

22 MR. HUGHES: Can you explain a little bit
23 more what you mean by --

24 COMMISSIONER DOOLEY: Yeah, I can.

25 MR. HUGHES: -- plan obsolescence --

1 COMMISSIONER DOOLEY: So, --
 2 MR. HUGHES: -- in this context.
 3 COMMISSIONER DOOLEY: -- we -- we heard a lot
 4 about -- and, I must say it sounded anecdotal. I --
 5 I'm hoping that, if we go further with this, that it --
 6 it would be more --
 7 MR. HUGHES: Certainly.
 8 COMMISSIONER DOOLEY: -- data driven -- about
 9 what you're seeing in the marketplace, what you're
 10 seeing in New Jersey. So, -- and, with respect to what
 11 you're seeing, if the developer is seeing that and
 12 makes a decision that, you know, we're going to start
 13 phasing out our commercial use, our manufacturing uses,
 14 et cetera, is that a legitimate -- it may very well be
 15 -- reason to provoke D in the statute as a criterion
 16 for redevelopment?
 17 MR. HUGHES: Not in this context. I mean, I
 18 really view obsolescence as, like, a -- a physical
 19 condition of the building.
 20 COMMISSIONER DOOLEY: Organic -- it's
 21 happening organically.
 22 MR. HUGHES: Yeah, I guess you could put it
 23 that way.
 24 COMMISSIONER DOOLEY: Okay. Thank you. With
 25 respect to your numbers on the student body, you

1 projected 122 based upon the multiplier that you
 2 averaged out from Woodmont and the other developments
 3 along South Avenue. What is the multiplier for the
 4 affordable housing -- you said it's a different
 5 multiplier. What is that?
 6 MR. HUGHES: It is. Just one moment.
 7 COMMISSIONER DOOLEY: And, is -- and, is --
 8 and, is that in the 122 students that you project for
 9 the site?
 10 MR. HUGHES: Yes.
 11 COMMISSIONER DOOLEY: So, the 122 is
 12 inclusive of all 905 units?
 13 MR. HUGHES: I believe so, yes.
 14 COMMISSIONER DOOLEY: So, out -- out of the
 15 905 units, how many are intended to be three bedrooms
 16 and two bedroom units?
 17 MR. HUGHES: We're going to have -- our
 18 architect will -- will go through the breakdown --
 19 COMMISSIONER DOOLEY: Okay.
 20 MR. HUGHES: -- in just a moment. But, if
 21 you want me to answer the question about the
 22 multiplier, --
 23 COMMISSIONER DOOLEY: Yeah.
 24 MR. HUGHES: -- I have it right here. For a
 25 one bedroom, it's .14, for two bedroom, it's .62, and

1 for three bedroom, it's 1.27.
 2 COMMISSIONER DOOLEY: 1.27?
 3 MR. HUGHES: Correct.
 4 COMMISSIONER DOOLEY: Okay. So, out of the
 5 905 units, inclusive of -- I think there's about 139
 6 potential affordable housing units in there -- using
 7 both sets of multipliers, it's 122 students?
 8 MR. HUGHES: That's correct.
 9 COMMISSIONER DOOLEY: All right. So, -- so,
 10 one of the things I want to ask is, when you were doing
 11 your fiscal impact analysis, I think you were using a
 12 -- a PILOT analysis to determine the township's as
 13 distinct from the Board of Education's fiscal recovery
 14 or fiscal benefit from this project, is that correct?
 15 MR. HUGHES: In the fiscal impact analysis,
 16 we assumed conventional taxes.
 17 COMMISSIONER DOOLEY: You did.
 18 MR. HUGHES: Yes.
 19 COMMISSIONER DOOLEY: Okay. And, -- but,
 20 that was based on 122 students, and the township only
 21 retaining 24 percent of the taxes?
 22 MR. HUGHES: That's correct.
 23 COMMISSIONER DOOLEY: Okay. You talked about
 24 dated aesthetics. Those are things that can be -- I
 25 mean, if they're willing to knock down the -- some or

1 all of the buildings to put up residential, couldn't we
 2 do the same for flex use?
 3 MR. HUGHES: No, I guess the -- the point I
 4 was making is that --
 5 (Applause).
 6 MR. HUGHES: The fundamental point is that
 7 this is an inferior location for office and flex use.
 8 So, the notion that this is a property that would be
 9 wholesale redeveloped for office use is -- is highly
 10 unlikely and not realistic.
 11 So, that was sort of the basis -- I mean,
 12 dated aesthetic -- I would agree that's something that,
 13 you know, you can typically address. But, the other
 14 point I made is sort of the low sprawling configuration
 15 of this building is really prohibitive in terms of, you
 16 know, opening it up, adding amenities in improving the
 17 aesthetics of it. So, there's some physical factors
 18 here that sort of prevent that type of upgrade.
 19 COMMISSIONER DOOLEY: So, listening to you
 20 tonight, I just -- I'm wondering -- do you think the
 21 traditional concept and definition of a suburb still
 22 exists? Can we maintain our suburbs? I mean, if this
 23 is the case that flex use is dead in the suburbs, what
 24 happens to the suburbs?
 25 MR. HUGHES: Well, I didn't say flex use is

1 dead in the suburbs. I mean, it depends on the
2 location. Certainly there's other locations in New
3 Jersey where flex space makes sense. And, I guess the
4 question is how do you define a traditional suburb.

5 COMMISSIONER DOOLEY: Yes.

6 MR. HUGHES: There's certainly -- in the
7 planning world, there's a lot of studies going on right
8 now at Rutgers University, NJ Future, about the
9 changing landscape of suburbia in New Jersey. I mean,
10 we have the millennial generation moving into the work
11 force. They have different preferences in terms of
12 housing, in terms of where they want to work.

13 So, things really are changing in the world
14 of suburbia. And, I think this is the type of project
15 that we're increasingly seeing across the state in --
16 in this type of environment.

17 COMMISSIONER DOOLEY: All right. Thank -- I
18 -- I don't know. It might be -- the architect may have
19 been the more appropriate person on this, but you are a
20 professional planner. This is 9 -- you know, the
21 proposal is 900 units in a very discreet part of town.
22 It seems like it -- I -- I saw the words used "self
23 sustaining community".

24 From a professional planning point of view,
25 is that what a township like Cranford should really be

1 promoting? We're a community. So, it's sort of like
2 front porches and back decks, you know. We're a
3 community that would like to have front porches. This
4 seems like a back deck, you know, we'll be self
5 sustained. Is there anything we can do integrate that
6 or is there any intention to integrate it into our
7 actual community and not have it just be a self
8 contained unit --

9 MR. HUGHES: Yeah, I mean, --

10 COMMISSIONER DOOLEY: -- (indiscernible) its
11 own borough.

12 MR. HUGHES: -- I'll largely defer to -- to
13 Mr. Minno on that, because he has so much experience
14 designing these types of projects. But, I guess, from
15 a -- from a planning prospective, I would just say, you
16 know, there's different types and different settings
17 for multifamily housing.

18 There are other projects in the community
19 that -- as someone pointed out, they're closer to the
20 train station, they're a little more transit oriented.
21 They might attract, you know, a different, you know,
22 housing preference, you know, household. And, you
23 know, this may serve a -- a similar but maybe slightly
24 different, you know, preference.

25 But, certainly the intent is to -- to

1 integrate this project and have them be part of the
 2 community. Just because there are substantial setbacks
 3 and buffers and so forth, you know, to mitigate the
 4 land use impacts of the development doesn't mean that
 5 they're not going to be, you know, a meaningful part of
 6 the Cranford community.

7 COMMISSIONER DOOLEY: Thank you.

8 MAYOR HANNEN: Commissioner Kalnins?

9 COMMISSIONER KALNINS: You had presented the
 10 net annual financial benefit to the municipality for
 11 this project. Did -- I -- and, you -- what I think I
 12 heard was that you didn't look at any of the other
 13 options. But, can you tell me does single family units
 14 provide a net annual financial benefit to the
 15 municipality and school district that is positive or --

16 MR. HUGHES: I have not evaluated a specific
 17 concept for this property. But, in my experience doing
 18 fiscal impact analyses, typically the single family
 19 becomes a net negative because, you know, the -- the
 20 revenues that are associated with that just don't
 21 offset the costs of serving the new population,
 22 particular the school children.

23 And, so, in a lot of cases and -- you know,
 24 we're seeing more projects where they try to do a mix
 25 or they have some commercial component to help offset

1 that. So, you know, to answer your question, I have
 2 not done a -- you know, there is no concept plan for
 3 single family. But, I can just tell you from my
 4 experience that it tends to be a -- a net negative.

5 COMMISSIONER KALNINS: All right. I mean,
 6 the rest of the commun -- maj -- vast majority of the
 7 community is single family. So, I find -- I -- I would
 8 say that I find that hard to believe.

9 MR. HUGHES: Well, that's because you do have
 10 a balanced land use mix in town. I mean, that's what
 11 -- you know, downtown, you know, your office stock,
 12 your commercial ratables -- that's the balanced land
 13 use mix you need to sustain a -- you know, a healthy
 14 community. So, if it was all single family
 15 residential, you'd have even higher -- much higher
 16 property taxes.

17 COMMISSIONER KALNINS: Okay. And, I -- I
 18 heard that the proj -- the project wasn't viable as
 19 single families. I mean, can you -- is that because of
 20 vacancy rate that they don't house -- single families
 21 don't --

22 MR. HUGHES: Well, I didn't make --

23 COMMISSIONER KALNINS: -- sell?

24 MR. HUGHES: I didn't make that statement.
 25 You know, I'm a professional planner. It's more of a

1 developer's perspective on that. So, I have not
2 evaluated that.

3 COMMISSIONER KALNINS: Okay. And, the rest
4 of the community around there is what? Have you looked
5 at the rest of the --

6 MR. HUGHES: The surrounding --

7 COMMISSIONER KALNINS: -- (indiscernible)?

8 MR. HUGHES: -- land use context? Right. I
9 mean, it's -- there's certainly single family to the
10 east and to the north. There's the golf course to the
11 west. There's commercial to the south. But,
12 importantly the single family -- there's -- to the
13 north you have the -- the barrier of the rail line, a
14 pretty significant buffer there.

15 And, then across Walnut, which is, you know,
16 buffered by a berm and vegetation which is proposed to
17 remain, as you'll see in a moment on the concept plan.
18 So, there's transitions to the surrounding single
19 family areas.

20 COMMISSIONER KALNINS: Okay. And, I guess to
21 -- -- to stick on Commissioner Dooley's question, I
22 mean, that isolates it and doesn't bring into the
23 community. Is -- isn't it -- is that -- that's basic
24 planning to isolate different parts of the community or
25 is it better to bring things together --

1 MR. HUGHES: Well, I don't -- I don't --

2 COMMISSIONER KALNINS: -- (indiscernible) --

3 MR. HUGHES: -- view this --

4 COMMISSIONER KALNINS: -- and to transition
5 into?

6 MR. HUGHES: I don't view this as an isolated
7 community or an isolated land use. I mean, -- and,
8 again, I --

9 COMMISSIONER KALNINS: But, for planning
10 standards, is it better to transition or is it better
11 to have segments?

12 MR. HUGHES: Well, I think, in this context,
13 we have a -- a multifamily land use, and there are some
14 single family areas surrounding it. It is important to
15 have some -- some separation, some buffering, and some
16 distance just to -- to mitigate any impacts, you know,
17 in terms of building height, visual impacts, and so
18 forth. So, I mean, that makes perfect sense from a
19 planning standpoint.

20 COMMISSIONER KALNINS: Okay.

21 MAYOR HANNEN: Anything else, Commissioner?

22 COMMISSIONER DOOLEY: I just --

23 COMMISSIONER KALNINS: No.

24 COMMISSIONER DOOLEY: -- have a follow up.

25 MAYOR HANNEN: Okay.

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1 COMMISSIONER DOOLEY: Mayor, can I just ask a
2 follow up question?
3 MAYOR HANNEN: Okay. Can I -- let me --
4 COMMISSIONER DOOLEY: Oh, sorry.
5 MAYOR HANNEN: Just a second. If the net
6 positive cash flow to the municipality becomes negative
7 for any one of the options that we've discussed -- and
8 it -- it may be to Mr. Rhatican as opposed to you --
9 what happens to the project? What -- what would be the
10 developer's position if, based on the school children
11 that -- that Deputy Mayor Giblin spoke about, causes a
12 negative net cash to the community?
13 MR. RHATICAN: That's not what our numbers
14 show now. But, what -- what happens to the -- the
15 developer, is that your --
16 MAYOR HANNEN: No, what -- what would be the
17 position of the developer if -- because one of the
18 positives for -- that I'm understanding the planner has
19 pointed out is there's a net positive cash flow to the
20 -- the community based on amount of revenue coming in
21 minus the service -- costs going out. If that turns
22 negative, what would be the position of the developer?
23 MR. RHATICAN: I don't know that our position
24 would change. I'm not sure I understand. Oh, first of
25 all, under the redevelopment component here -- and, if

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1 there's a tax abatement -- the number is substantially
2 higher at 2.9 million that would be retained. That's
3 net gain on behalf of municipality after costs are
4 factored in. So, if your question is what does it
5 mean --
6 MAYOR HANNEN: My --
7 MR. RHATICAN: -- for the developer,
8 MAYOR HANNEN: My --
9 MR. RHATICAN: -- I --
10 MAYOR HANNEN: -- question would be, if that
11 turns negative -- if the net positive that you've
12 described becomes negative, what is going to be the
13 position?
14 MR. RHATICAN: I don't know that it's any
15 different than any other developer in any other
16 community. It's -- if we don't anticipate it, the --
17 the --
18 MAYOR HANNEN: I'm -- I'm not talking --
19 MR. RHATICAN: -- town's professionals --
20 MAYOR HANNEN: -- about the cash flow to the
21 developer. I'm talking --
22 MR. RHATICAN: Yeah, I -- I understand --
23 MAYOR HANNEN: -- one of the components is --
24 MR. RHATICAN: -- what you're asking.
25 MAYOR HANNEN: -- or -- or advantages is this

1 will bring additional cash flow into the Township of
2 Cranford based on the revenues coming in through PILOT
3 and so forth.

4 MR. RHATICAN: Right.

5 MAYOR HANNEN: But, if that does not occur
6 based on figures that get corrected, what happens?

7 MR. RHATICAN: Nothing. I mean, there's --
8 there's -- this is --

9 MAYOR HANNEN: Okay.

10 MR. RHATICAN: -- no different than any other
11 analysis -- economic analysis --

12 (Talking among the audience)

13 MAYOR HANNEN: Please everybody, let -- let
14 Mr. Rhatican speak.

15 MR. RHATICAN: Okay. The -- the analysis
16 that's been undertaken here is -- is tried and true in
17 the industry. You know, I believe Mr. Hughes' firm has
18 done this, as have many financial advisory firms that
19 advise in the field of real estate both at the
20 municipal level and at the -- for private clients,
21 planning firms who look into this.

22 These methodologies are used throughout the
23 state. And, they -- the development community and, I
24 would argue, the public community has found them to be
25 reliable because even public -- planners working for

1 public entities use the same analysis. So, if it
2 proves to be false here in this instance, I don't know
3 that there's a remedy relative to any other community
4 -- any other project in any other community.

5 MAYOR HANNEN: Well, given the current number
6 of units that is proposed for the site, if the
7 advantage that you are looking for the Township
8 Committee to consider is that this becomes good for the
9 community -- but, as Deputy Mayor Giblin pointed out,
10 there may be a question with regards to the numbers --
11 we haven't even factored into the potential for
12 whatever the increased number of school children would
13 be to the community -- there will more than likely be
14 special needs requirements at a certain percentage of
15 that student population that would -- would come in.

16 Those costs go from the 10,000 or \$11,000
17 that has been projected as part of the cost to
18 somewhere up to possibly \$50,000, depending on what the
19 special needs for the community becomes. Those start
20 to become a negative impact to the community that --
21 that's why I -- I asked the question. Does that still
22 cause the developer to use the same number or would it
23 then reduce the number of units so that it then becomes
24 as net positive cash flow back to the community?

25 MR. RHATICAN: Is -- is your question do we

1 account for special needs students in determining the
2 number of units?

3 MAYOR HANNEN: No.

4 MR. RHATICAN: You know, I -- I think that's
5 rank speculation to suggest that any developer would
6 look at the potential for special needs students.

7 MAYOR HANNEN: Okay. So, -- and, -- and, I
8 don't want to put words in your mouth. I'm -- I'm
9 trying to get my head around the concept of this
10 project being a net cash benefit to the community.
11 And, what I am hearing is, based on numbers that may
12 not be accurate and costs per student that may not be
13 accurate, that the net to the community would be
14 negative or could be negative.

15 And, my question then is would that cause the
16 developer to decrease the number of units to attain a
17 positive cash flow for the community if that's one of
18 the positives that we are promot -- or you are
19 promoting here this evening?

20 MR. RHATICAN: I think that's a hypothetical
21 I can't answer right now. I mean, we -- as I said,
22 half an hour before the meeting started, we're told
23 that there might be new numbers. We haven't --

24 MAYOR HANNEN: Okay.

25 MR. RHATICAN: -- looked at them. I think

1 it's premature to answer that.

2 MAYOR HANNEN: All right.

3 MR. RHATICAN: But, I'll add too -- you know,
4 in terms of the existing zoning and the existing use of
5 the property, as vacancy rates increase, the tax
6 revenues generated by the site are going to go down and
7 -- and plummet anyway. So, --

8 MAYOR HANNEN: Understood.

9 MR. RHATICAN: -- returning the property to
10 some type of active use really inures to the benefit of
11 the community. And, again, I said this earlier. But,
12 at our DRC meeting, your local assessor acknowledged --
13 and, I don't think there's any dispute -- that highest
14 and -- the highest and best use of the property is for
15 multifamily.

16 MAYOR HANNEN: I think there is a dispute on
17 that, but we'll leave that to another time. Let me go
18 back to the Rutgers study that -- that you spoke about.
19 What's the date of the Rutgers study that all of the
20 calculations that we're currently using was done?

21 MR. HUGHES: So, we used the Rutgers
22 Multipliers for total population. And, that study was
23 done in 2006 based on census data. And, it tends to be
24 still the industry standard for calculating total
25 population.

1 At this stage, public school children
2 estimates -- we're increasingly seeing the methodology
3 which we're now trying to implement here, which is
4 looking at actual projects in the community, because
5 the -- it's outdated, 2006.

6 And, every community is a little bit
7 different. So, again, we used Rutgers analysis for the
8 total population and all the affordable housing units.

9 MAYOR HANNEN: In the other developments that
10 you have looked into and used those Rutgers studies,
11 has there been any follow up post development to see if
12 the original assumptions that were made using the
13 Rutgers model has actually come to fruition?

14 MR. HUGHES: Certainly, on the multifamily
15 side, there are numerous examples in the state where
16 someone -- as I said, those -- the data are outdated on
17 public school children. Every community is a little
18 bit different. I -- I will say that. You know, it
19 depends on the quality of the local school district.
20 There's no question.

21 But, overall, multifamily development --
22 we're finding that the population multipliers that were
23 estimated in Rutgers, particularly for public school
24 children, far exceeded the actual yield in -- in many
25 of these developments.

1 MAYOR HANNEN: Okay. When you stated that
2 the current configuration that you are proposing makes
3 the most sense, does it make the most sense or does it
4 make the most sense from a revenue generating potential
5 for development?

6 MR. HUGHES: Well, --

7 MAYOR HANNEN: In other words, in -- in -- in
8 what context are you using it makes the most sense?

9 MR. HUGHES: Yeah, I -- I'm viewing this from
10 a -- a planning perspective. So, the fiscal impact is
11 kind of one element. But, I do think it's the most
12 appropriate land use just giving the surrounding land
13 use context, the size and shape of the property.

14 And, I think what you're going to hear from
15 some of our other witnesses is, you know, looking at
16 the potential impacts. You know, we think that this
17 use at this density can be handled on this property
18 without causing substantial detrimental impacts to the
19 community.

20 MAYOR HANNEN: Okay. In your analysis, a
21 potential 8 percent increase in the population of the
22 community, did you factor in when you did your net cost
23 analysis the increase necessity for police and fire
24 services?

25 MR. HUGHES: So, each -- you know, on a per

1 capita basis, the population -- it's assuming that, you
 2 know, these new residents will demand services in the
 3 same way as existing residents in the community. So,
 4 there's a -- a certain cost associated with each
 5 resident. That's applied to every resident that would
 6 reside in this community.

7 MAYOR HANNEN: So, if -- if I under --

8 MR. HUGHES: So, the answer is yes.

9 MAYOR HANNEN: Okay. So, you took the total
 10 amount of community based on the number of police
 11 officers and firefighters divided by the population,
 12 and then multiplied it by the 900 units times the
 13 number of people that you anticipated for those units?

14 MR. HUGHES: Well, -- so, the way you do it
 15 is you look at the -- the municipal budget, total
 16 appropriations, and you -- you -- you -- first of all,
 17 you proportion residential and non-residential based on
 18 the tax base in the community. And, you say, okay, X
 19 amount is appropriate to the residential community of
 20 Cranford.

21 It's typically a very high percentage, maybe
 22 70 to 80 percent of the budget. And, then you divide
 23 that by the population in the community, and you get a
 24 per capita number. And, in this case, it was over
 25 \$900, which is actually really quite high in comparison

1 to other communities that I have -- that I've worked
 2 in.

3 So, that number is then applied on a per
 4 capita basis to the approximately 1800 residents that
 5 would reside in this project.

6 MAYOR HANNEN: Okay. Thanks. The --

7 MRS. MASON: (Indiscernible). But, we would
 8 like --

9 MAYOR HANNEN: Mrs. Mason, please. The -- at
 10 this particular time --

11 MRS. MASON: (Indiscernible).

12 MAYOR HANNEN: -- the Township Committee is
 13 asking the developer questions --

14 MRS. MASON: (Indiscernible) and where this
 15 thing is going to be fixed.

16 MAYOR HANNEN: Mrs. Mason, this is between
 17 the Township Committee and the developer at this time.
 18 At the end of their presentation, you will be allowed
 19 to ask questions of -- Mrs. Mason --

20 MRS. MASON: (Indiscernible) have poisoned
 21 this town.

22 MAYOR HANNEN: Mrs. Mason, please --

23 MRS. MASON: This is a beautiful town.

24 MAYOR HANNEN: You -- you're right, Mrs. --
 25 it's a beautiful town. And, I would ask that you would

1 respect the fact that this is a beautiful town.
2 MRS. MASON: (Indiscernible) have all these
3 people (indiscernible).
4 MAYOR HANNEN: Mrs. Mason, I'm going to
5 ask you --
6 MRS. MASON: (Indiscernible).
7 MAYOR HANNEN: -- one more time. Please
8 stop.
9 MRS. MASON: (Indiscernible).
10 MAYOR HANNEN: Please stop, Mrs. Mason.
11 MRS. MASON: I have the rights of the First
12 Amendment (indiscernible).
13 MAYOR HANNEN: Mrs. Mason, you're out of
14 order. I'm going to ask you one more time so that --
15 MRS. MASON: (Indiscernible) tell you what
16 they want. We don't want it, and I will fight you all
17 the way down (indiscernible).
18 MAYOR HANNEN: Mrs. Mason, please don't.
19 Okay. Thank you very much. Okay. So, the next
20 question I have is, if a tenant came to the developer
21 at this point in time for the Bank of America portion
22 of the property, would the developer consider re-
23 renting that portion of the property?
24 MR. RHATICAN: I'm sorry, I -- what was the
25 question?

1 MAYOR HANNEN: If a -- if a potential tenant
2 came to the developer at this point in time with an
3 interest in renting space at -- in the front portion
4 that Bank of American has vacated, would the developer
5 consider renting that property to the tenant?
6 MR. RHATICAN: If it was the right deal,
7 sure. I mean, we're happy to talk to any prospective
8 tenant.
9 MAYOR HANNEN: Okay. Are you aware of the
10 truck route that currently extends down Raritan Road to
11 Stiles Street to the Turnpi -- to Route 1 to the
12 Turnpike? I -- you -- you stated -- we realize trucks
13 can't go on the Parkway.
14 But, most of the trucks that traverse that
15 particular area, particularly Clark and -- and the
16 other areas in Cranford, use Raritan Road as a truck
17 route. So, in terms of best use for viability to keep
18 the -- the warehouse portion as it is, have you
19 factored in that Raritan Road to Stiles Street is a
20 truck route?
21 MR. HUGHES: I have not. I'm not familiar
22 with the specific truck route. But, what I do know is
23 that most new warehouse space at this scale at a
24 property of this size, you know, they're looking at
25 sites with -- with good access to the Turnpike. And,

1 they don't consider that to be, you know, easy good
2 access.

3 MAYOR HANNEN: Okay. Thank you.
4 Commissioner Dooley, you had follow up?

5 COMMISSIONER O'CONNOR: Yeah, just a follow
6 up on the -- the notion that it's not viable
7 commercially. I'm not a planner. I see a piece of
8 property that has two Parkway entrances and exits very
9 close to it for people who commute. And, not everybody
10 takes the train. There are a lot of people who still
11 do drive to work. And, since a lot of this has been in
12 process as far as change with what's been there --
13 Clark Commons has gone up.

14 So, I know that the word obsolescence has
15 been put out. But, there are a lot of companies that
16 are not obsolete and are booming now, such as
17 technology companies. Have you given any consideration
18 to creating a technology campus?

19 I mean, those are the type of people who want
20 just not a place to work, but an area to be active in
21 their -- their work environment. They tend to be young
22 people active in the community.

23 And, as I said, there's a whole new downtown
24 right across the street now that people working in that
25 area or in that site would have access to, including a

1 golf course, a couple of restaurants. So, that may
2 actually be a more desirable site now for commercial
3 use than it was a few years ago.

4 MR. RHATICAN: Well, I -- I -- this was
5 raised, I think, by your Town Administrator at one
6 point. And, I would say the same thing I think I said
7 to him. If you know of a technology company who wants
8 to occupy 200,000 square feet plus suburban New Jersey,
9 give them my number, because we would certainly have
10 those conversations.

11 But, you said it yourself, they tend to
12 employ younger people. These technology companies are
13 leaving suburban office campuses to go to urban areas.
14 And, so that -- that's where we see those types of uses
15 congregating, in urban areas, because that -- because
16 for the very reason they are trying to attract young
17 employees who want to live in walkable communities,
18 live near where they work.

19 And, -- and, I want to add one thing, because
20 I -- this is not responsive to your question, but to a
21 question -- I think it was Commissioner Dooley asked
22 earlier about the -- this being a self-contained
23 community. To be clear, we're not suggesting it's
24 going to be an insular community by any means. We
25 expect the people how live here to shop and patronize

1 the local business, eat at the local restaurants. Yes,
2 attend the schools -- have their children attend the
3 schools, be involved in the community.

4 So, to the extent that it was described
5 earlier as self-contained, it was -- it was not
6 intended to suggest or connote that it would be an
7 insular community isolated from the community at large.

8 COMMISSIONER O'CONNOR: Just a comment
9 because, you know, I see a trend, as I mentioned
10 before, in -- in Cranford itself. You know, my
11 daughter is a millennial. Hopefully she's not
12 listening because she doesn't live around here right
13 now, because she'll make a face, roll her eyes to all
14 that stuff.

15 But, anyway, she is of that generation. And,
16 a lot of her contemporaries are moving back out of
17 Hoboken -- they're -- and -- and the city because they
18 want to come and raise their families in -- in a
19 community like Cranford. So, I -- I don't know that
20 necessarily there's a shift to the cities.

21 I see a lot of young people in the late
22 twenties, early thirties coming back to Cranford with
23 their families. So, you know, maybe there is another
24 population shift happening that -- that we haven't seen
25 come to fruition yet. But, it's, you know, something

1 that I think we need to take into account.

2 If you look around Cranford, there a lot of
3 young people in that generation -- they don't want to
4 be in the cities anymore. They've decided that they
5 like it here. So, I -- I think, you know, you have --
6 there's two sides to that coin.

7 MR. RHATICAN: Well, anecdotally, I -- I'm
8 sure that's the case. I'm sure that, you know,
9 Cranford is a great community. I'm sure that there are
10 millennials moving into communities like Cranford.
11 But, that's not borne out with the statewide
12 demographic data that -- that the development community
13 has seen.

14 And, that's precisely why we see a lot of
15 vacant office campuses, former pharmaceutical companies
16 that are in the suburbs that are now vacant. And, you
17 know, all we can go by is not anecdotal stories, but
18 the demographic data that developers, fin -- financial
19 institutions, demographers rely on.

20 COMMISSIONER O'CONNOR: Okay.

21 COMMISSIONER DOOLEY: Mr. Rhatican, can we
22 take your slide out, so to speak. Following back to
23 the Mayor's questions about net fiscal impact. There's
24 905 units planned for this location -- or proposed.
25 122 students is Mr. Hughes' calculation.

1 If we assume those 122 students live in 122
2 separate units, that means there's still 783 units that
3 have no school age students in them. So, that's a
4 pretty big margin of error that could cause a very
5 significant negative physical impact. So, are there
6 calculations as to at what point the -- the positive
7 fiscal impact of the township is -- (audio ended).

8 MR. RHATICAN: -- is that we rely on standard
9 modeling that has been advocated and used not only by
10 the development community, but by municipalities in
11 determining and projecting what the school children
12 impact would be. Is there specific information of what
13 you're looking for? I don't know.

14 COMMISSIONER DOOLEY: No, I mean, have you
15 game planned this? Have you actually mapped it out at
16 which point -- at what number of students does it
17 become a net -- negative fiscal impact to the township?

18 MR. HUGHES: Actually I can answer that. I
19 mean, I --

20 MR. RHATICAN: Well, before you do, I -- I
21 mean, I would preface Mr. Hughes' answer by saying,
22 again, what we're here for and what we propose in the
23 context of the redevelopment process is to designate
24 the site, understanding that it meet certain statutory
25 criteria. That's what we're presenting, and that's

1 what we're asking the -- the governing body to consider
2 and refer to the Planning Board for further evaluation.

3 Those types of economic analyses would more
4 properly be developed in the course of, if anything,
5 adoption or drafting of a redevelopment plan and a
6 redevelopment agreement. But, I'll ask Mr. Hughes to
7 answer the question directly.

8 COMMISSIONER DOOLEY: But, again, I just want
9 to -- I -- I'm listening to everything tonight in the
10 prism of the two statutory sections that are
11 potentially going to be relied upon for the
12 redevelopment designation, if there ever were one, and
13 particularly D where we talk about the safety, health,
14 morals, and welfare of the community. So, these
15 economic issues certainly go to all of those things.

16 MR. RHATICAN: Well, --

17 COMMISSIONER DOOLEY: And, that's -- that's
18 why I have to ask the questions, so that we can
19 evaluate what you're saying in totality.

20 MR. RHATICAN: Understood. The -- the
21 statutory criter -- criteria deal with existing
22 conditions at the site, not this type of potential
23 fiscal impact in the event that certain uses are
24 permitted under the redevelopment plan. That's for
25 another phase of the analysis. But, again, I'll --

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1 I'll ask Mr. Hughes to answer the question more
2 directly.

3 MR. HUGHES: Well, with respect to -- we have
4 not evaluated sort of what the -- the breaking point
5 would be --

6 COMMISSIONER DOOLEY: Yes.

7 MR. HUGHES: -- in terms of number of
8 students. But, there's a lot of cushion in terms of
9 the \$1M excess of -- of surplus property taxes. When
10 you assume that a -- a student is on a per capita
11 basis, it's roughly \$13,000 a year per pupil, which is
12 the amount raised by property taxes to fund education
13 in towns. So, you're talking about, you know, a lot of
14 students before it would become negative.

15 COMMISSIONER DOOLEY: So, either one of you
16 -- I don't know who's appropriate for this -- but, as
17 we've discussed tonight, that property is hemmed in by
18 an active Conrail line that carries with it liquid
19 natural gas and -- and other kinds of dangerous
20 substances on it.

21 So, with respect to going back to a mixed use
22 development which would reduce the number of calls
23 (phonetic) over there, does that Conrail line cause you
24 any concern? It causes me concern because on that side
25 of the rail station -- our fire department is over here

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1 on the north side of town, our police department is
2 over here on the north side of town. That's 900 units,
3 approximately 2,000 people living over there, 24/7
4 instead of fewer people, if we had a mixed use location
5 over there. Have you contemplated the Conrail line
6 concern?

7 MR. RHATICAN: We -- we have not, I guess,
8 considered as part of our analysis the potential for a
9 rail disaster, if that's your question.

10 COMMISSIONER DOOLEY: I mean, has anything
11 about trying to manage the risk over there to residents
12 by lowering the density and increas -- if -- I mean,
13 your -- your proposal is for 100 percent residential.
14 We want to lower the number of human beings over there.
15 The Conrail line has always given me a concern. And, I
16 want to know if you guys have contemplated that.

17 MR. RHATICAN: No. And, in fact, most of the
18 units -- and, Mr. Minno might correct me -- but, I
19 believe most of the units are actually on the other
20 side of the site, because we would prefer to take
21 advantage of the proximity to the golf course. I mean,
22 there are units in proximity to the Conrail line.
23 Those will -- parking. But, -- but, we tried to skew
24 the residential units to the other side of the
25 property --

1 COMMISSIONER DOOLEY: Thank you.

2 MR. RHATICAN: -- in our -- in our concept
3 plan.

4 COMMISSIONER DOOLEY: Thank you.

5 MAYOR HANNEN: If there's no other questions,
6 I'd like to move on to your next witness so we can
7 start getting some public questions that we may not
8 have thought of.

9 MR. RHATICAN: Certainly. So, David Minno is
10 the architect for the project.

11 MR. MINNO: Good evening. It's good to be
12 back in these rooms. I was here approximately 12 years
13 ago when we worked on the re -- first redevelopment
14 plan, I believe, in Cranford, the Cranford Crossing
15 project, where we worked on a mixed use project, built
16 a public parking garage, a 310 units, a 50-unit
17 residential project, and a substantial amount of
18 retail.

19 What I'd like to talk about tonight is some
20 of the physical aspects of the plan. And, first, for
21 those of you who aren't familiar with the property as
22 it sits today, I want to orient people here so they
23 know where they are.

24 This is Walnut along the bottom -- this is
25 Walnut along the bottom. This is Raritan Road. We

1 have intersection streets on the opposite side of
2 Walnut, Mitchell, Behnert, and Lexington. And, this is
3 the complex that we're talking about, approximately 30
4 acres of property in a triangular shape, the Hyatt
5 Hills Golf Course is immediately to our southwest.

6 And, then here's the rail line that we were
7 just speaking about, the Conrail line. And, the across
8 the rail line -- I believe this is Georgia Street.
9 There are single family homes there and the single
10 family homes, and then a fair amount of retail along
11 Raritan Road.

12 The complex that we're talking about now --
13 the Bank of America portion was in the front of the
14 complex. This is the area in front that we're talking
15 about as a Phase 1. The more warehouse oriented -- you
16 can see some of the truck bays in the back -- is
17 towards the rear of the property. Some of those leases
18 extend a good bit longer. So, the second phase, if
19 there was to be a second phase, would be built
20 substantially later.

21 So, we -- we broke the plan -- the site plan
22 that we are contemplating into two phases, keeping the
23 industrial use in the back of the property and creating
24 a separate new road to get to that use so the truck
25 traffic can get into that without winding their way

1 through a new residential community. And, we do have
2 emergency access through the residential community.

3 This particular Phase 1 portion of the
4 project would consist of 433 residential units in two
5 buildings in a major lifestyle club facility of about
6 8800 square feet in the front. And, that building is
7 about a one and a half story building.

8 You can see we're keeping a substantial
9 existing tree buffer along Walnut, and the major
10 residential buildings are set back almost 200 feet from
11 that location. The buildings that we have here are --
12 one of the things that helps put them more in a luxury
13 category is the fact that they have approximately
14 two-thirds of their parking in covered parking spaces,
15 and parking spaces that are virtually invisible to the
16 general public as they would drive by the community.

17 For instance, in this larger building we have
18 a vertical parking deck which is surrounded by
19 residential construction. So, as you view it from the
20 road or walking along as a pedestrian or even driving
21 through the new community, you're unaware that there's
22 a -- a parking deck that's entered from the rear.

23 On this building, which is four stories of
24 residential over one level of parking, the parking --
25 the covered parking is below the building, and we have

1 some raised courtyards that face the golf course on
2 that southwestern side.

3 The full build out plan proposed for the
4 Phase 2 -- you can see in the back now it's being
5 developed as additional residential -- has an
6 additional building located here near the rail lines,
7 and it has a -- another vertical parking deck wrapped
8 with residential.

9 And, then there are two more of the buildings
10 that I described before, which are four stories over
11 one level of parking towards the parking deck. We
12 realize, with the added population in the back, we
13 would need additional amenity space and recreation
14 space. And, there would be a second club at about 5500
15 square feet located there.

16 I think there was some questions on how the
17 units broke down in terms of bedrooms. And, if you
18 look at the total 905 units, we would have 408 one
19 bedrooms, 468 two bedrooms, and 29 three bedrooms.
20 And, let me explain -- the 29 three bedroom units are
21 affordable housing.

22 We would have approximately 15 percent of the
23 total housing units in this project being an
24 inclusionary project, which those on the Council would
25 -- would recognize as being part of their duty to

1 provide affording housing. So, there would be -- if
2 you just look at the affordable housing units, there
3 would be 28 one bedrooms, 82 two bedrooms, and 29 three
4 bedrooms. There are no market rate three bedroom units
5 proposed in the project.

6 I'd like to show you what this may look like.
7 This is a very conceptual view. This would be -- I'm
8 sorry -- this would be looking just after you came in.
9 The -- the main entry of the recreation center would be
10 to the left and leasing center. And, this would be the
11 building that would have the parking deck behind it.
12 But, you really can't see it because the building is
13 taller than the parking deck.

14 One of the main entries and drop offs to the
15 building would be here. High quality materials, a fair
16 amount of masonry construction, and features like Romeo
17 and Juliet balconies to give people a view and light
18 and air into their units. These all would be fairly
19 high ceilings in these units.

20 And, we really see, as we develop these
21 projects across the state, two distinct markets. One
22 is that younger market, mostly millennials. And, one
23 of the phenomenons that does occur that does modify the
24 -- the fear of school children is that young people
25 move into these projects as childless couples.

1 And, they may get pregnant here and have a
2 child that's an infant. They may stay there with an
3 infant for six months or a year. But, fairly soon
4 after that begin to look for other alternatives.
5 That's -- that's the phenomena that these are all
6 elevator served buildings. So, to get to your unit,
7 you're generally in an elevator.

8 And, parents don't feel comfortable, as their
9 kids advance to a toddler age, of saying why don't you
10 go out and play, take the elevator down. They don't
11 feel comfortable in that situation. So, that's one of
12 the reasons why we don't see as many school children in
13 multi-story elevator serve buildings.

14 It says nothing about the quality of the
15 schools. The schools are great here. But, people
16 really begin as families to seek other types of housing
17 when their kids reach a certain age.

18 The other market that we see here is what we
19 call an empty nester market. And, we see in a long
20 term substantial community like Cranford older people
21 who want to leave their single family house and the
22 maintenance of it, but still want to keep a residence
23 here, choose this type of living. We're seeing people
24 become -- as they sell their homes that they may not
25 have a mortgage on -- or they may -- they bank the

1 money from the sale of their home and they become
2 renters really for the rest of their life.

3 And, we also see a snow bird market where
4 residents of Cranford would want to keep a residence
5 here and also keep a residence maybe in the south in
6 Florida or Georgia or somewhere. And, they split their
7 time because they want to keep in contact with family,
8 friends, places where they worship, places where their
9 businesses have been, and keep a connection to
10 Cranford. So, it's a bit of a social security kind of
11 thing in providing the next wave of housing for older
12 adults.

13 So, this is going to be a lifestyle
14 community. These are -- these are photographs of built
15 projects showing the types of amenities that we would
16 have here. Great pool locations, outdoor grilling --
17 people can't grill on their apartment deck for fire
18 code reasons. So, we provide areas in courtyards that
19 are safe to grill.

20 In the evenings there's nice features like
21 fire pits where people can sit around for conversation.
22 Outdoor courtyards in -- many of our buildings are
23 oriented around courtyards with sitting areas, and
24 again, grilling and fire pits.

25 Amenity spaces, club rooms, where people can

1 -- if you're having a party for friends and -- you're
2 having a birthday party -- celebrating a birthday, and
3 you live in a one bedroom apartment, you could reserve
4 the space and -- and have a party for your friends. It
5 also is a gathering space within -- within the
6 community.

7 And, it's where -- quite frankly, in these
8 clubhouses it's where many of the deliveries occur --
9 package delivery from UPS and FedEx -- which is
10 becoming more and more -- more and more frequent with
11 the advent of Amazon and other things. We really mean
12 to manage package delivery. So, people will get a
13 package, they'll get a text message that, when you're
14 coming home from work or coming home from the store,
15 stop by the clubhouse and pick up your package.

16 Amenity space -- fitness is a very large part
17 of these communities, again, at both -- both ends of
18 that market. We're seeing now spaces for yoga rooms
19 where someone -- a yoga teacher from -- from the
20 community will be -- have hours there where they'll
21 have classes two or three days a week on certain hours.
22 And, people from the community can enjoy that, and then
23 the normal fitness type amenities.

24 So, that bas -- that's the basic presentation
25 of the type of community that we're looking at. I

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1 don't see this as a self contained community. It's not
 2 providing all forms of life. It's not a live, work,
 3 play type of environment. You're not going to work
 4 there, you're not going to shop there.

5 But, it is integrated with the community, and
 6 we think we've done a good job of greening up the
 7 property. Right now, if you go back to the original
 8 slide and look at how much of the property is paved,
 9 we're actually going to green up more of the property
 10 than is currently covered with pavement or building.
 11 So, that's an important thing. So, I think our next --
 12 I'll take some questions from the -- from the Council.

13 COMMISSIONER KALNINS: I've got a question.
 14 How many parking spaces do you provide for that?

15 MR. MINNO: We provide -- what we've provided
 16 in the -- in all these plans, the Phase 1 and Phase 2,
 17 what the State would require. And, that -- that's --
 18 that's governed by the Residential Site Improvement
 19 Standards, RSIS. So, that's figured at 2.1 spaces for
 20 a three bedroom, 2 spaces for a two bedroom, and 1.8
 21 spaces for a one bedroom.

22 COMMISSIONER KALNINS: I'm sorry. 2.1 --
 23 what were the three?

24 MR. MINNO: 1 -- 1.8 for a one bedroom, 2 for
 25 a two bedroom, and 2.1 for a three bedroom. So, we

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1 have sufficient spaces based on our bedroom mix to park
 2 the entire community. And, roughly three-quarters of
 3 those are in structured parking. The other --

4 COMMISSIONER KALNINS: About 1800?

5 MR. MINNO: Huh?

6 COMMISSIONER KALNINS: About 1800?

7 MR. MINNO: Yeah, uh-huh. You --

8 COMMISSIONER KALNINS: Oh, I'm sorry. Can I
 9 just follow up? In your experience in other
 10 communities that you've built like this, are they
 11 typically all utilized?

12 MR. MINNO: Are they what?

13 COMMISSIONER KALNINS: Utilized?

14 MR. MINNO: The spaces?

15 COMMISSIONER KALNINS: Yeah, do you rent
 16 those or do you --

17 MR. MINNO: No, we're finding --

18 COMMISSIONER KALNINS: How does that --

19 MR. MINNO: -- we're finding more and more
 20 that we're -- we're overparked if we use the state
 21 standards. And, one of the -- one of the factors we'll
 22 have here is a shuttle which will go to the downtown
 23 both for shopping and for the train. So, there will be
 24 regular shuttles in particular at the a.m. peak hours
 25 and the p.m. peak hours of traffic.

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1 COMMISSIONER KALNINS: And, where are most of
2 -- most of these are more downtown is there you built
3 in the past -- downtown developments?

4 MR. MINNO: Again, all over New Jersey
5 there's both suburban examples and urban examples of
6 these types of communities.

7 DEPUTY MAYOR GIBLIN: This a particular
8 proposal is for 900 rental units. Do any of your other
9 proposals include any type of ownership or have you
10 given consideration to this? For example, you
11 mentioned the young millennials that may be there for a
12 couple years versus the empty nesters.

13 Financially I think it would probably make
14 more sense for them to own a condominium or something
15 in something like this. It also provides a -- a town
16 like Cranford a little more -- those people that are
17 vested in community. They own a piece of property. Is
18 that something that you've done in the past or have you
19 given consideration to that in this particular --

20 MR. MINNO: Well, that -- that's really a
21 business question for Hartz. But, I'll answer sort of
22 the second part of it. This -- this group of people,
23 both the millen -- both the younger side of the market
24 and the older side of the market, are what we would
25 call renters by choice.

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1 They're not renters in the type of
2 communities like this because it's the cheapest can on
3 the shelf. The no longer -- rental projects in some
4 cases in New Jersey used to be what people would call
5 transient residents. And, that's no longer the case in
6 a community like this.

7 The rent level in particular for the market
8 rate units is at a level where people have to make a
9 real choice, and they're making it based on lifestyle.
10 Millennials are choosing not to own or, if they own,
11 they own much later than maybe I did in my generation.

12 So, what you're finding is millennials are
13 renting for a much longer time. And, now we're finding
14 seniors are renting by choice too. Because, when they
15 sell their home, they're -- they don't want to get
16 caught in the next real estate cycle. They're choosing
17 to sell their home when they can, bank the money, and
18 live off that.

19 The -- the question about whether it's
20 condominium or rental is a question for Hartz on the
21 business side.

22 MAYOR HANNEN: Okay. Commissioner O'Connor?

23 COMMISSIONER O'CONNOR: Can you just go over
24 the -- the unit breakdown again on the bedrooms?

25 MR. MINNO: Yes, the -- this is total for the

1 entire project. There's 408 one bedrooms, 468 two
2 bedrooms, and 29 three bedrooms.

3 COMMISSIONER O'CONNOR: Thank you.

4 MAYOR HANNEN: Okay. Mr. Rhatican, next --
5 if there's no other questions from Township Committee,
6 next one I'll defer so we can get some public questions
7 in.

8 MR. RHATICAN: Our next witness or -- or
9 presenter would be Jeffrey Martell, who's our civil
10 engineer. And, he's just going to address a couple of
11 issues, so he'll be fairly brief. Do you need any --
12 you don't need any -- okay. I think this is probably
13 good enough for you, this visual?

14 MR. MARTELL: Good evening. Jeffrey Martell
15 from Stonefield Engineering and Design, professional
16 engineer. I'll be very brief because I know we want to
17 move on this evening. Our role is relatively limited.
18 Should the project go forward, we would have a more
19 prominent role at a site plan phase.

20 But, at this given point in the project,
21 we've essentially been asked to assess the viability
22 from a site civil engineering prospective. The concept
23 plan that was presented -- we've -- we've looked at
24 that in terms of stormwater management, flooding
25 impact, impervious surface, green surfaces,

1 (indiscernible), emergency vehicles, move in vehicles,
2 et cetera.

3 We found all the site circulation elements to
4 be well designed. We did submit a set of plans as part
5 of the materials that were submitted to the township.
6 They were preliminary in detail -- in their level of
7 detail, but they did show lighting, stormwater
8 management, grading, et cetera, et cetera.

9 We also provided some turning templates for
10 emergency vehicles simply to establish that the layout
11 here we believe is -- is a viable layout. And, should
12 the township consider moving forward with this, we do
13 believe it could -- could result in a -- in a nice site
14 plan design.

15 One item of particular note is that we did
16 put forth with the proposal a plan that would decrease
17 the amount of impervious coverage on -- on the site.
18 So, in terms of the stormwater management and the
19 flooding impacts would be reduced as compared to
20 existing conditions.

21 We would, of course, provide a -- a high
22 level stormwater management plan at the site plan
23 phase. But, we did provide an executive summary just
24 so the committee members and -- and potentially the
25 Planning Board could -- could look at this project and

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1 understand that it would have a net positive impact in
2 terms of impervious surfaces and stormwater management.

3 Again, should we get to the site plan phase,
4 a -- a very detailed set of engineering plans would be
5 provided. But, at this particular point, that
6 concludes my portion of the presentation. Of course,
7 happy to answer any questions.

8 MAYOR HANNEN: Questions from the Township
9 Committee?

10 COMMISSIONER DOOLEY: No.

11 COMMISSIONER O'CONNOR: No.

12 MAYOR HANNEN: My only single question is do
13 you meet or exceed the stormwater management criteria
14 set forth by the state?

15 MR. MARTELL: We would exceed. I mean, the
16 criteria is a minimum criteria. So, we would -- we
17 would either meet or exceed. But, just mathematically
18 speaking, we'd most likely exceed.

19 MAYOR HANNEN: All right. Thank you.

20 MR. MARTELL: Thank you.

21 MAYOR HANNEN: Before you call your next pers
22 -- how many presenters to you have?

23 MR. RHATICAN: We have -- we have two, our
24 traffic consultant, which may be a little more lengthy
25 and --

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1 MAYOR HANNEN: Okay.

2 MR. RHATICAN: -- and an appraiser who will
3 be very brief.

4 MAYOR HANNEN: Okay. Just for the public
5 standpoint, I'd like to note sitting in the first row
6 up here we have our township professionals. In
7 addition to our Administrator Wall, we have Chief
8 Wozniak (phonetic), Chief Check (phonetic), our CFO,
9 Lavona Patterson, and our engineer Bill Masol.

10 So, under -- understand that we are bringing
11 -- and I think Steve Wordell (phonetic) is here
12 somewhere. We have brought in our own professionals
13 and department heads so that they can help advise us
14 going forward, listen to the presentation, and give us
15 the input that we will need to make a decision. Would
16 you please stand up momentarily so that everybody can
17 see that you're here. Okay. Thank you very much,
18 appreciate it.

19 MR. RHATICAN: I'll say, from a developer's
20 standpoint, I think that's very smart. The
21 professionals should be involved. We anticipate -- and
22 I know there was a question about potential mixed use.
23 Everybody would be at the table if this goes through
24 the redevelopment process. And, if we develop a
25 redevelopment plan.

1 We would have all these parties at the table.
2 We would evaluate -- you know, maybe the town feels
3 that a mixed use -- we don't feel that that's
4 appropriate or would be borne out by the market. But,
5 to have everybody at the table, have everybody's input,
6 that's how our redevelopment plan is -- evolves.

7 MAYOR HANNEN: Okay. Thank you.

8 MR. RHATICAN: So, --

9 MAYOR HANNEN: Next presenter.

10 MR. RHATICAN: -- with that, Karl Pehnke, our
11 traffic consultant.

12 MR. PEHNKE: Good evening. Again, my name is
13 Karl Pehnke. I'm with the engineering -- Langan
14 Engineering and Environmental Services. Just a little
15 background. I am a Professional Engineer, and my area
16 of expertise over the last 30-something years is in
17 traffic engineering.

18 Just a little bit of background. There --
19 there was a traffic impact study that was prepared
20 under my authorship for this project. It was prepared
21 in accordance with the requirements of your ordinances
22 to support the application for rezoning that was
23 submitted and has now been put in abeyance until
24 September, as discussed earlier this evening.

25 The traffic study was prepared in accordance

1 with standard engineering procedures for preparation of
2 a traffic study. Typically, for a residential
3 development, the key focus of a traffic impact study is
4 weekday a.m. and p.m. peak hours.

5 That is because that is the periods of time
6 when traffic on the roadway systems generally reach
7 their highest levels, and it's the same time periods
8 where we would expect the residential development to
9 reach its higher periods.

10 While there is traffic activity during other
11 times of the day and on weekends, typically what we see
12 is that those peak hours -- if you're solving for those
13 hours, you've solved for the other hours of the day.

14 That's not to say that, as this process moves
15 forwards, whether it's under a redevelopment plan or
16 under a rezoning and then subsequently a site plan,
17 that the traffic study that was prepared will not be
18 vetted by your professionals, the residents of the
19 township and the boards that were before, as well as
20 the county who has jurisdiction over Walnut Avenue
21 adjacent to the property.

22 That is a process that will move forward
23 hopefully and work through issues such as how are the
24 driveways designed, how are they controlled, what is
25 the offsite mitigation.

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1 I think for this evening for this process for
2 consideration by Council, I'm just going to hit a
3 couple of -- of highlights that I think are important
4 to understand. One is this property exists. There's
5 currently and had been development on this property.

6 At one point, it generated higher levels of
7 traffic when it was a viable and active property, once
8 by a pharmaceutical, subsequent to that by a mix of --
9 of what's been deemed tonight some flex users, and a
10 smaller building in the back, and Bank of America in
11 the -- the office building.

12 Your zoning exists on this site -- C3 zoning
13 -- encourages development on this site that would be
14 larger than what's there today. It encourages a mix of
15 uses, office -- a medical office that will generate
16 traffic.

17 From a traffic impact study, any development
18 on this project is going to generate traffic. And, a
19 traffic engineer such as myself, your township
20 professionals, and the county will be engaged to
21 address how do we handle that, how do the access work,
22 what are appropriate offsite mitigation in accordance
23 with the governing standards and rules and laws for
24 mitigation of a traffic impact.

25 In terms of consideration of whether the

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1 project should be considered as a re -- for
2 redevelopment plan designation or proceed through a
3 rezoning request, a couple of things that I would
4 provide for information for Council.

5 Again, the property was occupied. It was
6 once very viable and active. There's roughly 400,000
7 square foot of commercial space on this site supported
8 by just about 1200 parking spaces taking employees in
9 and out on a daily basis.

10 In terms of the proposed project, which is
11 proposing to redevelop the site with a unit count of
12 905 residential units, the traffic generation that
13 would be generated by the project -- Phase 1 and Phase
14 2 combined -- would result in not dissimilar traffic to
15 what was previously generated from the site, roughly
16 same levels in the morning, the difference being there
17 would be more outbound traffic than the peak inbound
18 traffic that an office development and commercial
19 development had.

20 In the evening we're seeing that the traffic
21 might be a little bit higher, but the traffic flow more
22 moderated. Whereas a commercial use of this site had a
23 strong efflux of traffic in one direction in the
24 evening hours, that traffic is more moderated in a
25 residential with the return people from work and people

1 going out for their evening activities, whether it be
2 shopping, entertainment, to and from schools, and
3 undertaking their daily lives.

4 So, we're not talking about a -- a project
5 here that is substantially changing the historical
6 traffic generation from this site. And, from a zoning
7 perspective, it's actually a potential down zoning in
8 terms of (indiscernible) traffic flow that could be
9 generated.

10 Your current C3 zoning encourages a
11 commercial development that could be -- be upwards of
12 500 to 800,000 square foot of commercial development
13 mixing office and medical office. Traffic generation
14 during the peak hours by a development of those sizes
15 would generate twice as much traffic as a project of
16 this nature.

17 So, the -- what I'm suggesting to the board
18 is, whether you rezone this property or consider a
19 residential development on this property, we're going
20 to face the same traffic issues as continued use of the
21 property as is, rehabilitation of the property as is,
22 and/or redevelopment of the property under your current
23 zoning ordinances.

24 The benefits that might -- the Council might
25 want to consider in proceeding with a redevelopment

1 plan designation is some of the earlier opportunities
2 that were mentioned with regard to control. A
3 redevelopment plan designation would give the board
4 more control on defining infrastructure needs, whether
5 it be the inclusion of shuttle service as part of the
6 project and in an agreement to the downtown to help
7 reduce traffic flow and service the downtown area and
8 create opportunities.

9 It could also include performance criteria as
10 to the final layout location of driveways. We've made
11 a recommendation to move driveways. Today they are
12 offset from public intersections. They come in across
13 from residents across the street, which we don't think
14 is a good thing.

15 We've recommended that they be relocated to a
16 line with existing public streets so that they're not
17 coming in across from a house or a driveway. We've
18 suggested shifting away from Raritan Road, which --
19 which is a critical intersection in the municipality,
20 moving points -- a point of conflict away from -- from
21 Rar -- the Raritan Road intersection.

22 We've suggested -- which would be required
23 under any development on this property -- that we start
24 to introduce a turn lane along Walnut Avenue in order
25 to separate turning traffic from through traffic to

1 address and -- and maintain proper flow. We've also
 2 suggested that a traffic signal would probably be
 3 appropriate. And, again, that's an -- a traffic
 4 control device that, whether it's a residential use on
 5 this property or a commercial use on this property, is
 6 likely needed both to improve the safety of flow along
 7 Walnut Avenue, as well as to help move traffic in the
 8 future in and out of this property, irrespective of the
 9 use.

10 We've already identified in the traffic study
 11 potential traffic changes at Raritan Road and Walnut
 12 Avenue, which would be tweaking of the existing signal
 13 in its operation that could accommodate the -- the
 14 traffic characteristics and generation from the
 15 residential use. But, again, those are details that
 16 would be for another day in another format.

17 But, the redevelopment approach to this does
 18 provide the board or the Council and the township more
 19 tools in terms of defining that and creating that as a
 20 contract, so to speak, between the developer and the --
 21 and the municipality. And, that's one of the benefits
 22 you may want to consider this evening moving into those
 23 -- mov -- as you consider the discussion. And, I think
 24 that's what I would suggest for this evening.

25 MAYOR HANNEN: Okay. Any member of the

1 Township Committee have any questions for the traffic
 2 expert?

3 MRS. MASON: (Inaudible).

4 MAYOR HANNEN: Mrs. Mason, please stop.

5 MRS. MASON: (Inaudible).

6 MAYOR HANNEN: Mrs. Mason, this is your
 7 second warning. Please -- please, I'm asking you.
 8 Don't -- don't -- don't push this.

9 MRS. MASON: (Inaudible).

10 MAYOR HANNEN: You will have an opportunity
 11 to exercise your First Amendment when everybody else
 12 has had their opportunity. Please -- thank you.

13 MRS. MASON: (Inaudible).

14 MAYOR HANNEN: Is there any other member of
 15 the Township Committee. Hearing none, Mr. Rhatican,
 16 you've got one more person you'd like to call on?

17 MR. RHATICAN: Yeah. And, I just want to
 18 emphasize, with respect to the traffic, that the -- and
 19 some of the other presentations that you've heard this
 20 evening. It -- it's -- just to be transparent and open
 21 about what we're proposing and potential impacts.

22 In terms of the specific requirements of the
 23 redevelopment law, to determine whether the site is in
 24 need of redevelopment, we don't look at prospective
 25 traffic impacts. That's, again, another issue that's

1 addressed at the time of the adoption of a
2 redevelopment plan, if we get that far. So, just to be
3 clear about the nature of the presentation.

4 MAYOR HANNEN: Got ya.

5 MR. RHATICAN: With that, our final witness
6 is John Brody. He's an appraiser. Now we've working
7 with Mr. Brody -- we asked him to look at the site some
8 time ago. We -- we did not bring him to the community
9 meeting on Thursday, but there were some questions
10 about potential impacts to property values. We
11 likewise think this is not a factor relevant to the
12 redevelopment analysis, but wanted to respond to
13 concerns expressed by the community. So, --

14 MAYOR HANNEN: Thank you.

15 MR. BRODY: Good evening. My name is John
16 Brody. I'm a real estate appraiser with an office in
17 -- in Livingston. We do consultation and so on. We
18 are honestly at the very infancy of working on
19 statistical data relative to this particular
20 development.

21 I've done this for 52 years now. And, the
22 type of development that we have here is -- is not
23 totally unique in comparison to other type developments
24 throughout the state. And, the process that I go
25 through is addressing the negative criteria. That is,

1 what might be an impact on surrounding properties
2 relative to property values.

3 And, we have a process that we go through.
4 And, it's -- it's no different for this property than
5 it is for a nursing home facility, than it is for a
6 hotel, than it is for any other type of property where
7 the general public believes that there could be some
8 impact created by the development of that property.

9 So, -- so, we -- what we do is we -- we
10 undertake a study. And, we find an existing facility
11 -- or a existing development in this case -- where
12 there are homes within close proximity to the
13 development. And, we start to study from a layering
14 standpoint.

15 That is, if the development is located
16 adjacent, then let's look at the single family homes on
17 the block closest to the development. And, then let's
18 look at the homes that are a little bit further back
19 from the development, keeping in mind that we're at all
20 times trying to create similar type comparisons, which
21 is extremely challenging.

22 So, in other words, I'm looking for a sale of
23 a house that's across or near to the development, and
24 then I'm looking to see what the square footage of that
25 house is, what some of the amenities are relative to

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1 that house, and likewise what it sold for.

2 And, then I'm going to try to find a similar
3 type house, square foot wise, style wise, ranch,
4 colonial, whatever it might be, two or three blocks
5 further back or four -- four blocks further back. And,
6 I might find that the house across the street from the
7 development may have sold -- and I'll just make up a
8 number -- at \$100 a square foot.

9 And, then I might find that a house two or
10 three blocks further away with similar amenities may
11 have sold for \$110 a square foot. Therefore, my
12 analyses -- and on a very simple basis -- is indicating
13 that that house closest to the development sold for 10
14 percent less.

15 Well, it might be because that particular
16 street is a county road and that the houses on the
17 county road in many instances might sell for something
18 less because we might have a double yellow line or some
19 other reason traffic wise that creates the differential
20 between the first line and the houses further back.

21 And, so I know you want to get to the public
22 aspect of the program, and I don't want to take more
23 time than I've already taken. But, again, that --
24 we're at the infancy of what we're going to be doing.
25 And, -- but, I just wanted to give you some insight as

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1 to what the process is about.

2 MAYOR HANNEN: You gave us the methodology.
3 You didn't give us the results.

4 MR. BRODY: I -- I don't have the results. I
5 -- I prefaced everything --

6 MAYOR HANNEN: I know.

7 MR. BRODY: -- when I started by saying we're
8 at the infancy of our research.

9 MAYOR HANNEN: Okay. Fair --

10 MR. BRODY: And, so that --

11 MAYOR HANNEN: Fair enough. Thank you.

12 MR. BRODY: -- that's where I am right now.

13 MAYOR HANNEN: Okay. Members of the Township
14 Committee, questions?

15 COMMISSIONER KALNINS: Yeah. When you take
16 into consideration an appraisal, you take into
17 consideration -- normally it's similar neighborhoods --
18 do you -- right?

19 MR. BRODY: Yes, if --

20 COMMISSIONER KALNINS: I mean, it --

21 MR. BRODY: -- if we can.

22 COMMISSIONER KALNINS: -- would be --

23 MR. BRODY: Yes, definitely.

24 COMMISSIONER KALNINS: But, this is really
25 changing the neighborhood, right, because we're

1 changing the percentage? I mean, I -- what I -- the
 2 numbers I heard were 8 percent population of the town.
 3 I mean, that -- that -- to that portion would be I
 4 guess a significantly larger percentage change, --

5 MR. BRODY: Well, it --

6 COMMISSIONER KALNINS: -- right?

7 MR. BRODY: -- it might be a larger
 8 percentage change in the population.

9 COMMISSIONER KALNINS: Well, I'm -- the make
 10 up -- the make up of --

11 MR. BRODY: Or the -- okay, or the --

12 COMMISSIONER KALNINS: -- character.

13 MR. BRODY: -- make up or the character.

14 But, it doesn't necessarily change the supply and
 15 demand factors of what the general public is looking
 16 for in a community as desirable as -- as Cranford.
 17 And, there's houses that are there that are desirable.
 18 They're well designed.

19 They're selling for, you know, whatever the
 20 market will bear from a supply and demand standpoint,
 21 and I don't know what I'm going to find. But, whatever
 22 I find, I'll -- I'll report to you. But, your -- your
 23 comments are -- are correct, there is a change that
 24 will take place.

25 And, change is one of the principles in real

1 estate appraising that nothing stays consistent, and
 2 there's always change. And, that traditionally will
 3 create value. And, so that's -- that's a factor that I
 4 take into consideration.

5 COMMISSIONER KALNINS: So, -- I -- I don't
 6 know how to ask the question. So, -- I mean, if you
 7 change, would you then compare it to a different town
 8 -- area that has the similar make up? How would you --
 9 how would be --

10 MR. BRODY: It -- it's --

11 COMMISSIONER KALNINS: -- the methodology
 12 about that?

13 MR. BRODY: It -- it's impossible to do that.
 14 I mean, there -- there just -- every -- every
 15 neighborhood is different. And, to try to find the
 16 exact neighborhood is -- it's almost impossible. I
 17 can't create sales. I can't create that kind of data.
 18 I can only take the data from the marketplace.

19 So, I'm -- I'm -- I'm a super detective, and
 20 -- and I'm -- I'm trying to find out what happened in
 21 other towns where something was developed and what the
 22 impact was on that development on the surrounding
 23 properties. And, there -- there's no other town like
 24 Cranford. I mean, it -- it's --

25 COMMISSIONER KALNINS: I -- that I agree

1 with.

2 (Applause).

3 MR. BRODY: It -- it's a fabulous town, it
4 really is. It has -- it has tremendous -- it has
5 tremendous amenities, it has a -- a Town Council that's
6 terrific.

7 COMMISSIONER KALNINS: I don't know about
8 (indiscernible), but yeah. We get uglier, but that's
9 all right.

10 MR. BRODY: No, -- no, I -- I mean, -- I --
11 I --

12 COMMISSIONER KALNINS: Okay.

13 MR. BRODY: I do a lot of -- I do a lot of
14 work --

15 MAYOR HANNEN: Please, let's finish up.

16 MR. BRODY: I -- I represent Springfield, and
17 I do all of Springfield's tax appeals and things like
18 that. And, I -- I know Union County, and I -- I do --
19 I do work in every county -- in every town in -- in the
20 county. I grew up in Hillside. I was -- you know, I
21 was born and grew up in Hillside, so -- Union County.
22 So, it --

23 MAYOR HANNEN: Okay.

24 MR. BRODY: -- it was all part of my
25 background. And, so, I'll -- I'll -- I'll interpret

1 what I see based upon other towns and other locations.
2 But, it -- it can never be specific to this town,
3 because you can't find it. So, --

4 MAYOR HANNEN: Okay. Thank you.

5 MR. BRODY: -- that's all I can do.

6 MAYOR HANNEN: Any other questions of the
7 Township Committee? Hearing none, I'll call upon -- if
8 -- if it's okay by you, I want to call on the President
9 of the Board of Education next, and then we'll take
10 some questions, okay? Mr. Petschow?

11 MR. PETSCHOW: First of all, thank you and
12 good evening. I'm joined by

13 MAYOR HANNEN: You brought the posse with you
14 tonight.

15 MR. PETSCHOW: First of all, for those of you
16 who don't know me, my name is Kurt Petschow. Today I'm
17 hereon behalf of the Board of Education. I'm joined by
18 the Vice President, Lisa Carbone, and our
19 Superintendent, Dr. Scott Rubin. So, to --

20 MAYOR HANNEN: Welcome.

21 MR. PETSCHOW: -- to start with, I just want
22 to read a resolution that we adop -- didn't adopt yet.
23 We will be adopting and voting on this Monday. But, we
24 unanimously agreed on this resolution today. And, I
25 just want to read this tonight, and then I just have a

1 few comments -- follow up comments. So, thank you.

2 "Whereas, it has come to the attention of the
3 Board of Education of the Township of Cranford that
4 Hartz Mountain Industries, Incorporated, the owner of
5 750 Walnut Avenue, Cranford, New Jersey, has stated its
6 intent to rezone or redevelop the 30.5 acre commercial
7 property located at the above address in order to
8 permit multifamily residential development.

9 "And, whereas, Hartz Mountain Industries,
10 Incorporated, seeks an amendment to the zoning
11 ordinance in order to allow the subject property to be
12 used as a site for a four-story planned unit
13 development which will house, in Phase 1, more than 436
14 residential units. And, after full development of the
15 site, a total of 905 residential units allocated as
16 one, two, and three bedroom units, together with their
17 ancillary facilities or establish a redevelopment plan.

18 "Now, therefore, be it resolved by the Board
19 of Education of the Township of Cranford that it does
20 hereby express its extreme concern to the approval of a
21 rezoning or a redevelopment of the aforementioned
22 property which currently does to permit residential
23 development.

24 "Be it further resolved by the Board of
25 Education of the Township of Cranford that it believes

1 any such rezoning or redevelopment would adversely
2 impact the school district and create a hardship in
3 which the district is not equipped to support.

4 "Be it further resolved that a copy of this
5 resolution will be forwarded to the Zoning and Planning
6 Board of the Township of Cranford and the governing
7 body of the Township of Cranford and the Union County
8 Planning Board."

9 So, just as a couple follow up things that
10 we've been speaking about tonight -- and many of you
11 have already touched on this and asked the questions.
12 Some of the things I'm going to speak of -- Hartz
13 Mountain and Mr. Rhatican did reach out to our Business
14 Administrator.

15 He did try to get numbers. We have been
16 trying to update those numbers as fast and as best as
17 we can. We did have the numbers that I gave Mr.
18 Rhatican today and that you have spoken about tonight.
19 Those are our most updated numbers as of today.

20 As we know, with a development of this size,
21 the devil is definitely in the details. The details
22 that we can't speak to, Hartz Mountain can't speak to,
23 and nobody up there can speak to is they're putting a
24 price tag on the individual student. They're putting a
25 price tag on where our break even point is and that

1 this is going to be a net gain for the community.

2 The problem with taking that at its face
3 value is that we don't know what needs each individual
4 student has. We don't know the price tag of those each
5 individual students. It could be vocational, it could
6 be magnet school, it could be special needs, it -- it
7 could be anything. Some of those children we may not
8 be able to house ourselves, we may have to send out.
9 We don't know the answers to that, nor do they. And, I
10 don't blame them for that.

11 But, those are the details that nobody knows
12 that really have to be considered when moving forward
13 with a project of this size. Because, as stated, at
14 905 units, it's going to put a tremendous pressure, of
15 course, on the whole district. But, you're also taking
16 it and putting it one corner of town.

17 So, it's only going to affect a certain
18 amount of schools that the district is not going to be
19 able to handle. And, it doesn't matter how many the
20 students are, it doesn't matter the matrix that is
21 used, because the numbers are not a viable number for
22 us to handle.

23 Because we don't know what each student is
24 going to need. We don't know what each student is
25 going to require. It is impossible for us to know

1 that. And, with a rental unit, we may be trying to hit
2 a moving target every year, which is difficult to
3 budget for also.

4 So, those are just a few of my comments. I
5 appreciate your time, and I appreciate listening. But,
6 I'll take any questions if you have any.

7 MAYOR HANNEN: Thank you very much for coming
8 this evening. We appreciate you coming by and giving
9 us your opinions and help filling in some of the gaps
10 for us. So, thank you very much. Welcome and good
11 luck to your new position.

12 (Applause).

13 MAYOR HANNEN: Okay. Mr. Rhatican, if it's
14 okay by you, I'd like to start calling residents up.
15 And, if there's questions they want to pose to the
16 Township Committee, through you, to you, we'll work
17 that -- I would remind everybody as we do this -- let's
18 see if we can do this in an orderly fashion.

19 What I would like to do is start with the
20 front rows, working backwards, for anyone who would
21 like to come up. We'll start right row, left row, and
22 then work our way back.

23 Please -- so that as many residents who would
24 like to ask questions or offer a comment -- please
25 limit your comments to five minutes or less so we can

1 give your neighbors as much opportunity to participate
2 in the meeting also. Thank you. Also, please state
3 your name and address when you come to the microphone.

4 MR. ZUCKER: My name is Mark Zucker, 19
5 Perching Avenue in Cranford. First, I'd like to thank
6 you for the opportunity to address the Township
7 Committee.

8 As you know, I presented a written list of my
9 questions and concerns for the Township Committee at
10 last night's working session. And, I hope that you had
11 the opportunity and a chance to review my points of
12 concern. I provided bullet items and would be happy to
13 expand upon any con -- any of those concerns.

14 Tonight I would like to briefly highlight a
15 few of those concerns. The traffic study incorporated
16 as part of the original proposal for the Township
17 Zoning Board is fraught with invalid conclusions and
18 assumptions.

19 Langan Engineering and Environmental
20 Services, Incorporated, by their own admission, has
21 never done a follow up review to validate the results
22 of their original study. This is either due to a
23 desire not to find the facts or simply poor business
24 practice.

25 In either event, this is an unacceptable

1 practice and questions the validity of the entire
2 study. I question whether the same can be applied to
3 the financial analysis that we heard this evening.

4 They state that there is no significant
5 impact to traffic. However, there is no factor for
6 residential traffic patterns midday, weekend, and non-
7 business hour volume. The location will be used to
8 access to and from the Parkway, Walnut Street schools,
9 as well as other schools and local traffic.

10 Hartz Mountain says that only 122 students
11 will be added to the school system. Interestingly
12 enough, last Thursday they said 181. Somehow 60
13 students disappeared over the weekend.

14 Per the National Multifamily Housing Council,
15 the national average is two school age children for
16 each unit consisting of two or more bedrooms. Upon
17 completion of the project, this would add approximately
18 1,000 to our already overcrowded schools.

19 Hartz Mountain says that this project will
20 attract millennials. However, research has proven that
21 millennials vastly prefer locations within walking
22 distance to transportation, dining, and recreational
23 facilities.

24 Additionally, the existing rental facilities,
25 Cranford Crossing, Riverfront, and Woodmont Station,

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1 currently are not fully occupied. Plus there are other
2 rental unit projects near the downtown areas that are
3 proposed to be built. New Jersey has the 12th highest
4 density of rental properties in the nation. And, as of
5 2015, the rental vacancy rate is 5.65 percent.

6 They claim that they have been unable to
7 attract commercial residents -- tenants to this
8 property, for which they offer no proof, and state that
9 commercial rentals have declined. However, the State
10 of New Jersey Business Portal says that the industrial
11 rental market vacancy rate declined by .4 percent in
12 the first quarter of 2016 and, quote, "Going into mid
13 year there is still optimism in this market", end
14 quote. The business portal stated that the office
15 market vacancy rate has also declined in the first
16 quarter of 2016.

17 The Center for Urban and Regional Studies at
18 the University of North Carolina has researched and
19 validated that additional home ownership -- not rental,
20 as this project proposes -- adds to the property value
21 of the outline of the community. They cannot conclude
22 the same for rental properties.

23 Lastly, -- I want to be brief -- lastly, I
24 would like to say that Hartz Mountain is a business,
25 and they have the right to make a profit on a business

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1 venture. However, there are many alternative avenues,
2 such as alternate uses for the existing property,
3 development of single family housing, 55 plus
4 community, mixed townhouse and condo units, et cetera,
5 that would greatly reduce the impact to the town and
6 within the guidelines of the town's Master Plan.

7 So, thank you again for the opportunity to
8 address the Township.

9 (Applause).

10 MAYOR HANNEN: Thank you, Mr. Zucker. Is
11 there anyone else in the first or second row, right-
12 hand side, that would like to come to the microphone
13 and ask a question? If not, I'll go first -- second
14 row, left -- I'm -- I'm sorry. Yes, second row on left
15 side, which would be Ms. LaBrutto's row. Okay.

16 MS. LABRUTTO: Rita LaBrutto, 104 Arlington
17 Road. I had a couple of questions, I guess, for them.
18 You mentioned a tax abatement. How long would that tax
19 abatement be?

20 MR. RHATICAN: Is that question for me?

21 MS. LABRUTTO: Yeah.

22 MR. RHATICAN: That would be -- the function
23 of what we negotiated (inaudible). So, --

24 MS. LABRUTTO: Okay.

25 MR. RHATICAN: -- (inaudible) 30 years

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1 (inaudible) --
 2 MS. LABRUTTO: Okay. But, it's normally,
 3 like, -- I mean, it -- above 20, not negotiated.
 4 MR. RHATICAN: (Inaudible) --
 5 MS. LABRUTTO: Okay.
 6 MR. RHATICAN: -- we -- we've got -- we've
 7 got that commitment (inaudible).
 8 MS. LABRUTTO: Okay. And, is the multiplier
 9 that you used -- I mean, you mentioned you do a lot of
 10 development in Secaucus, Jersey City, and those. Was
 11 -- does that break out Rutgers between, like, an urban
 12 multiplier and a suburban multiplier?
 13 MR. RHATICAN: In reference to population
 14 facts?
 15 MS. LABRUTTO: What you used to come up with
 16 school age children and that.
 17 MR. RHATICAN: The question was is there a
 18 different multiplier --
 19 MS. LABRUTTO: For suburban and -- versus
 20 urban development.
 21 MR. RHATICAN: Well, the -- the multiplier
 22 that we used (inaudible) school children is based on
 23 projects (inaudible).
 24 MS. LABRUTTO: Projects in this community?
 25 MR. RHATICAN: Correct.

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1 MS. LABRUTTO: Okay. All right. Did you use
 2 the cost per pupil for this community?
 3 MR. RHATICAN: Yes.
 4 MS. LABRUTTO: Okay. And, what cost was
 5 that?
 6 MR. RHATICAN: It was roughly \$13,000, as I
 7 mentioned earlier, which is the -- the cost amount
 8 raised by local property taxes.
 9 MS. LABRUTTO: Okay. And, 2017, 2018, FYI,
 10 is like 15,000.
 11 MR. RHATICAN: Okay. I'll -- I'll have to
 12 look at that.
 13 MS. LABRUTTO: Okay. So, the first thing --
 14 I just want to comment on the projects that kind of
 15 picked -- picked here. Just a little bit of history.
 16 Someone was here -- said they were here 12 years ago
 17 and talked about Cranford Crossing. Unfortunately I've
 18 -- I've been to too many Township Committee meetings,
 19 and I was at those meetings.
 20 Cranford Crossing is -- was the result of a
 21 lawsuit. It still cost us that garage 12 years later
 22 and into the 30-year bond. It -- it runs at a deficit
 23 of \$500,000 a year. So, Cranford Crossing is nothing
 24 to be proud of.
 25 Riverfront is right in the middle of the

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1 downtown. So, seven school children really -- it's
 2 kind of hard to compare that to a development where
 3 Hartz Mountain is at 750 Walnut Avenue. Woodmont is
 4 three-quarters of an acre -- I'm sorry -- three-
 5 quarters of a mile from the downtown. How far is Hartz
 6 Mountain from the downtown?
 7 MALE SPEAKER: About a mile.
 8 MS. LABRUTTO: About a mile?
 9 MALE SPEAKER: Yeah, about a mile.
 10 MS. LABRUTTO: Okay. And, would you agree,
 11 as you get further from the downtown, as -- from a
 12 planning perspective, that your density then should be
 13 less -- from a planning perspective?
 14 MR. RHATICAN: It depends on the site. But,
 15 as I pointed out in that table, the density is actually
 16 less than those other projects that you mentioned.
 17 MS. LABRUTTO: Right. But, you're in really
 18 almost like a single family zone there, --
 19 MR. RHATICAN: Which is --
 20 MS. LABRUTTO: -- right?
 21 MR. RHATICAN: -- the density is less.
 22 MS. LABRUTTO: Yeah. Okay. So, you -- you
 23 basically said that office space is dying on the vine.
 24 I don't know if any of you are familiar with Morris
 25 County, Florham Park? I mean, office there is booming.

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1 It's one of the reasons why Florham Park's taxes are so
 2 -- you know, so good.
 3 So, right now our tax base -- I think we're
 4 only at about 11 percent as far as business. So, as
 5 that number reduces, the residents in this room have to
 6 pick up the tax impact of that. So, -- so, it is
 7 possible -- and we're seeing in some other communities
 8 -- where office, if they're so inclined, you know, is
 9 -- is pretty -- pretty good. And, as I said, there are
 10 -- in fact, if you go through Florham Park across from
 11 St. Elizabeth's College and that by the Jet's complex,
 12 it is booming up there.
 13 MAYOR HANNEN: Ms. LaBrutto, --
 14 MS. LABRUTTO: I know, I'm going.
 15 MAYOR HANNEN: Only because --
 16 MS. LABRUTTO: Okay.
 17 MAYOR HANNEN: -- I want to get other people
 18 included --
 19 MS. LABRUTTO: Right. All right. So, I'm
 20 just going to tell you in 2014 very quickly, on
 21 Woodmont, some of the same fairytale we heard tonight.
 22 Woodmont, in 2014, Steve Santola (phonetic) -- his
 23 comments were our -- our development is aimed at young,
 24 hip, demographic, young professionals, 31 and younger.
 25 And, then the next group, 68 percent of them

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1 would be 31 and younger. The other 20 percent would be
2 55 and older. And, that yielded 35 to 40 school age
3 children. So, you can't really listen to -- you know,
4 can't believe everything you hear.

5 MAYOR HANNEN: Thank you very much.

6 (Applause).

7 MAYOR HANNEN: Is there anyone else in row
8 two left that would like to come to the microphone? If
9 not, I will go to row three right. Anyone in row three
10 right?

11 MAYOR HANNEN: Please state your name and
12 address.

13 MS. DUARTE: Hi, Marcy Duarte, 37 Iroquois
14 Road. I just have one quick question for Mr. Rhatican.
15 Just to clarify that is it nowhere in Hartz Mountain's
16 business plan to develop this land in a way that would
17 be single family homes or condos that would be resold?

18 MR. RHATICAN: Really not single family
19 homes. And, yes, we've also likewise (inaudible). We
20 don't see that as (inaudible) right now. Oh, sorry.

21 MS. DUARTE: Okay. Because, it has been
22 brought up before -- you know, by the Township
23 Committee and by people in the audience that that was a
24 possibility. But, I would just like to clarify that
25 Hartz Mountain does not see it as a possibility.

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1 MR. RHATICAN: That's correct.

2 MS. DUARTE: Okay. Thank you.

3 MAYOR HANNEN: Thank you. Any one else in
4 row three? Hearing one, row three left? Yes, sir?

5 MR. COFSKY: I'm Stuart Cofsky. I live at 20
6 Lenhome Drive, which is not that far from 750. I have
7 a couple comments. One is I -- I just don't see the
8 122 students as being very realistic. Cranford is a --
9 an ideal school sys -- has an ideal school system.
10 People move here because of the school system.

11 And, if you -- if you do the arithmetic,
12 which is -- I mean, I -- I did way out arithmetic. I
13 said there was about 30,000 people in Cranford, and
14 there's probably 9,000 residences, which is maybe 10
15 times the 900 that they're going to build. And, if --
16 in that 923 residences, if they say there's only going
17 to be one -- 122 students, -- if you multiply that by
18 10 -- meaning we have 9,000 residences -- that means we
19 only have 1220 students in our school system, which is
20 way off.

21 Secondly, I think the traffic jam -- right
22 now Walnut -- Walnut Street is -- there's a tremendous
23 traffic jam now on Walnut. Adding probably at least
24 1500 cars to those 923 residences is going to make
25 Walnut an impossible area.

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1 And, my third comment is I know we've talked
2 about Hartz Mountain, maybe they should try to do this
3 or try to do that. I don't believe Cranford has any
4 obligation to make Hartz Mountain a profitable company
5 in a profitable area.

6 I think, if they made a bad investment,
7 that's their problem. We don't have an obligation to
8 correct that bad investment. If they want to -- if
9 they can't do what they want to do with this housing
10 project, let them sell the property. We're under no
11 obligation to design the area to -- to fit their needs.
12 Thank you.

13 (Applause).

14 MAYOR HANNEN: Thank you. Is -- is -- I
15 appreciate your enthusiasm, but it only takes away from
16 more questions that we -- we have. So, just please
17 keep that in mind. Anyone else in row three left? If
18 not, row four right? And, if anybody in row four left
19 would like to come up next, you could please stand
20 behind the lectern. Yes, sir.

21 MR. MARGULIS: (Indiscernible) Margulis, 105
22 Holly Street. I just have one clarification to ask.
23 You had mentioned 900,00 or \$1M that was going to be
24 transferred over to the -- the budget as a result of
25 your -- your development. That was a net improvement

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1 fiscally, right? Does that take into account -- does
2 that take into account the money that's already being
3 paid into the budget from the current development?

4 MR. RHATICAN: No, this is -- this would be a
5 whole new --

6 MR. MARGULIS: Okay.

7 MR. RHATICAN: -- taxation on the property.

8 MR. MARGULIS: How much now -- how much taxes
9 do we get as a town from that development?

10 MR. RHATICAN: Currently, under --

11 MR. MARGULIS: Currently.

12 MR. RHATICAN: -- existing conditions? I
13 don't know that. I don't know the amount.

14 MR. MARGULIS: Okay. But, I'm sure it's
15 nothing. It's not nothing, right? It's got to be
16 something, \$100,000, \$200,000? So, I would love to see
17 that number just to -- just to figure out what the net
18 net benefit to the town is.

19 The other thing is I'm a member of the
20 environmental commission here. And, I had a quick
21 question about sustainability in, I guess, the
22 architect. Okay. So, thank you. Is there any
23 indication or any kind of sustainability activity that
24 you've got going with the architecture development?

25 MR. RHATICAN: There will be. We're not at

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1 that point yet --
 2 MR. MARGULIS: Okay.
 3 MR. RHATICAN: -- in the development of --
 4 MR. MARGULIS: Any consideration for leave
 5 (indiscernible)?
 6 MR. RHATICAN: Again, we're not at that point
 7 with the --
 8 MR. MARGULIS: Okay.
 9 MR. RHATICAN: -- with the drawings. So, --
 10 MR. MARGULIS: Thank you.
 11 MR. RHATICAN: Uh-huh.
 12 MAYOR HANNEN: Yes, sir.
 13 MR. MCGINLEY: Good evening. Joe McGinley.
 14 I live at 18 Shetland Drive in Cranford. First off I
 15 want commend the Committee. Very good questions
 16 tonight. I do appreciate your support.
 17 Both tonight and last week during the
 18 meetings, Mr. Rhatican indicated that -- or he offered
 19 up that we could go see some similar facilities in
 20 Weehawken, Secaucus, and Jersey City. And, I would say
 21 that I would expect facilities like this to be found in
 22 those -- those areas, but not Cranford.
 23 What drew us here 23 years ago -- my wife and
 24 myself and my family -- is that we wanted to come to
 25 Cranford because it was a family oriented community, a

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1 very quaint community, and that's what we liked about
 2 Cranford. And, for 23 years we appreciated that. I
 3 think this takes away from that atmosphere in Cranford.
 4 We've heard quite a bit about how much money
 5 we are going to be, I guess, seeing from this project,
 6 how Cranford is going to benefit from the money. I
 7 don't know what that equates to if we actually did see
 8 that. I don't know what that equates to per household.
 9 To be honest with you, I don't expect to see any of
 10 that money.
 11 But, if you were to offer me \$1,000 a year
 12 tonight, I would forego that in return for you going
 13 against this. Thank you.
 14 (Applause).
 15 MAYOR HANNEN: I believe we're up to row five
 16 right.
 17 MR. SFORZA: Row four.
 18 MAYOR HANNEN: Row four. I'm sorry. Go
 19 ahead. And, Madam Clerk, if, at any point in time you
 20 weren't able to catch the name or the address, please
 21 cut in at any point.
 22 MR. SFORZA: Good evening. Thank you for
 23 everybody's time. I am the elusive millennial that
 24 everybody has been talking about. Frank Sforza, 15
 25 Colin Kelly Street, Cranford, New Jersey. My

1 grandparents settled down here many, many years ago.
2 My parents followed suit, and I am standing before you
3 as a proud third generation.

4 The reason I came back here and settled down
5 with my wife after -- immediately after getting married
6 was because of the family community that I grew up
7 around. I grew upon the north side, my grandparents
8 were on the south. I would bike all the way across
9 town, get pizza at the local pizza shop, then get pizza
10 at my nana's house, and -- you know, and just grew up
11 in a very friendly environment with lots of bike
12 trails, lots of green areas, community.

13 And, I chose Cranford for that reason because
14 I believe that Cranford fosters a community that a
15 millennial who doesn't want to rent, who is interested
16 in ownership, but unfortunately has real life problems
17 like student debt, recognizes that ownership is more
18 powerful than renting and, after a few years of
19 renting, will find a desirable location and settle
20 down.

21 And, I believe, if that opportunity is given
22 to any millennial, including the -- the young men and
23 women I work with in my office in New York City as a
24 commuter, that they would be given that same
25 opportunity -- I'm sorry -- they would -- they would

1 take that same opportunity if they could -- if they
2 could get it.

3 So, I -- I come to -- with that perspective,
4 you know, just to offer up a couple of -- of different
5 things here. While there are shift tides of large
6 office spaces throughout New Jersey -- and, that's --
7 that's a well known fact -- I -- I'd be curious to know
8 what areas of New Jersey.

9 I've worked out -- I -- I've worked in -- in
10 the green industry. I've worked on many office
11 buildings that have solar panels on top of them. A lot
12 of the buildings that you -- you hear about are out
13 west New Jersey. I'd be curious to know what the
14 numbers of -- of those office buildings are in areas
15 that are so far removed from large population areas
16 because, yes, those areas are suffering, I've seen it,
17 large (indiscernible) of buildings versus the -- the --
18 the office buildings that you're speaking to here, you
19 know, in the city or commutable distances.

20 This is a commuter town. I -- I chose this
21 town. I -- I commute into town. My wife at one point
22 did commute in -- into the -- I'm sorry -- into the
23 city. That needs to be taken into perspective.

24 Yes, people want to live in the city to a
25 certain point. But, that desire that they spoke to,

1 green spaces, you know, folks working in those
2 environments where they have kitchens and -- and -- and
3 different amenities that -- you know, reaching out to
4 those intelligent individuals and those in sort of
5 areas -- that's what people, want and they're willing
6 to travel for it. And, I -- you know, I think that's
7 something that Cranford offers.

8 Quickly, I've noticed that there are
9 companies in New York City -- most notably in Manhattan
10 and Brooklyn -- those places are becoming unaffordable.
11 We're seeing a lot of fashion moving out of those
12 areas. My wife personally worked for a fashion -- a
13 large fashion company that has moved out of the New
14 York City area and is down in Philly now.

15 You know, there's places out in -- in -- in
16 -- you know, outside of the city who are paying New
17 York City rates for employees, but are just asking them
18 to travel a little bit further outside of the city
19 because there's so much overhead. So, I think there's
20 -- I think there's a -- a unique opportunity.

21 And, yes, while it might take more time and
22 effort to find those individuals, you know, shared
23 office space is a very big deal. There's a lot of
24 opportunity there. I think there's -- there's just a
25 lot of solutions that -- that could be spoken to.

1 You know, to the point, yeah, there is a
2 Amazon facility recently built just a couple of miles
3 from here, a lot of -- a lot of truck traffic, yes.
4 You know, an Amazon facility is looking for 40-foot
5 long -- or 40-foot tall warehouse space. But, you
6 know, what they're -- what they're proposing in
7 residential terms is essentially the same thing.

8 So, the opportunity to meet a -- a -- an
9 industrial or warehouse space in -- in that same light
10 -- I think the opportunity is there. I think they just
11 need to pursue it.

12 So, -- I have a lot of different things. I'm
13 going to mail you a letter just to keep this short.
14 And, I appreciate everybody's time. Thank you.

15 MAYOR HANNEN: Thank you very much.

16 (Applause).

17 MAYOR HANNEN: Anyone else in four. Let's
18 move to row five. If you want to hand that to the
19 clerk, she'll make copies for us so you don't -- we'll
20 save the money to mail it.

21 MR. SFORZA: Thanks.

22 MR. CAPARIO. My name is Gerardo Capario. I
23 live at 17 1/2 Eastman Street. I have two kids.
24 They're with me part of the time, and they're of school
25 age. And, I would jump at a chance to move into a

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1 development like this if I didn't have the opportunity
2 I had today.

3 So, I'm very fortunate to live in town. But,
4 if that apartment wasn't available and this was -- and
5 I know a lot of other single parents who would move.
6 My mom moved here when I was a kid, so I took a lot of
7 advantage of the opportunities that Cranford had for
8 children. And, that's why I moved back here.

9 But, I'm not here to talk about nostalgia.
10 For the past 15 years, I've been an environmental
11 professional. I've worked on remediation projects,
12 brownfield redevelopments, underground storage tanks.
13 I've worked on a number of cases around Union County
14 for both public and private entities.

15 While I was sitting here listening to the
16 presentation and the Council ask -- most of the
17 questions I wrote down that I wanted to ask -- thank
18 you very much -- a cursory review of publicly available
19 information and databases lists nine separate listings
20 on NJEMS, which is New Jersey Environmental Management
21 Systems, that notes that there are environmental issues
22 of concern at the exact property. And, within a --
23 less than a quarter mile radius of their property,
24 there are up to 26 other listed sites.

25 Their property was developed prior to the

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1 majority of environmental regulations that we currently
2 have in place, so I doubt most of it was investigated.
3 Looking back as far as 1958 on topographic maps, there
4 are rail spurs that go into the property.

5 I think that, at a very minimum, we should
6 entertain discussing either with the Council or ask
7 Hartz Mountain their thoughts on at least, at the bare
8 minimum, completing a ASTM standard 1527-13 AAI phase
9 one, which is the all appropriate inquiries rule.

10 That'll give the people of Cranford some
11 confidence that there are no existing environmental
12 conditions onsite which could come to play during the
13 redevelopment, which is going to be a substantial,
14 drastic, and complete change of use.

15 (Change in transcribers)

16 (Audio time is now 3:05:01)

17 MR. CAPRIO: We don't know what was there
18 and I think that we deserve to know if there are -- is
19 anything that can affect during construction and then
20 also what could affect the intended future users,
21 whether it stays a mixed use, whether it becomes
22 residential, anything like that. I've seen a lot of
23 these things go south. I've seen a lot of these drag
24 out for years and I don't want -- I don't think they
25 want that, I don't think anybody here wants that. And

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1 I just think it's important to note that the liability
2 is there and it should be investigated.

3 MAYOR HANNEN: Okay. Thank you very much.
4 Mr. Rhatican, at any point in time if a resident makes
5 a comment that you want to respond to, if not I'm just
6 going to keep going --

7 MR. RHATICAN: I'll --

8 MAYOR HANNEN: Okay.

9 MR. RHATICAN: Yeah, at the time Hartz
10 purchased it we did engage in environmental due
11 diligence of the site. The conditions were not such
12 that there was a concern at the time. The All
13 Appropriate Inquiries Standard is under federal
14 legislature, which would have no relevance here, but we
15 would comply with all State, to extent that they are
16 relevant, and govern the development of the site,
17 investigation requirements. I don't know what areas of
18 concern have been identified. Typically -- well I
19 can't say typically, but in some cases there is a
20 concern -- require no remediation. It could just be a
21 minor issue. So the bottom line is, before we take any
22 of the existing buildings down we will have to comply
23 with the EP regulations pertaining to the environmental
24 conditions of the site. We'll comply and that's our
25 standard operating procedure.

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1 MAYOR HANNEN: Okay. Thank you. Row 5,
2 left. Anyone in Row 5 left? If not, Row 6 right. And
3 anybody in Row 6 left, please stand behind.

4 MS. MAZUR: My name is Harriet Mazur of 103
5 Wilshire Drive. I have in lived in Cranford 52 years
6 and would like to stay here. Cranford is a wonderful
7 community and many of my friends would like to sell
8 their homes and move to a 55 and up complex. We have
9 three multifamily developments here in Cranford:
10 Woodmont, Cranford Crossing and Riverfront. And I
11 would really like to see a 55 and up complex here. A
12 lot of people are moving to Clark to the 55 and up
13 complex and also leaving Cranford. What can you do
14 about putting up a 55 and up complex? You wouldn't
15 have to build more schools if you would put up a 55 and
16 up complex. Thank you.

17 MAYOR HANNEN: Thank you, Ms. Mazur.

18 MS. ESPOSITO: Hi, I'm Christine Esposito, 11
19 Behnert Place. And I'm on the street right where you
20 want to put the traffic light, so I would hope somebody
21 could pronounce my street name. It's Behnert, not
22 Benart, Bennett, Benet. But I've a lot of thoughtful
23 questions from the Township Committee tonight already
24 so I appreciate that and I hope that continues. And I
25 also -- one of my first questions has to do with asking

1 the Township Committee if they do have legal
2 representation and planners in place to deal with this
3 type of application.

4 MAYOR HANNEN: I'm going to defer to legal
5 counsel on how to answer.

6 ATTORNEY COOPER: Sure. So, the Township
7 Committee has a Township attorney. We have outside
8 counsel on a number of subject matter experts. The
9 Planning Board has outside counsel and a Planning Board
10 attorney, the Zoning Board does as well. So there are
11 -- in addition to that, there are also subject matter
12 experts that aren't attorneys, planners, engineers,
13 etcetera, for -- for all those governing bodies as
14 needed and appropriate. So, yes.

15 MS. ESPOSITO: Okay. Thank you. So, one of
16 -- some of my concerns have come up just tonight. It
17 seems to me that many of the issues here seem to be
18 very one sided leaning toward Hartz Mountain and what
19 is see as positive benefits. And one of the issues I
20 heard was, specifically I think it was Mr. Rhatican,
21 said that Hartz is not -- is actually Hartz is bareish
22 right now on retail. And I know that one of our
23 previous community members said that we're under no
24 obligation to help you make a profit on this site. And
25 I would like to remind people that I believe when you

1 bought this property in 1989 it was zoned commercial at
2 that point, is that true?

3 MR. RHATICAN: (indiscernible)

4 MS. ESPOSITO: Okay. I believe it was. And
5 at that point Hartz Mountain's intention was to make
6 this a 10 theater movie theater and a retail complex.
7 And I understand if that had gone through I don't think
8 that would be doing very well now. So I just am
9 concerned about your plans and changing the site to
10 just fit the current whims or projected positive
11 benefits for your company and not the community at
12 large.

13 In regard to traffic and parking. I had a
14 question about the parking, the number of parking
15 spaces that you plan to put in this space and the
16 facility. Did that number include guest parking, or
17 was that just based on the number of residents and the
18 one and two cars that would be --

19 MR. PEHNKE: Yes, the residential site would
20 be standard for all.

21 MS. ESPOSITO: So it included guest parking?

22 MR. PEHNKE: Correct.

23 MS. ESPOSITO: So there would be no
24 additional parking on the neighborhood?

25 MR. PEHNKE: Correct.

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1 MS. ESPOSITO: Okay. Thank you. And also
2 the traffic impact, I believe, is inefficient. The
3 traffic study, I believe, is inefficient at this time.
4 I don't believe it has taken into account any of the
5 traffic that would be forced into the surrounding
6 community, Indian Village. It's a pretty busy area of
7 town, as anyone who lives in there can attest. And I'd
8 also just like to question why you would feel that
9 there's a need for a traffic light now at Behnert Place
10 on Walnut when at no point during the entire time
11 you've owned this commercial facility has there ever
12 been a need for that light when it's been at its
13 fullest capacity as a commercial property.

14 MAYOR HANNEN: Would -- would you use the
15 microphone?

16 MR. HUGHES: Sure.

17 MAYOR HANNEN: Thanks.

18 MR. PEHNKE: Based -- based on the traffic
19 data, the current flows on Walnut, as well as left
20 turns from the site, are just indicating that a signal
21 would be an appropriate control for safety. Things
22 have changed through the years. We're re-investigating
23 the site now for potential reuse and that's one of the
24 things we found.

25 Your comment with regard to cut through, I

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1 think that was raised at last week's meeting too. It's
2 a good -- a good comment and it's something I think
3 we'll need to discuss with the Township as we proceed
4 forward. It's certainly -- we took note of it.

5 MS. ESPOSITO: Okay. But at no point during
6 the highest rented capacity office space was there ever
7 a need for a traffic light to mitigate the traffic in
8 that --

9 MR. PEHNKE: The prior history of the site,
10 I've never -- I've never personally looked at the site,
11 so I can't speak to whether that's been evaluated
12 before.

13 MS. ESPOSITO: Okay. And I also noted that
14 Hartz Mountain said that you would find it very
15 difficult to get the number of commercial or office
16 renters to fill out that space. But it's interesting
17 that you wouldn't have any issue in being able to find
18 905 people to sign a rental agreement to live there.
19 It seems -- I would think you would be able to find
20 commercial property, or people to fill that space. And
21 -- I think that's pretty much it.

22 I appreciate the Township Committee for
23 taking thoughtful questions and really consider this.
24 A project of this size and scope is just beyond, I
25 think, anything that the Township can absorb. If you

1 take that property and you flop it over onto Indian
2 Village, I believe there's about 180 houses that would
3 fit into that parcel of land and now we're talking
4 about having 905 dwellings, or people living, you know,
5 and it's -- it's just too much. So I hope you could
6 take it thoughtfully and consider it. Thank you.

7 MAYOR HANNEN: Thank you, Ms. Esposito. Can
8 I have Row 7 and 8 line up to the microphone, please.

9 MS. GAMBA: Hi, my name is Kris Gamba, 34
10 Crane Parkway. Thank you for your time and all the
11 questions that you've asked. I think the thing that's
12 most concerning to me, after going to their
13 presentation last week, that I lost sleep over, was
14 thinking of the places that they've built these
15 developments. I really don't want to Cranford to be
16 the guinea pig for their "Suburban Development" that
17 they're going to build. I think it's going to
18 drastically shift the town and it just gives me a lot
19 of anxiety. So I hope that you'll just do really
20 critical thinking and that you come to the same
21 conclusion that this is a family town. That's why my
22 parents came here, I'm here, my kids want to stay. And
23 I just hope that it's going to stay that way. Thank
24 you very much.

25 MAYOR HANNEN: Thank you very much.

1 MR. SITLER: I'm Edward Sitler, a
2 professional engineer. I live at 111 Colin Kelly
3 Court. I want to thank the Township Committee for this
4 meeting. I want to thank Hartz Mountain. I know it's
5 -- is a little bit painful, but your pain will end in
6 about an hour, ours will be -- go on long after this if
7 this goes through.

8 I speak -- I speak as an -- I don't -- I
9 don't come tonight as an engineer, but a person that --
10 who lives in -- in this town and loves it. And I had a
11 few questions, or concerns, about the traffic study
12 that was done. In addition to the driveway locations,
13 only one offsite intersection was studied. That was
14 Raritan and Walnut. There were some driveways that
15 were done, but offsite intersections only one location
16 was studied. Anybody that knows that area -- the main
17 route to get to the Parkway would be Raritan and
18 Central, Raritan and Centennial. Those intersections
19 were not studied. In the trip distribution network
20 that Lankins had prepared, did -- about one-third of
21 the traffic that was coming to and leaving the site was
22 going to the west, towards the center of town yet none
23 of those intersections were studied in that direction.
24 And that -- that's a -- that's a major oversight.

25 The a.m. and p.m. peaks were studied,

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1 Saturday peaks though is something that should be
2 evaluated based on all the -- the new commercial
3 development that's happened. Saturday has become a big
4 problem at the Raritan and Walnut intersection. It's
5 something that needs to be studied as this -- as the
6 project goes along. Now the developer compared the
7 impacts to the proposed action to the site if its fully
8 occupied. I understand they have that -- that right,
9 that's -- that's permissible. It but it really gives a
10 misleading -- a misleading view of traffic impacts. So
11 I can look at well how many vehicles are generated by
12 the site. And in the study they say about 500 vehicle
13 would be generated, a.m. and p.m. peaks. Right now the
14 driveways at the site generate about 130 vehicles that
15 are going in. So that's about a 400 percent increase
16 over what's out there now. So that's -- that's a
17 little bit more under -- or telling of what the problem
18 would be.

19 I want to talk a little bit too about the --
20 the concerns about safety. Again, the report noted
21 accidents that occurred at the Raritan and Walnut
22 intersection. In 2014 there was one accident reported,
23 in 2015 there was one accident reports, in 2016 there
24 were seven accidents that were reported. And that's
25 just after the -- the Clark Commons opened. So I would

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1 imagine there's be a likewise increase in accidents if
2 this development -- if this development was go through.
3

4 Also, there's a new proposed traffic signal,
5 a signalized intersection. Now, there's -- there's
6 several driveways that would be next to this
7 intersection and the New Jersey access code would
8 prohibit driveways within 100 feet of a signalized
9 intersection. Now I know this doesn't apply, but --
10 but they have that in there because it's an unsafe
11 condition. So those driveways that are at that
12 intersection, it's a dangerous condition that we'd, you
13 know, want to eliminate.

14 I guess -- I guess the last thing I want to
15 say is, you know, for the Committee to commit --
16 consider this, the degrading traffic operations, the
17 increase in safety concerns and the impacts that a
18 multi five story buildings would -- would introduce is
19 detrimental to the place we call home. I know -- I
20 know terms like quaint and charming are not important
21 to a developer, but for somebody that lives -- lives
22 here and loves this town it means the world. So I just
23 want you to consider that. Thank you.

24 MAYOR HANNEN: Thank you, Mr. Sitler. Tag
25 team.

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1 MS. SITLER: Tag team. Yes. Good evening.
 2 I'm Joan Sitler, also an engineer, also at 111 Colin
 3 Kelly Court. I -- I actually have a question for the
 4 Master Planner. You mentioned something about the tax
 5 abatement via the PILOT Program that says up to 95
 6 percent would be generated in tax revenue for Cranford?
 7 MR. HUGHES: That's right.
 8 MS. SITLER: Okay. Up to is a scary term.
 9 What could it be as low as? Because your numbers are
 10 only considering maximum revenue return.
 11 MR. HUGHES: So the analysis -- the fiscal
 12 impact analysis was based on conventional taxation.
 13 What I'm saying is if a redevelopment designation is
 14 pursued the Township could capture up to 95 percent --
 15 MS. SITLER: So the 2.9 --
 16 MR. HUGHES: -- of gross tax revenues.
 17 MS. SITLER: -- is not considered the 95
 18 percent?
 19 MR. HUGHES: I'm sorry?
 20 MS. SITLER: The 2.9 --
 21 MR. HUGHES: The 2.9 figure that you're
 22 seeing does. Right. So that's -- that's gross. If
 23 the Township captures 95 percent, and I'm deducting the
 24 costs of serving the new population --
 25 MS. SITLER: Okay.

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1 MR. HUGHES: -- the left over would be 2.9
 2 million.
 3 MS. SITLER: So my -- my question actually is
 4 what as low could it be? Is there an as low as number?
 5 MR. RHATICAN: I'll answer that because
 6 that's really the -- the legal interpretation of the
 7 statute. The statute that deals with tax abatement
 8 says the town does keep 95 percent of the revenue
 9 generated by the tax abatement. So --
 10 MS. SITLER: So this is just misleading or --
 11 MR. RHATICAN: No. No, no, no.
 12 MS. SITLER: Well it says up to. That's
 13 what's concerning me.
 14 MR. RHATICAN: The law says 95 percent.
 15 MS. SITLER: Okay.
 16 MR. RHATICAN: The municipality -- like --
 17 Cranford, like any other municipality, has the option
 18 of sharing some of that 95 percent with the school
 19 district.
 20 MS. SITLER: Okay.
 21 MR. RHATICAN: So -- but absolutely, 95 cents
 22 of every dollar --
 23 MS. SITLER: Okay.
 24 MR. RHATICAN: -- in a tax abatement goes to
 25 the -- the municipality --

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1 MS. SITLER: And how --
2 MR. RHATICAN: -- five percent goes to the
3 county.
4 MS. SITLER: How do we know that we would be
5 qualified for that tax abatement?
6 MR. RHATICAN: Oh, well, if the site is
7 designated for redevelopment --
8 MS. SITLER: It automatically is? Okay.
9 MR. RHATICAN: -- it --
10 MS. SITLER: That's one question I had.
11 Sorry. I have others though. The other thing I have I
12 would ask the council to please explore the logic of
13 the plan presented by Hartz as being so incongruous --
14 incongruous with the concerning neighborhood. You
15 claimed earlier that the whole point of seeking
16 redevelopment is to create a dialogue, a dynamic,
17 between Cranford and Hartz Mountain. However, every
18 other solution, idea, presented we're constantly being
19 told well that's not within our -- our logic, or our
20 feasibility, or our things. So I don't see, and I'm
21 asking the town to explore, how true that statement is
22 that they are looking for a dialogue. I see nothing
23 but you want 905 units, you're not even willing to
24 consider anything else. Are you willing to consider
25 it? And that was asked by Commissioner Dooley. And

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1 the answer -- I did not get a yes from you. And maybe
2 in misinterpreted your response, but are you willing to
3 consider anything less than 905 units?
4 MR. RHATICAN: Our proposal now is 905 units.
5 But in the context of a redevelopment process, we do
6 have to collaborate with the town's professional, the
7 governing body, the Planning Board --
8 MS. SITLER: Right.
9 MR. RHATICAN: -- and it's -- it's -- it is
10 -- the redevelopment plan is a -- which would set the
11 density, which would set the -- set the number of
12 units, is a collaborative process. So, I -- you know,
13 that's -- that's the best way I can answer that.
14 MS. SITLER: Okay. Because you didn't
15 consult our Master Plan which says nothing more than
16 four stories should even be in Cranford, you know, and
17 here you're showing five stories in a very residential
18 area. So I find it disingenuous at best. The other
19 concern I have is the proposed day for the next
20 meeting, I believe you said was September 20th. I
21 don't know if that's accurate.
22 MAYOR HANNEN: That is the next scheduled
23 date for the Planning Board on the other track --
24 MS. SITLER: Okay.
25 MAYOR HANNEN: -- that Hartz Mountain is --

1 MS. SITLER: None of that matters to me, the
2 issue is that that is Rosh Hashanah. And for our
3 Jewish neighbors I want you to please consider
4 rescheduling.

5 MAYOR HANNEN: Yes. We understand the
6 Planning Board, through the Planning Board attorney,
7 has reached out to discuss that date and possibly move
8 it up, but I don't know what the answer is --

9 MS. SITLER: Fair enough.

10 MAYOR HANNEN: -- at this point. But, yes --

11 MS. SITLER: I just ask you to consider it.

12 MAYOR HANNEN: -- we are aware, and thank you
13 very much for reminding us.

14 MS. SITLER: Thanks.

15 MR. RHATICAN: I want to be clear, no one has
16 reached to Hartz about that. But of course we'll talk
17 to the Planning Board --

18 MAYOR HANNEN: Okay.

19 MR. RHATICAN: -- about that.

20 MS. HOWARD: Hi. Phyllis Kivett Howard, 5
21 Burnside. Tom, I hope you take after your mom, God
22 bless her, and --

23 MAYOR HANNEN: I don't know if I'm living
24 that long.

25 MS. HOWARD: I -- my question is for Mr.

1 Hughes. I have -- would like some clarification on the
2 inferior location part. Is that for office space that
3 is considered an inferior location?

4 MR. HUGHES: Yes.

5 MS. HOWARD: Okay. And you say that's
6 because they're trending toward walkable mixed use?

7 MR. HUGHES: Yes. That's part of it.

8 MS. HOWARD: Okay. Did you notice on Raritan
9 Avenue that there's Clark Commons?

10 MR. HUGHES: Clark Commons being a mix of
11 uses.

12 MS. HOWARD: Well, if you're walkable, what
13 is it that you want the people to walk to in the office
14 building?

15 MR. HUGHES: Yeah, the point is the office
16 market is trending back to walkable downtown locations.
17 This is a standalone suburban site. That's really, you
18 know, next to a single family residential community.
19 Is there suburban commercial properties in the vicinity
20 of the property that are more auto oriented where
21 someone could theoretically walk there? Yes.

22 MS. HOWARD: Well, I --

23 MR. HUGHES: But that's not the type of
24 context I'm describing.

25 MS. HOWARD: Okay. I just didn't know if you

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1 meant like the office personnel if they wanted to walk
2 like to restaurants. Actually I see a lot of people
3 walking there now because I go down Walnut all the time
4 and I see a lot of them taking advantage of, you know,
5 it's a beautiful site to walk on. So that's my
6 question. I mean if they -- if you want a location for
7 an office where people can walk to restaurants right
8 around the corner in Clark -- Clark Commons you have
9 Whole Foods, you have a slew of restaurants, so I mean
10 that to me would be very appealing to an office spot.

11 My next question would be have you guys
12 reached out to New Jersey Transit about the impact on
13 the trains and the buses? You mentioned shuttles to
14 the train station. That's going to put an impact on
15 commuting.

16 MR. RHATICAN: No, we have not.

17 MS. HOWARD: Do you plan to?

18 MR. RHATICAN: No. I mean that's not part of
19 -- New Jersey Transit doesn't get involved in planning
20 in the sense that they would participate in the design
21 or rezoning of this site.

22 MS. HOWARD: Okay. I just -- it's the impact
23 of you're looking at 1800 people. So I just think that
24 that's another concern because we are a commuter town.
25 Okay. Thank you.

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1 MAYOR HANNEN: Thank you, Mrs. Howard. We
2 are still at Row 7 and 8.

3 MS. SHARP: Carol Sharp, 118 Wilshire Drive.
4 I've never been to a meeting before. I had to get
5 directions to get here as a matter of fact. But Walnut
6 brought me out so I do have -- I live at Wilshire, so
7 I'm right around the corner from Walnut so I see it. I
8 see the kids going to school in the morning. I'm very
9 concerned about that. You know, we had a kid killed
10 back in '75, five years old, he was hit by a car. He
11 went on top of the car and the hood ornament got him
12 completely. His poor parents moved off Walnut. They
13 couldn't stay here. You know, they were devastated.
14 And what can we say about our children and safety?
15 What does it mean? What do buildings and money mean at
16 the end of the day? What is Cranford? It's about our
17 families and our children. I love it here.

18 And now I'm going to bring an important fact
19 up that I haven't heard really tonight. We have a
20 toxic golf course thanks to high roller bailing. They
21 probably didn't mean to do it, but everything is
22 contaminated. You can't build nothing there. So okay
23 it's been capped and sealed and blah, blah, blah, but
24 what happens over time? What happens under the ground?
25 We all know things spread, that's why they dig up these

1 tanks at the gas stations and even in private homes
2 when you're going to come in. Things spread. So what
3 I would like to ask is, that we get somebody from the
4 EPA to go over there and make sure that there's no
5 toxicity. And let's get somebody from Cranford in our
6 Department to go over there and do some sampling of the
7 water. What's the use of going over there to rent
8 anything if we've got toxicity? You'll be having
9 everybody bring bottled water in. And the only thing
10 that would be good is flushing toilets.

11 So please, let's get somebody from the EPA
12 over there and test and then somebody from Cranford to
13 test. Now you've got two opinions to say okay, Carol,
14 don't worry, the water is good. We saw this before.
15 Remember Boyle Midway? Oh, everything is fine, we're
16 leaving town, blah, blah, blah. But we sent somebody
17 over there from Cranford and what happened? There was
18 a toxic situation. They had to unpack their bags and
19 they had to stay here for like two years to clean it
20 up. So I'm saying maybe Hartz Mountain, you know,
21 really believes that it's not toxic, but I say let's
22 get two people over there that, you know, really know
23 their business and do some water samples and see if
24 unfortunately the crud from the golf course has
25 infiltrated the Hartz property. Thank you for your

1 time.

2 MAYOR HANNEN: Thank you very much.

3 MR. RHATICAN: As -- is this on? As I said
4 earlier with respect to a question about the
5 environmental condition of the site, if these buildings
6 come down, the existing buildings, the EPA has
7 jurisdiction under the -- under Israel, which is the
8 State legislation, and the necessary sampling, testing,
9 would have to be done. It would all be cleared through
10 -- through the EPA or licensed LSRP. Licensed, I
11 forget what the S stands for, but remedial
12 professionals. So, yeah, we -- we obviously will
13 comply with any requirements, any rules. But other
14 than that it's speculative now to even suggest that
15 there's a problem.

16 MAYOR HANNEN: Good evening, Dr. Krause.

17 MR. KRAUSE: Frank Krause, 20 Pittsfield
18 Street. Judging from the testimony I've heard tonight
19 I think there are three areas, three -- three areas
20 that are going to require a lot more discussion that
21 are undecided at this point in time. And I'd like --
22 I'd like to address the three of them. And the first
23 one is, the Township may feel that the current
24 commercial industrial site is still satisfactory and
25 want it to remain that way. That's number one. Number

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1 two, if the Township feels they were going to rezone it
2 residential I think there's a great concern about the
3 density. If we look at Cranford Crossing, there's 50
4 units, Hartz Mountain's plan of 905 is 18 times
5 greater. When you look at Riverfront, 126 units, Hartz
6 Mountain is seven times greater. If we look at
7 Woodmont Station, 163 units, Hartz Mountain is four
8 times greater. That's a considerable amount of
9 density. Thirty units for 30 acres, no residential
10 town like Cranford has ever -- ever faced that problem
11 before. It's unrealistic and should never even be
12 considered.

13 Now the -- the third point is that the
14 decision I think is going to be up to the Township as
15 to how they zone this. And if they rezone it
16 residential the Township has a lot of discretion as to
17 how they want the residential area to be. They could
18 well go from a criteria of Zone 1, one acre sites, on
19 up to Zone 7, 30 acres per unit. I don't think they're
20 going to go that way. I would like to see them stay on
21 the one acre site. And present this to Hartz Mountain,
22 that has great potential if it is zones residential,
23 imagine building 30 estate homes on that site
24 surrounded by the residential area around it. Million
25 dollar homes that might cost \$300,000 to build.

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1 There's a \$21,000 or \$21 million profit at the
2 completion. If they cost \$400,000 to build and sell
3 for a million, there's an \$18 million profit for Hartz
4 Mountain. I don't know why they wouldn't take
5 something like. It's -- it's unrealistic to have to
6 put up with this, to continue this nonsense here. So I
7 wish the Township Committee good luck on this. And I
8 hope it goes well for Cranford. Thank you.

9 MR. MCSHARRY: Good evening. I'm John
10 McSharry. I'm at 27 Algonquin Drive. I've been a 25
11 year resident of the town, we've raised our three sons
12 here. And, you know, we picked Cranford -- I moved
13 from Weehawken. We picked Cranford because it's a
14 small town. It's a family town. And we specifically
15 picked Indian Village because that's the way it is
16 there. And a lot of that is really being put to the
17 test now.

18 We're -- with this development, one of --
19 first off, one of the driveways is intended to be moved
20 to Lexington. Now anybody that knows that area already
21 knows that Lexington Avenue and Mohawk Drive are cut
22 throughs for people that are looking to avoid traffic
23 lights. I think also know that that's a very heavily
24 family oriented neighborhood with a lot of small
25 children. I don't think I have to go much further than

1 that.

2 The other point I wanted to make about
3 traffic is the traffic study. And I think somebody may
4 have already mentioned this. Didn't really consider
5 Raritan Road. Didn't consider the amount of traffic on
6 Raritan Road and the fact that Walnut is right in-
7 between Exit 135 and 136. So depending upon what your
8 preference is, you're getting on Raritan Road. And if
9 you want to ride on Raritan towards Central Avenue on a
10 Saturday -- a Saturday, I don't think I have to tell
11 you anything more than that. The other thing to keep
12 in mind is these people have to go shopping for
13 groceries at some point in time. And there's three
14 supermarkets they can choose from and they're all in
15 the same direction on Raritan Road and they all have to
16 cross Central Avenue. I can't imagine what 900
17 families will do to that. So that's -- that's
18 something that I think you really need to consider, or
19 we need to consider.

20 Thankfully for I think everybody here, a lot
21 of my other comments and questions have already been
22 answered by a lot of the things that you guys brought
23 up, and I appreciate that. One other thing -- the last
24 thing I really wanted to mention is, one of the things
25 that Hartz has been talking about about this site is

1 we're talking about a financial hardship. They can't
2 -- they can't rent it, nobody is interested. The only
3 option is to turn this into a residential area.
4 Interestingly, in the last two days there was an
5 article in the Wall Street Journal that talked about
6 how central New Jersey is a hotbed for corporate space
7 and how it's unlike the rest of the State in that
8 people are attracted to central New Jersey, the 287
9 corridor, the Parkway. So I think we really need to
10 investigate this a little bit further. And it wasn't
11 just the Wall Street Journal, Fox Business had
12 something very similar in the middle of the June that
13 kind of said the same thing. So, you know, we have to
14 -- we have to consider that.

15 I think a lot of what we've seen tonight was
16 a lot of trends across New Jersey that have been
17 applied to Cranford. And the real estate assessor
18 himself said Cranford is unusual, Cranford is special.
19 Cranford is not like the rest of the State. And you
20 can't apply numbers and trends and everything else they
21 think are going to work here, because they're not.
22 That's why we live here. That's all my points. I did
23 want thank you guys for -- I know it's getting very
24 late. And I want to thank you for giving us the
25 opportunity to speak. And carrying -- and letting this

1 meeting carry on well past 11:00. So thank you very
2 much for that.

3 MAYOR HANNEN: Thank you.

4 MS. TENANT: It's almost good morning. Nancy
5 Tenant, 42 West Holly, Cranford. I'm a relative new
6 person to Cranford. But I had -- I had to go to Urgent
7 Care with someone about a month and a half ago and got
8 talking with the physician waiting on me and on the
9 person that I was with and one word led to another and
10 he asked where I resided and I said, oh, I recently
11 moved to Cranford. He said, you know, everybody told
12 me to move to Westfield. Got to move to Westfield. He
13 said I am in Cranford all the time. I love Cranford, I
14 love the people in Cranford, I love your restaurant and
15 I love the community feeling that I can be out on the
16 sidewalk outside the restaurant and talk. He said I
17 don't have that in Westfield. He named every
18 restaurant that we have in town. And I said -- I named
19 one, he said oh I haven't been to that one yet, I'll
20 try it.

21 Also, I commute to Summit. Getting out in
22 the morning from West End Avenue sometimes I wait 10
23 minutes to pull out. Walnut Avenue feeds into
24 Springfield Avenue. If we go the back way it's the
25 only way -- I'm sorry, I get nervous. It's the back

1 road that I can take to Summit to get that way. Coming
2 back sometimes in the afternoon, at 5:00, I'm backed up
3 past Williams Nursery all the way to almost 22. I
4 can't imagine if 400 people start commuting that way.
5 Not everybody is going to take the train or the bus.
6 On West Holly we have parking in the back of my
7 apartment. Every night I say Hail Mary full of grace
8 help me find a parking place because the -- the parking
9 lot is full, I have to park in the street. So you're
10 talking an apartment building with residential houses
11 around. I feel sorry for the people, my neighbors,
12 cars are parked in front of their house all night,
13 sometimes in the morning. They can't part them. So
14 parking is an issue. And I want to know is -- are
15 these apartments going to be dog friendly? Animal
16 friendly? It's a big question in Jersey.

17 MR. RHATICAN: I don't know -- I don't know
18 that we've thought that out fully. I do know that
19 virtually every other project, one of the family
20 projects we've done, does have a dog friendly facility.
21 So whether it's a dog walk or dog park, we do --

22 MS. TENANT: So animals will be allowed in
23 the apartment?

24 MR. RHATICAN: Yeah, well, we might have
25 buildings, or sections of buildings, where it's

1 restricted for allergy reasons. But, yeah, we -- we
2 tend to make our product animal/pet friendly.

3 MS. TENANT: I would hope so.

4 MR. RHATICAN: Yeah.

5 MS. TENANT: Because that's a big thing in
6 Jersey. When I moved here and I went to the vet I said
7 I can't find an apartment pet friendly and they said
8 welcome to New Jersey. But -- anyway, I thank you for
9 your questions, wherein -- also, gentlemen and -- I
10 hope that you keep -- keep the -- the family feeling
11 that's in Cranford. It is very special. And my
12 grandchildren live down in that area. And there's no
13 -- I get confused even in Summit, like East Summit is
14 in Summit and South Cranford, it's a community. And my
15 grandkids -- my grandson rides his bike out there. if
16 anything ever happened to him, I mean, part of me would
17 die. So I really would take -- you know, hope you all
18 consider it. There's an old saying, act in haste,
19 repent in leisure. And I don't want to repent in
20 leisure. Thank you.

21 MAYOR HANNEN: Thank you, Nancy. We're going
22 to set you up with Commissioner O'Connor on your trip
23 to Summit and maybe we can work out some ridesharing
24 for you in the mornings.

25 MS. TENANT: I'll be happy to.

1 MS. QUINN: Good evening, everyone. My name
2 is Nicole Quinn. I live at 316 Walnut Avenue. So we
3 keep hearing a lot of talk about millennials and that,
4 you know, we think this development is going to be
5 great for millennials and for 55 and over. Are there
6 any actual studies saying that millennials will want to
7 move to Cranford, New Jersey?

8 MR. HUGHES: I'm not aware of any market
9 studies specific to Cranford, but, you know,
10 millennials are moving to, you know, these types of
11 developments throughout the State.

12 MS. QUINN: Okay. So, I'm a millennial, 32
13 years old. And I feel like you can kind of bucket
14 millennials into the older generation and there's a
15 younger group. I don't really like to associate myself
16 with the younger group for bad -- for good reasons, but
17 I lived in Hoboken, I've lived in Jersey City, I've
18 lived in buildings that they reference. You know, not
19 their exact buildings, but I lived in a condo in Jersey
20 City and we got -- I got married to my husband and we
21 said we want to raise a family. We didn't want to do
22 it in Jersey City. So where did we come? We
23 researched best towns to raise families in New Jersey.
24 Cranford was Number 9. They heard me last week talk
25 about this, I'm a squeaky wheel, but it's true, that's

1 why people move here. So I just find it very hard to
2 believe that they think I went from a door-to-door 35
3 minute commute to midtown, I have now, on an average
4 day, tripled my commute by moving here so saying that
5 this is a place where people -- young people are going
6 want to commute is very hard to believe. No one wants
7 to triple their commute. They want to go to places
8 where they have a seven minute ride to Manhattan, they
9 have access to new bars, new restaurants consistently.
10 People move here to raise families and to have kids and
11 to join a community and I just think it's, you know,
12 kind of crazy to believe that the selling point is
13 millennials are going to come here when this is not
14 realistically, even a neighborhood they could afford.
15 If they're going to spend the money they want to --
16 they want a close commute. They don't want to be on
17 the outskirts of a town, apparently not owning a car,
18 taking a shuttle, which in Jersey City most shuttles
19 run work hours, not on weekends, so how do you leave
20 your house if you don't have a car because you're a
21 millennial living on the outskirts of town.

22 Oh, my other question is, the other portion
23 is targeting 55 and over. Will the prices for units be
24 comparable to 55 and over communities because if
25 they're more expensive then what would be the incentive

1 to move into a community where, you know, people are
2 going to give up -- they've paid mortgages their whole
3 life, why pay more to live in a community that's going
4 to be mixed when they could find a 55 and over
5 community that might be more affordable for them? My
6 two cents.

7 MR. RHATICAN: We haven't priced prospective
8 units yet. But again, that's -- you heard the
9 architect and I said, I think, earlier that is what
10 we're seeing. I mean, again it's not in every
11 instance, but there are a lot of, I think even a woman
12 said something earlier about it, but there a lot of 55
13 year old and older people who are trying to downsize
14 and moving into communities of this type. So -- and by
15 communities of this type I do mean what we're
16 proposing, not necessarily Cranford at large, but they
17 want to stay in a town and they find a place where they
18 can rent and that's -- that's, I think, borne out in
19 what we see in the market.

20 MS. QUINN: Okay. I would just be curious of
21 they're going to be comparable. If people are moving
22 to Clark to these communities if they'll actually be
23 comparable in price to want to incentivize them to stay
24 here rather than to actually leave the town and go
25 elsewhere. That's it. Thank you.

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1 MAYOR HANNEN: Thank you very much.

2 MR. RECUPERO: Hello. Lou Recupero, 22
3 Shetland Drive, Cranford. Thank you, all. And I
4 appreciate the lateness of the hour here so I'll try
5 and be really, really brief.

6 Mr. Hughes, I just a couple of questions for
7 you. you had put down on the chart here that there was
8 122 students. I guess based on the calculation you had
9 quoted the Rutgers Multiplier Study. But in any math
10 I've been doing here, and I admit that I did -- I might
11 not have gotten the affordable housing numbers exactly
12 correct because I was just jotting them down as you
13 talked, but I couldn't come up to the 122 number at
14 all. Would it be possible for you to share your
15 spreadsheet or your math with the Township Committee
16 and by extension the community here, to show how you
17 got to that number?

18 MR. HUGHES: Absolutely.

19 MR. RECUPERO: Thank you. Because, again, I
20 had 380 zero to one bedroom regular housing units at a
21 0.76 which translates to 29 students, 386 two bedrooms
22 at .245 at -- adding 95 and -- which brings me up to
23 114 of regular. And then for the affordable housing --
24 and these multipliers may be off, I apologize, you were
25 talking fast. .14 for one bedroom, and that was 28

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1 units or four people. Two bedrooms there was 82 units
2 at -- I believe the number was .7, which translates to
3 57 and three bedrooms, I -- .14 for 41 which was
4 another 122. That translates to a total of 216. You
5 know, alternate studies that I happen to just Google
6 real quick, one by the American Society of Planning
7 Officials, based out of Chicago. Again, not a New
8 Jersey study, but, you know, they looked at Fairfax,
9 Virginia and -- you know, for a 21.3 housing unit, four
10 acre density, multiplier is .47. For 42.5 housing unit
11 per acre, density was -- the multiplier was .35. You'd
12 split the difference by .4 times 900 units that comes
13 to about 360. So I couldn't map up to it at all. And
14 again, I -- you know, I did these numbers on the fly
15 standing in the back. I'd just love to see how your
16 numbers mapped up to that, sir.

17 Just -- and then one other question I had to
18 Mr. Rhatican, so earlier on you referenced the two
19 biggest projects that we should kind of use as
20 comparison. And one was Secaucus. And I think I found
21 that it was like 469 units were there. And the other
22 one you said was Weehawken. Did you ever figure out
23 how many units we -- were in that one?

24 MR. RHATICAN: No. I think I said earlier it
25 was approximately 400 or 500. That's called the

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1 Estuary project in Weehawken. And again, to be --
2 MR. RECUPERO: That's the building at 1200
3 Harbor, or no?
4 MR. RHATICAN: No. That's -- I believe 1200
5 is -- the street address is an office building.
6 MR. RECUPERO: Yeah.
7 MR. RHATICAN: I don't -- yeah, I don't
8 remember the street address honestly --
9 MR. RECUPERO: Okay.
10 MR. RHATICAN: -- for those projects. But
11 it's very close to and really next to those office
12 buildings. You see them on the Helix if you're -- if
13 you're coming down the Helix. But again the point of
14 that, and I did mention this on Thursday night, was we
15 had heard that there was some concerns because we
16 wanted to develop the site with apartment buildings,
17 rentals that some people thought there was going to be
18 Section 8 housing. We did hear a couple of people
19 suggest or think that that was the case. And I just
20 wanted to be clear that it -- not that these buildings
21 that we're proposing would look exactly like that
22 product, or even that it would appeal to the same
23 demographics --
24 MR. RECUPERO: Right.
25 MR. RHATICAN: -- or even have the same

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1 impacts on those communities, but that it's just
2 quality products. In other words, that we -- we do
3 high end products with the types of amenities you saw
4 on the slideshow earlier.
5 MR. RECUPERO: Yeah. Because obviously just,
6 you know, the fact that even though two, as big as they
7 are, you add them together it's the size of this
8 project here. And those are in much more citified
9 areas than --
10 MR. RHATICAN: Again, that --
11 MR. RECUPERO: I mean, so 100 percent, the
12 quality might be there, but the -- the characteristic
13 of it, you know, would totally be, you know, un --
14 MR. RHATICAN: Understood.
15 MR. RECUPERO: You know, un-apple to apple.
16 MR. RHATICAN: We understand that.
17 MR. RECUPERO: And then just finally one last
18 thing, and I'll -- I apologize for even going this
19 long. And again to Mr. Hughes, you had said that you
20 had hoped to market this -- you know, that millennials
21 would move to Cranford. I thought I just heard that
22 again, right, that's true? But is that in opposition
23 then to millennials wanted to be by office buildings so
24 that they could walk around and live and work in the
25 same area and then office buildings can't work here?

1 Isn't that kind of contrary, sir?

2 MR. HUGHES: No.

3 MR. RECUPERO: No? Well it sounds like it.

4 MR. HUGHES: The point was this is a
5 multifamily development, as you hear from Mr. Minnow,
6 who is very experienced with this type of project that
7 is appealing to millennials. The point I made was
8 where the office market tends to be headed is, you
9 know, office users want to be where their workers want
10 to work. And increasingly workers want to be in
11 walkable downtown environments, not in standalone
12 suburban, you know, older office facilities.

13 MR. RECUPERO: Okay. Fair enough, I thought
14 that I heard you reference that millennials were the
15 ones that were the kind of people that were going to be
16 interested in, you know, most of the younger people are
17 making up the workforce. So again, fair enough. And I
18 -- you know, due to the late hour, I apologize for
19 taking up so much time. Thank you.

20 MS. DALEY: Hi, my name is Christine Daley, I
21 live at 7 Cranford Terrace. I just wanted to point out
22 that the -- the numbers for the positive impact into
23 the town for the pupils, it said that -- they said that
24 it was based on numbers of \$13,000 per student. So one
25 -- it's already pointed out that it doesn't even take

1 into account special needs children. And they
2 insinuated that you couldn't -- couldn't fathom how
3 many of those you would need, but I'm -- I would guess
4 there is out there a study that would say as for
5 general education kids, how many of those tend to have
6 special needs and I think you could factor that in. I
7 don't have those numbers, but I think you could find
8 them. But also, it doesn't take into the consideration
9 that if the current schools that we have in Cranford
10 can't absorb these 122 students, even if it's just 122,
11 if it's far more than even greater chance that the
12 schools, because of its location, can't absorb those
13 new students that you might have to consider creating a
14 new school and that would obviously not be just \$13,000
15 per student, it would be a lot higher. So you just
16 need to take that into consideration which -- when
17 you're looking at the net benefit to the town. Thank
18 you.

19 MAYOR HANNEN: Thank you very much.

20 MR. HUGHES: Just --

21 MAYOR HANNEN: I think there's a response to
22 that. Hold on. Hold on.

23 MR. HUGHES: Just that the per capita
24 spending amount per pupil, I mean the assumption there
25 is that that's based on, you know, the current student

1 population. And the assumption is that future students
2 generated by new development in the community would
3 roughly reflect the current student population in the
4 community. There's no reason to believe there be any
5 extraordinary differences in that population in terms
6 of their -- their needs. So I think that number, I
7 believe, takes into account on an average basis across
8 the district, the cost of educating students.

9 MAYOR HANNEN: Okay. Thank you.

10 MS. CHANG: Okay. Hi, Laurie Chang, 48 Clark
11 Street. My question, or maybe comment, is more about
12 the studies on the amount of students that you have.
13 Now, I kept hearing public schools and your examples
14 are like everybody in Hudson County. Nobody really
15 goes to public school in Hudson County. There's so
16 many private schools that people go to. So do those
17 students take into consideration how many people are
18 going to go into our schools because we only have
19 public school here.

20 MR. RHATICAN: Yeah. Again, the examples I
21 gave in Hudson County were not to suggest that we would
22 see the same impacts in those communities. As I just
23 said a few moments ago in response to someone else's
24 question, it was to indicate in case there was a
25 concern by whether it's local officials or the town's

1 professionals or members of the community that we don't
2 build low and Section 8 housing, that the housing that
3 we build is high end. And so that -- that was the
4 reason for my reference to Hudson County. We're not
5 extrapolating Hudson County data and applying it here.
6 The data we're -- we're relying on is statewide
7 demographic data.

8 MS. CHANG: Okay. But did that statewide
9 demographic data include public school -- private and
10 public schools? Or is -- I just kept hearing public
11 schools.

12 MR. HUGHES: Well we use the local examples
13 here in town to calculate -- to project the number of
14 public school students.

15 MS. CHANG: Okay. Because I was born and
16 raised in Hudson County and I came here when I met
17 somebody from Cranford and I've been here since. It's
18 beautiful. And the other thing, if this does somehow
19 happen, all -- since you want to be secluded community
20 all these amenities you're going to make there are they
21 going to be open to all the Cranford residents?

22 MR. RHATICAN: No, it would be -- these --
23 these are private amenities. So, for example, we don't
24 have it up there anymore, but the buildings that
25 conceptually are proposed for the areas facing the golf

1 course would have a level of parking at the bottom with
2 an amenity deck above that parking. And those amenity
3 decks would be available to the residents of those
4 specific buildings. The pool facilities would be
5 available to the -- and the recreational facilities
6 would be available to the residents here. So that's
7 not -- we don't -- I don't think any multifamily
8 development that I know of in the State, frankly,
9 creates amenities and makes them available to the
10 public at large. Amenities as part of a development
11 project and makes them available to the public at
12 large.

13 MS. CHANG: Yeah, but as a community here we
14 have community availability of the pool, the community
15 center, the sports center, and that would still be
16 making you your own exclusive thing in our community.

17 MR. RHATICAN: Yeah, but they would also have
18 the capacity, these residents, to join a community pool
19 if they want to do that. They again, shop at the local
20 stores and eat at the local restaurants. You know,
21 they can get involved in local politics, sit on local
22 boards. It's not -- we don't anticipate what we see
23 not only our experience but in other communities like
24 this, people -- they're not -- it's not -- they're not
25 insulated, I used that word earlier, developments.

1 People come out into the community at large.

2 MS. CHANG: Okay. Thank you.

3 MAYOR HANNEN: Thank you.

4 MR. SMITH: Good morning. My name is Don
5 Smith, 21 Oneida Place.

6 MAYOR HANNEN: Yes, it is.

7 MR. SMITH: And I'd first like to thank the
8 Township Committee for having the event tonight and
9 your questions and so forth, it was very informative
10 for the residents, and taking the time for us to come
11 up and say a few words.

12 Yesterday I received two bills in the mail
13 from the Township. One was my quarterly tax statement
14 for August 1st and right behind it was the sewer tax
15 bill. And it prompted a question in my mind that with
16 all the developments going in our surrounding
17 communities, I mean we're looking at 905 units here, in
18 Garwood they're looking at the Casale Industries being
19 torn down, no doubt multiple hundreds of units going
20 there. Also on South -- North Avenue, almost across
21 from McDonald's, there's that paper recycling place
22 that's about ready to fall down. My guess is they're
23 looking at redevelopment in that site. Over in Clark
24 down on Walnut, opposite the hotel, there's that whole
25 development area going on in there which I suspect will

1 also be rental properties. You have properties over in
2 probably Scotch Plains, Westfield, you have the over 55
3 in Clark that went up. And so the question I have is,
4 who on the Township Committee and/or the staff, is
5 going to look at where we stand with the Rahway
6 Sewerage Authority because they only -- they only have
7 so much capacity to handle the volume of -- of sewerage
8 waste. And it may be that we're banging on a maximum
9 number over there which might not allow them to do 905
10 units. It might be something less if it goes in that
11 direction. But can somebody on the -- on the Township
12 Committee or the staff look at that situation as to
13 where we stand with the Rahway Sewerage in terms of
14 what our allocated capacity is to send to them versus
15 our surrounding community and where -- where that puts
16 them?

17 MAYOR HANNEN: Yes, Mr. Smith, we would have
18 our engineer check into that with the Rahway Valley
19 Sewerage Authority in order to make sure that we are
20 need exceeding our current compliance requirements on
21 putting too much sewerage into the system.

22 MR. SMITH: Well not only what ours is, but
23 when you take in the capacity situations with the other
24 surrounding communities what does that do for them? At
25 some point they're going to max out and I don't know

1 where that is. Because a few years back there was an
2 issue, as I recall. And I think it had to do with
3 capacity.

4 MAYOR HANNEN: You are correct --

5 MR. SMITH: Now, I don't --

6 MAYOR HANNEN: -- there were times that there
7 was a --

8 MR. SMITH: -- believe they've increased
9 their capacity any except maybe reallocating what
10 quantities each of the communities can send to them.

11 MAYOR HANNEN: Yes. I believe there was a
12 building moratorium that went on --

13 MR. SMITH: Right.

14 MAYOR HANNEN: -- a number of years ago based
15 on not having the available capacity.

16 MR. SMITH: Right.

17 MAYOR HANNEN: And it would be something that
18 our engineer would be looking into.

19 MR. SMITH: I think that's an important
20 aspect for the township to look at in terms of where we
21 stand, you know, in that -- in that situation.

22 Just to reinforce some of the comments about
23 traffic, just doing a quick check of the number of
24 capacity of cars that would be leaving there in the
25 morning, it's a reverse of what they had back when it

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1 was a more industrial complex. I figure roughly you
 2 could have 300 to 400 cars leaving an hour. And in
 3 likelihood a big percentage of those, where are they
 4 going? They're going to go to Dunkin' Donuts and the
 5 -- the traffic that's going to happen at that
 6 intersection is going to be even more than what they've
 7 built into the capacity for that intersection. So much
 8 so that I would bet you a dollar and a donut that on
 9 News 12 my son, Don, who's a traffic reporter, will be
 10 giving updates to the local folks in Cranford as -- the
 11 time to get through the intersection of Walnut and
 12 Raritan. The capacity that's coming out there -- and
 13 once that happens, if that becomes a real log jam,
 14 which it is right now, it's going to get worse, it's
 15 going to force the traffic into the eastside
 16 residential area, commonly known as Indian Village,
 17 Sunny Acres. And there's already been a comment about
 18 that and the concern we have is residents in that area
 19 as to what that is going to do to our residential area.
 20 Thank you.

21 MAYOR HANNEN: Thank you.

22 MR. STRASTNIK: Okay. Radicna Strastnik
 23 (phonetic), (indiscernible) Drive.

24 MAYOR HANNEN: I'm sorry, could you repeat
 25 that?

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1 MR. STRASTNIK: Okay. I listen to how
 2 compared apartments in luxury complexes with proposed
 3 affordable apartments. They are two different animals.
 4 It's much better to look for apartments rental and
 5 affordable which exists right now in Linden and Rahway.
 6 Very close to what is it proposed. The size of it
 7 would be nice to look to very similar property. It is
 8 (indiscernible) part of Scotch Plains where apartments
 9 are just beyond the railroad. It's the same railroad.

10 As you notice by my accent I'm not born in
 11 the United States. I live in Sociedad (sic), I left
 12 Sociedad, but I'm a tell you five stories house in
 13 (indiscernible) of my -- from my house, it is not
 14 Sociedad. Thank you.

15 MAYOR HANNEN: Thank you.

16 MS. ORR: Hi, Jessica Orr, 7 Mitchell Place.
 17 My first question is for the real estate appraiser. I
 18 now that there is no data and hard facts about what
 19 would happen to the property values, but given your 53
 20 years of experience with a proposed project such as
 21 this, what is your subjective opinion to what would
 22 happen to the property values surrounding the property?

23 MR. BRODY: I can't give you an answer
 24 because I haven't done the study.

25 MS. ORR: All right. Just --

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1 MR. BRODY: And I'm not --
 2 MS. ORR: -- you know, just your opinion.
 3 What do you think --
 4 MR. BRODY: I can't. I mean, I -- there's a
 5 thing called the Uniform Standards of Professional
 6 Practice that say that before I can render an opinion I
 7 have to have a file memorandum that tells me how I got
 8 to that opinion. And I -- I taught it for 25 years, so
 9 --
 10 MS. ORR: Okay.
 11 MR. BRODY: -- I can't violate that --
 12 MS. ORR: No problem.
 13 MR. BRODY: -- by coming up with a number.
 14 MS. ORR: I understand.
 15 MR. BRODY: Thank you.
 16 MS. ORR: My second question is for Mr.
 17 Rhatican. You clearly know Cranford, you know the
 18 community, you know the characteristics of this town.
 19 Could you please explain your rationale as to why your
 20 company is proposing such a large project that does not
 21 coincide with the characteristics of Cranford as
 22 opposed to a more toned down project?
 23 MR. RHATICAN: You know, I don't know what
 24 you mean by toned down. But our proposal --
 25 MS. ORR: Smaller.

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1 MR. RHATICAN: Smaller. Well our proposal is
 2 based on a density that we've seen in other projects.
 3 And, in fact, as Mr. Hughes pointed out, less dense.
 4 We feel the site is particularly well suited for this
 5 type of a mixed use -- I'm sorry --
 6 MS. ORR: I understand --
 7 MR. RHATICAN: -- a multi-family project.
 8 MS. ORR: -- what you say is a large site --
 9 MR. RHATICAN: Yeah.
 10 MS. ORR: -- land-wise. But given the
 11 characteristics of the town, do you really feel that
 12 this fits for the characteristics of Cranford?
 13 MR. RHATICAN: We feel it can.
 14 MS. ORR: Oh. Okay. Thank you. That's all.
 15 MAYOR HANNEN: Thank you, Ms. Orr.
 16 MS. PERRY: I'll be quick because I know
 17 everyone wants to go home. Courtney Perry, 7 MacArthur
 18 Avenue. I wasn't going to speak tonight, but I really
 19 feel it necessary. I'd like to applaud the Board of Ed
 20 on making known their opposition to it. I heard your
 21 numbers about the students and the proposed, you know,
 22 dollar amount per student. I think those numbers we're
 23 going to find out when we open it up to renting in
 24 Cranford are going to be very skewed. And they're
 25 going to be a lot higher than what any of us are

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1 expecting. As a parent of a special ed student in
 2 Cranford, Cranford is well revered for their special ed
 3 services. You're going to have people in other towns
 4 that are going to move here to get those special ed
 5 services. And, Tamira (phonetic), what you said, we're
 6 not really prepared to deal with that. So I just
 7 wanted to comment on that. And I also, just in
 8 thinking when I was listening to the real estate
 9 appraiser, I mean, I go back to when I was a little
 10 kid, there's three words in real estate, location,
 11 location, location. Do you want to be the cute little
 12 cape across the street from a 900 unit apartment
 13 complex, or would you rather be the cute cape on the
 14 north side of town? It is going to affect our real
 15 estate values on the south side. Thank you.

16 MAYOR HANNEN: Thank you.

17 MR. RHATICAN: In response to that, I think
 18 the question really is would you rather live in a cape
 19 across from a flex space industrial office project, or
 20 would you rather live across the street from a
 21 multifamily project? I think --

22 (Indiscernible shouting from the audience)

23 MR. RHATICAN: I think that's really the
 24 analysis.

25 MAYOR HANNEN: Please

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1 MR. RHATICAN: That's really the analysis.
 2 And I'm not -- I'm not passing judgment. But it's just
 3 that's the analysis that we would go through.

4 (Indiscernible shouting from the audience)

5 MAYOR HANNEN: All right.

6 (Gavel)

7 MAYOR HANNEN: Please, let's -- let's --

8 MR. RHATICAN: I live in a very densely
 9 populated --

10 (Gavel)

11 MR. RHATICAN: I live in a very densely
 12 populated condominium project, so --

13 (Indiscernible shouting from the audience)

14 MAYOR HANNEN: Please, it -- I know the hour
 15 is late and people are tired, but let's try to maintain
 16 the decorum so we can let the other speakers go. Yes,
 17 sir?

18 MR. KIRKPATRICK: Kevin Kirkpatrick, 9 Rodger
 19 Norton Place. I live two blocks over from the cut
 20 through from what would be Walnut onto Lexington.
 21 Lexington runs parallel to Walnut. That's already used
 22 as a cut through to avoid the traffic light at Raritan.
 23 If you add another traffic light on Walnut and you're
 24 going to get more cars going that way. I walk my dog
 25 at night, there's cars that go down Lexington 40 miles

1 an hour. I just think it's going to make it that much
2 worse.

3 Also, they mention Riverfront, they mention
4 Cranford Crossing and Woodmont. I'm sure all of the
5 development fits into our Master Plan as a transit
6 village because people want to live by the trains.
7 This is a mile and a quarter away from the trains, away
8 from transportation. It just doesn't fit in our town.
9 It doesn't fit the Master Plan in my opinion. I could
10 be wrong but that's my opinion.

11 MAYOR HANNEN: Thank you very much.

12 MR. RHATICAN: There was --If I may? In
13 response to that, there was, on Thursday night, at
14 least one, maybe a couple of comments about the
15 potential cut through in that area. And I don't know
16 that Mr. Phenke mentioned it, but we did discuss
17 working with the community in that regard to address
18 that. There are traffic calming measures that could be
19 implemented if we do expect additional traffic to go
20 through that area, whether it's speed bumps or bump
21 outs. There are techniques to address that and that's
22 something we would certainly work with the town on.

23 MAYOR HANNEN: Yes, sir.

24 MR. LUBESKI: Hi, my name Ward Lubeski, I
25 live at 10 Harold Johnson Place in Cranford. And in --

1 in addition to my other neighbors, at Behnert and
2 Iroquois and Algonquin and the Sunny Acres in the
3 Village area, I live two blocks from this proposed site
4 that's going to be redeveloped. And I get -- at this
5 point in the night you're going to be hearing a lot of
6 restatements, and that's probably what you'll hear from
7 me but I'm really concerned about the safety. And
8 again, the traffic and the cut through -- right now
9 it's a cut through. If there's all those lights that
10 are already there and you put another light at Behnert,
11 or whenever it's going to be, at the end of Lexington
12 it's just going to be a nightmare and there's lots of
13 little kids in that neighborhood. That neighborhood is
14 made for little kids and that's why people bought homes
15 there and pay the exorbitant taxes that we pay and we
16 do it for a reason, for that lifestyle and the safety
17 that we feel there. But once you have people -- I mean
18 I do it, we all commute, right? I think somebody is
19 commuting to Summit, if I find a cut through I'm going
20 to take it if I can get to work 30 seconds sooner, it's
21 just human nature. So I don't know any traffic remedy
22 that they can think of that will -- that will solve
23 that other than don't build this. Thank you.

24 MAYOR HANNEN: Thank you very much.

25 MR. BONGIOVANNI: Dave Bongiovanni, 111

1 Cranford Avenue. There's been a lot of talk tonight
2 about the economic benefit of this project. The
3 problem is this is not about money. It's clear from
4 the turnout tonight and from the comments that this is
5 not -- we're not looking to -- you know, if you told me
6 my tax -- to echo someone who said -- who spoke
7 earlier, if you told my tax bill was going to go to
8 zero for this I don't want this property here. No one
9 wants this here. It's too big, it's too large, it's
10 too dense, it's too many. What's the community
11 benefit? Not just the economic benefit. It's -- we're
12 not buying -- we're not buying what's being sold her.

13 I commend Mayor Hannen on his pointing out to
14 Mr. Hughes, I mean, look at ShopRite, Whole Foods and
15 Target. All of these have semi-trucks, big large 18
16 wheelers, that come from the Turnpike to 1&9, up -- up
17 Stiles and Raritan Road and to -- to deliver what they
18 need to deliver to these -- these properties. I
19 actually took a ride this morning. It took 12 minutes.
20 I followed a semi-truck all the way from 9, all the way
21 to Raritan Road, all the way to 750 Walnut Avenue. It
22 took me 12 minutes. It's not far from -- from Route --
23 routes that allow for trucks. I find it disconcerting
24 that Mr. Hughes said he was unaware of this being he
25 was put on this as a planner.

1 Places to eat within a walkabout distance
2 from 750 Walnut Avenue, again, echoed earlier, include:
3 Belize, Panda Express, Smash Burger, Panera, Chipotle,
4 Applebee's and Whole Foods all across the street, not
5 to mention other things that are the same side, on the
6 Cranford side.

7 Again, the idea that Hartz has opened a
8 dialogue, but it seems to me that any other idea that's
9 been put forth by the Township or by Cranfordians is --
10 has been -- the answer is always well it's not -- we
11 didn't evaluate that, we didn't look at that, we're not
12 sure about that. This has to be dug through. Again to
13 echo before I think you could build a beautiful single
14 family homes there that would sell in a heartbeat. But
15 again we're told this is not evaluated. And again,
16 we're being told that single family homes would be a
17 negative economic impact on the community. To me
18 that's not again the issue. That's not the issue.
19 It's not the issue. It -- we're told they're bareish
20 on retail. Look across the street, I guess Clark beat
21 us to the punch, but there Clark Commons the parking
22 lot is full at hours. To me New Jersey can always use
23 more retail.

24 I believe it was Mr. Minnow, the architect,
25 who pointed out that today's renters are not

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1 yesterday's renters. They're not transient, they're --
2 they're -- as a matter of lifestyle they're choosing to
3 rent. Well if they're not transient, that means when
4 they have kids they're not moving. So again I think --
5 I think we can all agree that the numbers are screwy in
6 terms of the number of students. Again, there's --
7 there's many rental units in town now that are vacant.
8 They're not filled to capacity. There's not the need
9 for this number of units.

10 What was also brought forth is other
11 developments have already been approved and moving
12 forward in Cranford, in Garwood, in Clark. I would --
13 I would reckon that if Hartz was asked they would say
14 they did not take these into account. We have to take
15 these into account.

16 Again, New Jersey Transit, everyone knows if
17 you turn on the TV what's going on in Penn Station.
18 What happens when all these millennials who are taking
19 the shuttle to New Jersey Transit find out that there's
20 a track outage, they're going to hop in their cars.
21 These are things we need to take -- we need to account
22 for.

23 I really -- I really hope and pray and --
24 that the Township Council, the Planning Board, uses all
25 of what -- all of their intellectual networking and

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1 whatever acumen you have to find a solution to this. I
2 -- I -- I would beg to I guess disagree slightly with
3 the -- with one of my neighbors who said, you know, the
4 -- you know, if they can't -- if they're stuck with it,
5 they're stuck with it. They're a property owner, I
6 understand we -- we want -- we want to see tax revenue
7 on that site. And I would encourage us, and encourage
8 everyone, to -- to think outside the box and to find
9 something other than what has been proposed which just
10 -- just doesn't fit at all.

11 I think age restricted housing is -- is an
12 excellent option. I think Mayor Hannen's idea about
13 medical and speaking to Rahway Hospital and Robert Wood
14 Johnson is an excellent idea. Everyone knows that baby
15 boomers require more as that -- as that population
16 ages.

17 There are other uses which would benefit the
18 town in multiple ways this -- this for sure would not.
19 I can't fault for Hartz trying to make money, but I
20 don't think we have to accept this proposal. No one
21 wants to talk numbers here, but I --

22 MAYOR HANNEN: I hate to do this to you --

23 MR. BONGIOVANNI: That's fine. I'm done,
24 Mayor Hannen. I apologize.

25 MAYOR HANNEN: And I don't mean to cut you

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1 off --
 2 MR. BONGIOVANNI: No.
 3 MAYOR HANNEN: -- but just -- if you could --
 4 MR. BONGIOVANNI: I understand, sir.
 5 MAYOR HANNEN: -- wrap --
 6 MR. BONGIOVANNI: Absolutely. I am wrapping.
 7 And I would say -- I would say not -- not a soul more
 8 than -- not another, you know, corner more than 339
 9 units in that -- in that space, what the rest of the
 10 town has.
 11 MAYOR HANNEN: Thank you very much.
 12 MR. MCNEIL: Donald McNeil, 213 Thomas
 13 Street. My question is for Mr. Hughes. We heard a big
 14 number that the town was going to gain in \$2.9 million.
 15 I'd like to know how you came up with that number.
 16 MR. HUGHES: So, the \$2.9 Million is based on
 17 if a PILOT was implemented and there's capture of 95
 18 percent of gross tax revenues. And then you deduct the
 19 cost of serving the estimated population of total
 20 residents and school children. And the Township would
 21 be left with approximately \$2.9 million.
 22 MR. MCNEIL: Can we compare that to any other
 23 Hartz Mountain projects?
 24 MR. HUGHES: Well every town --
 25 MR. MCNEIL: And any kind of scale? Like any

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1 of these ones in Secaucus that you's built or --
 2 MR. HUGHES: Yeah --
 3 MR. MCNEIL: -- 500 units?
 4 MR. HUGHES: You know, every -- every example
 5 is different in terms of the -- you know, there's PILOT
 6 or conventional taxation. Every town has a different
 7 tax rate, a different cost, different revenues. So
 8 it's --
 9 MR. MCNEIL: But do we have actual numbers
 10 what these towns gained? These cities gained;
 11 Weehawken, Secaucus, with 500 units so we can have an
 12 idea -- you know, you throw a big number at us like
 13 \$2.8 million, which I don't believe, by the way. So in
 14 -- in Weehawken or Secaucus, or Jersey City, which
 15 we're not, we're a small town, do we get half that
 16 money, \$1.5 million for 500 units? Like, I want to
 17 know where the numbers are. Where are that these
 18 numbers they're shooting at us? And also, you stated
 19 that single family units would lose money. Where is
 20 that data that single family homes paying \$20,000,
 21 \$25,000 in taxes, lose money for towns, but you're
 22 going to give us \$2.9 million and 900 units. Where's
 23 that data? We -- that's what I want to know. And my
 24 only comment is these people don't care about Cranford
 25 at all. I just hope you's realize that. They're going

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1 to ruin this town. And I came from a town like Hoboken
2 when I moved out here. I came from Brooklyn, New York
3 to get away from places like that and they're going --
4 they're going to turn it right into it.

5 MAYOR HANNEN: Thank you.

6 MR. ROETTKER: Tom Roettker, 347 South Union
7 Avenue. I guess I'm the last one. My question is,
8 what happens now? Is there just a vote? Up, down,
9 refer it to the board, the Planning Board, don't refer
10 it to the Planning Board, table it, talk about it some
11 more? What's -- what's the next step?

12 MAYOR HANNEN: If, in fact, you are the last
13 person, the next statement becomes the Township
14 Committee will be considering Hartz Mountain's request
15 to the Township Committee. We have to do this through
16 a process. As Mr. Rhatican knows, the next time we
17 meet isn't until August. So we will be consulting with
18 our professionals, we will be gathering data on our own
19 and consulting with Hartz Mountain and then make a
20 determination going from there. There isn't -- there
21 is not going to be, to my knowledge, a vote this
22 evening. We are -- we need to take into consideration
23 what they've presented to us at this point so that we
24 can either enter into a dialogue, or not enter into a
25 dialogue. And we've heard some interesting comments

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1 this evening and I think it's worth each member of the
2 Township Committee further exploring what those
3 comments are and coming up with further questions that
4 we can propose to Hartz.

5 MR. ROETTKER: So nothing happens tonight
6 then as far as the Planning Board is --

7 MAYOR HANNEN: No. That is correct.

8 MR. ROETTKER: All right. That's it. Thank
9 you. Good night.

10 MAYOR HANNEN: Thank you. Is there anyone
11 else?

12 MR. KIRKPATRICK: Sir.

13 MAYOR HANNEN: Sir?

14 MR. KIRKPATRICK: Can I speak again?

15 MAYOR HANNEN: Sure.

16 MR. KIRKPATRICK: Kevin Kirkpatrick, 9 Rodger
17 Norton Place. Just in what you said there, now we've
18 already established that the numbers they gave us are
19 not going to work out because of the number of
20 students. They had the 10 and the one and the one and
21 we've already established that's 50. Are they going
22 present new numbers and -- and new figures to you guys
23 before you make a decision? Before you make this
24 decision that you just mentioned you were going to
25 make?

1 MAYOR HANNEN: That is definitely something
2 that we would be looking for as part of our decision.
3 But again, both councils will get together, go over
4 questions that we have and then we will further
5 evaluate it.

6 MR. KIRKPATRICK: Thank you.

7 MAYOR HANNEN: Thank you.

8 MS. GOODWIN: Hi, Kimberly Goodwin, 7
9 Carolina Street. I just wanted to know how much this
10 project is going to cost you to build, Hartz Mountain.

11 MR. RHATICAN: That it would --

12 MS. GOODWIN: All of it. Knocking it down,
13 building all of these structures.

14 MR. RHATICAN: Yeah, I don't -- I don't know.

15 MS. GOODWIN: Well I would venture to guess
16 if you put a little bit of money into the building that
17 I was in last week and put a little money towards
18 advertising to get people in, you would make out. You
19 obviously have not put any effort into that because you
20 just keep saying this isn't viable, that's not viable,
21 you're not trying. And you don't care about Cranford,
22 and all of us do. We've been here, I don't know how
23 many hours. We care about our town and you're saying
24 oh this is a dialogue, but everything we come up with
25 you say that's not viable.

1 MR. RHATICAN: Well to answer your question
2 about the condition of the existing property, again as
3 I said earlier, Bank of America had control of that
4 until about two months ago. So while we've been
5 marketing it, we did not have, not only the incentive
6 but the right, frankly, to go in and actually make
7 renovations while Bank of America was occupying the
8 property. So we --

9 MS. GOODWIN: (indiscernible)

10 MR. RHATICAN: Yeah. And we tried to market
11 it, but you don't necessarily in -- in the context of
12 trying to market property go out and spend millions of
13 dollars on speculation to renovate a property.

14 MS. GOODWIN: (indiscernible) every question
15 we have is that well we don't really have the numbers
16 for that, you don't really have the numbers for this.
17 So this whole project is speculation. Thank you.

18 MAYOR HANNEN: Okay. So if there are no
19 other questions I'd like to thank the representatives
20 from Hartz Mountain coming this evening to make their
21 presentation. I'd especially like the citizen -- like
22 to thank the citizens on behalf of the Township
23 Committee for their patience, their consideration of
24 each other, and the questions that they've given the
25 Township Committee to consider and our professionals to

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1 consider as we go and evaluate this. We're taking it
2 under advisement and at a future Township Committee
3 meeting we will be getting back and -- after we've
4 taken that under advisement.

5 ATTORNEY COOPER: So did I understand
6 correctly, is there no August meeting of the Township
7 Committee?

8 MAYOR HANNEN: There is an August meeting.

9 ATTORNEY COOPER: Oh, I'm sorry. Okay.

10 MAYOR HANNEN: Yes.

11 ATTORNEY COOPER: Okay. Do you know the date
12 offhand?

13 MAYOR HANNEN: The 14th.

14 ATTORNEY COOPER: Okay. Thank you.

15 MAYOR HANNEN: Thank you. Is there any other
16 public comment on any other matter?

17 MAYOR HANNEN: Bring us home, Mr. Prichard.
18 Mr. Rhatican, if you haven't been here before --

19 MR. RHATICAN: I --

20 MAYOR HANNEN: -- this is what we look
21 forward to after the meetings.

22 MR. RHATICAN: I have.

23 MR. PRITCHARD: Ladies and gentlemen, of the
24 Committee, even though it's a late hour, a couple of
25 things I'd like to address the Committee. One, we have

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1 our sons and daughters in military and afar that are
2 defending our freedom even as we speak. We failed to
3 back up our men during the war in Vietnam. Seven men
4 from Cranford have lost their lives fighting for our
5 country. The way we treated those who returned, it was
6 shameful. Calling our soldiers Nazis, I'd rather have
7 that word removed from the English language. In their
8 memory I'll sing.

9 (Mr. Prichard sang a song in support of Military)

10 MR. PRITCHARD: And the other thing, ladies
11 and gentlemen of the Committee, we need to pressure the
12 State legislature in Trenton to force the reactivation
13 of certain closed hospitals, like the one in
14 Plainfield. We need those hospitals and we need them
15 badly. We're no less than 20 miles from Ground Zero.
16 Let's not forget that on September 11, 2001, three
17 thousand of our people have been slaughter like hogs in
18 a pen by those who committed the act of terrorism on
19 us. And we need those hospitals, we need them badly.
20 And the sooner we activate those hospitals the better
21 off we all will be. Do I make myself clear?

22 MAYOR HANNEN: Mr. Pritchard, crystal clear.
23 And we thank you very much for staying to this late
24 hour to remind us.

25 At this particular time, if there's no other

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1 public comments, professional comments?

2 (PROFESSIONAL COMMENTS-NONE)

3 MAYOR HANNEN: Commissioner comments?

4 Commissioner O'Connor?

5 COMMISSIONER O'CONNOR: It's late. I'll be
6 quick. Thank you to Hartz Mountain for the
7 presentation. Thank you to our Township professionals
8 who came here tonight, our Board of Education
9 representatives, my fellow commissioners and the
10 professionals sitting up here. And mostly thank you to
11 the people of this community who came out, listened,
12 paid attention, asked great questions, gave us your
13 thoughts. I know people are watching at home also.
14 Again, a true example of the community spirit of this
15 town.

16 August 1st, National Night Out. Our police
17 and public safety professionals will be gathered
18 hosting lots of events right out in front of this
19 building between 6:00 and 9:00. Hope to see you there.
20

21 Special commendation to our CFO, Lavona
22 Patterson and her outstanding staff on a wonderful and
23 excellent audit. Welcome to our new Communications
24 Officers. I will be having office hours on Tuesday,
25 August 8th between 6:30 and 8:00 in Room 108 if you

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1 have anything you'd like to bring up to me. Happy
2 Birthday, Mrs. Hannen.

3 MAYOR HANNEN: Thank you.

4 COMMISSIONER O'CONNOR: And enjoy the rest of
5 the week, everyone. Thank you.

6 MAYOR HANNEN: Thank you, Commissioner
7 O'Connor.

8 COMMISSIONER KALINS: Thank you.

9 MAYOR HANNEN: Commissioner Kalins.

10 COMMISSIONER KALINS: Again, thanks to all
11 the folks that came out tonight. You know, this is how
12 we get the feedback. And we really do listen and
13 appreciate what's -- what's being said. And was
14 pointed out, I will expand a little bit more, I am
15 happy that our CFO, Lavona Patterson, is here so that
16 we can thank her personally. One of the things we
17 passed tonight was a resolution on our audit. About
18 three years ago we had an audit that had about three
19 pages of comments, probably about 30 different comments
20 that were cleaned up. And for the last two years we've
21 had one -- one single comment on those audits and -- so
22 thank you to you and your staff for doing that.

23 Another resolution we passed was for a BAN,
24 or a Bond Anticipation Note. Because of the work
25 that's there and our overall good financial State we

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1 got a rate of 1.1 percent, which is really good on \$9.5
2 million. So, you know, doing everything we can to keep
3 the overall costs down. But -- and I thank you and
4 your staff for everything you do as well as all the
5 professionals. Thank you.

6 The only announcement, which now it's today,
7 there will be a car show downtown. So, you know, if
8 you're still up and thinking about it show up. Thanks.

9 MAYOR HANNEN: Thank you, Commissioner
10 Dooley.

11 COMMISSIONER DOOLEY: I just echo the
12 comments made by Commissioner O'Connor thanking
13 everyone. It was a very long night. I think the
14 conduct of the proceeding was exemplary. I thank
15 everyone for their decorum and their patience and their
16 orderliness. And, again, Happy Birthday, Mrs. Hannen.

17 MAYOR HANNEN: Thank you. Deputy Mayor?

18 DEPUTY MAYOR GIBLIN: Short and sweet. I
19 want to thank the many residents that came here
20 tonight. I counted about 35 that went up to the
21 microphone. I know that's not always easy. I know
22 many people are watching this from home as well. I
23 want to thank Hartz Mountain for their presentation. I
24 know we have many follow-up pieces of information that
25 I look forward to receiving.

223

1 I want to thank the president and the vice-
2 president of the Board of Ed for coming tonight. I
3 welcome Dr. Rubin. A couple of weeks here in Cranford.
4 You are entrusted with our most precious assets, so I
5 look forward to great things you'll continue with
6 Cranford schools.

7 I also want to thank our many professionals
8 that came tonight and department heads. Mayor Hannen
9 and I had, on short notice, asked them to come. I
10 realize it's past midnight and most are still here, but
11 we did think it was very important that they hear this
12 information firsthand both from Hartz Mountain as well
13 as the concerns from the residences.

14 Finally, there was an accident with a local
15 resident, Art Bilenker. If you're familiar with him,
16 he's a dentist that owned Cranford Smiles. He was
17 involved in a pretty serious accident on the 4th of
18 July. I just ask that you keep him and his wife in
19 your prayers. He'd love to hear from you via a card.
20 If you were either a patient or a friend, I know these
21 are the types of things that Cranford is great that we
22 do look out for each other.

23 Finally, the -- it was announced on our
24 website our Home Improvement Program. Details on
25 www.HIP.CGPH.Net. That's a lot. Or you can just go to

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the Cranford website and there's a link up there with details on that Home Improvement Program. That's all I have. Thank you.

MAYOR HANNEN: Thank you, Deputy Mayor. Thanks, everybody for coming out. We really appreciate it and thank you to Hartz Mountain for the presentation. God bless us everyone. Good night, mom. I'll entertain a motion to adjourn.

COMMISSIONER KALNINS: So moved.

MAYOR HANNEN: Second?

COMMISSIONER DOOLEY: Second.

MAYOR HANNEN: All in favor signify by saying aye, opposed, carry.

(Township Committee adjourned at 12:40 a.m.)

(Conclusion)

* * * * *

CERTIFICATION

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I, Elizabeth Lopez, the assigned transcriber, do hereby certify the foregoing transcript of proceedings held on 7-18-17, Index No. 00:01:01 to 00:51:20, Digitally Recorded, is a true and accurate compressed transcript of the proceedings as recorded, and to the best of my ability.

March 1, 2020

Elizabeth Lopez

Elizabeth Lopez, 739
AUTOMATED TRANSCRIPTION SERVICES
Laurel Springs, N.J.

Appendix H – Annotated Photographs Criterion A

Appendix H – Annotated Photographs Criterion A



Figure 1: Obsolete loading



Figure 2: Obsolete loading (2)



Figure 3: Obsolete loading (3)



Figure 4: Undersized, deteriorating loading bays



Figure 5: Bird nest in ceiling of indoor parking area



Figure 6: Damaged façade



Figure 7: Deferred maintenance and chipping paint



Figure 8: Water damage and deferred maintenance



Figure 9: Rusted, broken stairs



Figure 10: Water infiltration



Figure 11: Water infiltration (2)



Figure 12: Water infiltration (3)

Appendix I – Chapter 91 Request 2019



HARTZ®

H-CRANFORD CONDUIT LIMITED PARTNERSHIP
400 Plaza Drive, P.O. Box 1515, Secaucus, New Jersey 07096-1515

July 19, 2019

VIA FEDERAL EXPRESS

Peter J. Barnett, CTA
Tax Assessor – Cranford
8 Springfield Avenue
Cranford, New Jersey 07016-2199

RE: CHAPTER 91 REQUESTS
750 Walnut Avenue
Block 541, Lot 2, Qual. C01
Block 541, Lot 2, Qual. C05
Block 541, Lot 2, Qual. C06
Block 541, Lot 2, Qual. C07

Dear Mr. Barnett:

We have received your Chapter 91 requests for the above referenced properties. In lieu of completing the forms we enclose income and expense statements and rent rolls for the January 1, 2018 – December 31, 2018 period.

Please do not hesitate to contact me if you have questions or need additional information.

Sincerely,

H-CRANFORD CONDUIT LIMITED PARTNERSHIP
BY: H-Cranford II, Inc.
Hartz Mountain Industries, Inc.

By: s/ D. Mark Leonard
D. Mark Leonard

RECEIVED
JUL 22 2019
THE ASSESSOR'S OFFICE
TOWNSHIP OF CRANFORD
RECEIVED
JUL 22 2019
THE ASSESSOR'S OFFICE
TOWNSHIP OF CRANFORD

DML/jch
Attachments



H-CRANFORD CREDIT LIMITED PARTNERSHIP

400 Plaza Drive, P.O. Box 1515, Secaucus, New Jersey 07096-1515

July 19, 2019

RECEIVED
JUL 22 2019
THE ASSESSOR'S OFFICE
TOWNSHIP OF CRANFORD

VIA FEDERAL EXPRESS

Peter J. Barnett, CTA
Tax Assessor – Cranford
8 Springfield Avenue
Cranford, New Jersey 07016-2199

RE: CHAPTER 91 REQUESTS
750 Walnut Avenue
Block 541, Lot 2, Qual. C02
Block 541, Lot 2, Qual. C03
Block 541, Lot 2, Qual. C04

Dear Mr. Barnett:

We have received your Chapter 91 requests for the above referenced properties. In lieu of completing the forms we enclose income and expense statements and rent rolls for the January 1, 2017 – December 31, 2017 period.

Please do not hesitate to contact me if you have questions or need additional information.

Sincerely,

**H-CRANFORD CREDIT LIMITED
PARTNERSHIP**
BY: H-Cranford, Inc.
Hartz Mountain Industries, Inc.

By: s/ D. Mark Leonard
D. Mark Leonard

DML/jch
Attachments

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C01 4A
 Property Location: 750 WALNUT AVE
 CRANFORD, NJ
 H-CRANFORD CONDUIT LTD PARTNERSHIP -
 400 PLAZA DR
 SECAUCUS, N J 07094 3688

ADDRESS _____
 OWNER OF RECORD _____
 ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric	\$ _____	Operating	\$ _____
Maintenance	\$ _____	Taxes	\$ _____
Insurance	\$ _____	Parking	\$ _____
Fit-up	\$ _____	HVAC	\$ _____
Other	\$ _____		

Total Annual Gross Income from Other Sources. Please itemize:

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____

GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS
 (PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)

12 Month Period Ending _____	_____	_____	_____
Taxes	\$ _____	\$ _____	\$ _____
Management	_____	_____	_____
Payroll	_____	_____	_____
Fuel	_____	_____	_____
Electricity	_____	_____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Insurance	_____	_____	_____
Trash Removal	_____	_____	_____
Snow Removal	_____	_____	_____
Supplies	_____	_____	_____
Landscaping	_____	_____	_____
Security	_____	_____	_____
Commissions	* _____	_____	_____
Repairs	* _____	_____	_____
Maintenance	* _____	_____	_____
Reserve for Replacement	* _____	_____	_____
Miscellaneous	* _____	_____	_____
TOTALS	\$ _____	\$ _____	\$ _____

* - Itemize on back of sheet.

 Name & Title of Person Preparing Report

 Signature

 Date

 Day Telephone Number

RECEIVED
 JUL 22 2019
 THE ASSESSOR'S OFFICE
 TOWNSHIP OF CRANFORD

Chapter 91

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1. R.S. 54:4-34 is amended to read as follows:
 Every owner of real property of the taxing district shall, on written request of the assessor, made by certificated mail, render a full and true account of his name and real property and the income there from, in the case of income-producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as he may, from any information in his possession or available to him, reasonably determine to be the full and fair value thereof. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

2. This act shall take effect immediately.

Approved and effective May 16, 1979:

750 Walnut Avenue Unit 1 (cr750wa1)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Expenses

Vacant Water Expense	-927
Vacant Heat Expense	-24,007
Vacant Electric Expense	-18,442
Non-Billable Repairs Expense	-116
Non-Billable HVAC Maintenance	-1,181
Exterior Common Area	-28,285
Liability Insurance	-2,976
Real Estate Taxes	-102,432
Appeal Refunds	-2,638
Legal - Corp.	-1,706
TOTAL	-182,710
Net Income	-182,710

Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent
									Per Area	Per Area	Per Area
cr750wa1 - 750 Walnut Avenue Unit 1,Cranford											
Current Leases											
cr750wa1	0101	VACANT		28,554.00				0.00	-	-	-
cr750wa1	0102	VACANT		1.00				0.00	-	-	-
Total Current				28,555.00					-	-	-

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	0.00	0.00	0.00	0.00	0.00
Vacant	2.00	28,555.00	100.00	0.00	0.00
Total	2.00	28,555.00		0.00	0.00

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C02 4A

Property Location: 750 WALNUT AVE
CRANFORD, NJ

H-CRANFORD CREDIT LTD PARTNERSHIP
400 PLAZA DR
SECAUCUS, N J 07094 3688

ADDRESS _____

OWNER OF RECORD _____

ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric	\$ _____	Operating	\$ _____
Maintenance	\$ _____	Taxes	\$ _____
Insurance	\$ _____	Parking	\$ _____
Fit-up	\$ _____	HVAC	\$ _____
Other	\$ _____		

Total Annual Gross Income from Other Sources. Please itemize:

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____

**GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS
(PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)**

12 Month Period Ending-----			
Taxes	\$ _____	\$ _____	\$ _____
Management	_____	_____	_____
Payroll	_____	_____	_____
Fuel	_____	_____	_____
Electricity	_____	_____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Insurance	_____	_____	_____
Trash Removal	_____	_____	_____
Snow Removal	_____	_____	_____
Supplies	_____	_____	_____
Landscaping	_____	_____	_____
Security	_____	_____	_____
Commissions	* _____	_____	_____
Repairs	* _____	_____	_____
Maintenance	* _____	_____	_____
Reserve for Replacement	* _____	_____	_____
Miscellaneous	* _____	_____	_____
TOTALS	\$ _____	\$ _____	\$ _____

* - Itemize on back of sheet.

Name & Title of Person Preparing Report

Signature

Date

Day Telephone Number



Chapter 91

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1. R.S. 54:4-34 is amended to read as follows:
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2. This act shall take effect immediately.

Approved and effective May 16, 1979:

TENANT *	UNIT # OR ADDRESS	LIST SQUARE FEET OF RENTED SPACE BY USE						2019 ANNUAL BASE RENT	LEASE INFORMATION =				AMOUNT OF ANY RENT ESCALA- TION '19 AFTER	DOLLAR AMOUNT OF EXPENSES PAID BY TENANT IN ADDITION TO BASE RENT					
		INDUS.	W'HOUSE	OFFICE	STORE	APART.	TOTAL		TYPE** LEASE	1ST YR. OF CURRENT LEASE	LAST YR. OF CURRENT LEASE	OPTIONS		UTILITIES	MAINTEN.	TAXES	OTHER		

* - If unit is vacant or owner occupied, please so note.
 ** - G=Gross, N=Net, NN=Net/Net, TN=Triple Net, MM=Month to Month

750 Walnut Avenue Unit 2 (cr750wa2)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Commercial Property Income

Reimbursed Common Area	-15,374
TOTAL	-15,374

Expenses

Vacant Water Expense	-927
Vacant Heat Expense	-50,743
Vacant Electric Expense	-211,485
Non-Billable Repairs Expense	-212
Non-Billable HVAC Maintenance	-2,677
Vacant Elevator Maintenance	-1,108
Exterior Common Area	-74,925
Miscellaneous Non-Billable Exp	-170
Property Insurance	-5,627
Liability Insurance	-4,113
Real Estate Taxes	-237,546
Appeal Refunds	-150
TOTAL	-589,683

Net Income	-605,057
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Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area
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cr750wa2 - 750 Walnut Avenue Unit 2,Cranford

Current Leases

cr750wa2	0101	VACANT		40,014.00			0.00	-	-	-	-
cr750wa2	0201	VACANT		35,624.00			0.00	-	-	-	-
Total Current				75,638.00				-	-	-	-

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	0.00	0.00	0.00	0.00	0.00
Vacant	2.00	75,638.00	100.00	0.00	0.00
Total	2.00	75,638.00		0.00	0.00

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C03 4A
 Property Location: 750 WALNUT AVE
 CRANFORD, NJ
 H-CRANFORD CREDIT LTD PARTNERSHIP
 400 PLAZA DR
 SECAUCUS, N J 07094 3688

ADDRESS _____
 OWNER OF RECORD _____
 ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric	\$ _____	Operating	\$ _____
Maintenance	\$ _____	Taxes	\$ _____
Insurance	\$ _____	Parking	\$ _____
Fit-up	\$ _____	HVAC	\$ _____
Other	\$ _____		

Total Annual Gross Income from Other Sources. Please itemize:
 _____ \$ _____
 _____ \$ _____

GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS
 (PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)

12 Month Period Ending-----	_____	_____	_____
Taxes	\$ _____	\$ _____	\$ _____
Management	_____	_____	_____
Payroll	_____	_____	_____
Fuel	_____	_____	_____
Electricity	_____	_____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Insurance	_____	_____	_____
Trash Removal	_____	_____	_____
Snow Removal	_____	_____	_____
Supplies	_____	_____	_____
Landscaping	_____	_____	_____
Security	_____	_____	_____
Commissions	* _____	_____	_____
Repairs	* _____	_____	_____
Maintenance	* _____	_____	_____
Reserve for Replacement	* _____	_____	_____
Miscellaneous	* _____	_____	_____
TOTALS	\$ _____	\$ _____	\$ _____

* - Itemize on back of sheet.

 Name & Title of Person Preparing Report Signature Date

 Day Telephone Number

RECEIVED
 JUL 22 2019
 THE ASSESSOR'S OFFICE
 TOWNSHIP OF CRANFORD

Chapter 91

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1. R.S. 54:4-34 is amended to read as follows:
 Every owner of real property of the taxing district shall, on written request of the assessor, made by certificated mail, render a full and true account of his name and real property and the income there from, in the case of income-producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as he may, from any information in his possession or available to him, reasonably determine to be the full and fair value thereof. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

2. This act shall take effect immediately.

Approved and effective May 16, 1979:

750 Walnut Avenue Unit 3 (cr750wa3)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Expenses

Vacant Water Expense	-927
Non-Billable Repairs Expense	-11,060
Non-Billable Exterminating Expense	-117
Non-Billable HVAC Maintenance	-17,047
Non-Billable Janitorial Cleaning	-1,097
Non-Billable Elevator Maintenance	-13,890
Non-Billable Fire Prevention	-12,579
Exterior Common Area	-140,189
Miscellaneous Non-Billable Exp	-346
Liability Insurance	-15,004
Real Estate Taxes	-375,285
Appeal Refunds	-150
TOTAL	-587,691
Net Income	-587,691

Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	
								Per Area			Per Area	
cr750wa3 - 750 Walnut Avenue Unit 3,Cranford												
Current Leases												
cr750wa3	0101	VACANT		141,519.00				0.00	-	-	-	-
cr750wa3	0102	VACANT		1.00				0.00	-	-	-	-
Total Current								141,520.00	-	-	-	-

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	0.00	0.00	0.00	0.00	0.00
Vacant	2.00	141,520.00	100.00	0.00	0.00
Total	2.00	141,520.00		0.00	0.00

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C04 ✓4A
 Property Location: 750 WALNUT AVE
 CRANFORD, NJ
 H-CRANFORD CREDIT LTD PARTNERSHIP
 400 PLAZA DR
 SECAUCUS, N J 07094 3688

ADDRESS _____
 OWNER OF RECORD _____
 ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric	\$ _____	Operating	\$ _____
Maintenance	\$ _____	Taxes	\$ _____
Insurance	\$ _____	Parking	\$ _____
Fit-up	\$ _____	HVAC	\$ _____
Other	\$ _____		

Total Annual Gross Income from Other Sources. Please itemize:

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____

GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS
 (PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)

12 Month Period Ending _____			
Taxes	\$ _____	\$ _____	\$ _____
Management	_____	_____	_____
Payroll	_____	_____	_____
Fuel	_____	_____	_____
Electricity	_____	_____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Insurance	_____	_____	_____
Trash Removal	_____	_____	_____
Snow Removal	_____	_____	_____
Supplies	_____	_____	_____
Landscaping	_____	_____	_____
Security	_____	_____	_____
Commissions	*	_____	_____
Repairs	*	_____	_____
Maintenance	*	_____	_____
Reserve for Replacement	*	_____	_____
Miscellaneous	*	_____	_____
TOTALS	\$ _____	\$ _____	\$ _____

* - Itemize on back of sheet.

 Name & Title of Person Preparing Report Signature Date

 Day Telephone Number

RECEIVED
 JUL 22 2019
 THE ASSESSOR'S OFFICE
 TOWNSHIP OF CRANFORD

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2. This act shall take effect immediately.

Approved and effective May 16, 1979:

750 Walnut Avenue Unit 4 (cr750wa4)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Expenses

Vacant Water Expense	-927
Exterior Common Area	-30,702
Liability Insurance	-3,233
Real Estate Taxes	-41,447
TOTAL	-76,309
Net Income	-76,309

Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area
cr750wa4 - 750 Walnut Avenue Unit 4,Cranford											
Current Leases											
cr750wa4	0101	VACANT		31,017.00			0.00	-	-	-	-
Total Current				31,017.00				-	-	-	-

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	0.00	0.00	0.00	0.00	0.00
Vacant	1.00	31,017.00	100.00	0.00	0.00
Total	1.00	31,017.00		0.00	0.00

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C05 4A

Property Location: 750 WALNUT AVE CRANFORD, NJ H-CRANFORD CONDUIT LTD PARTNERSHIP - 400 PLAZA DR SECAUCUS, N J 07094 3688

ADDRESS _____ OWNER OF RECORD _____ ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric \$ _____ Operating \$ _____
Maintenance \$ _____ Taxes \$ _____
Insurance \$ _____ Parking \$ _____
Fit-up \$ _____ HVAC \$ _____
Other \$ _____

Total Annual Gross Income from Other Sources. Please itemize:

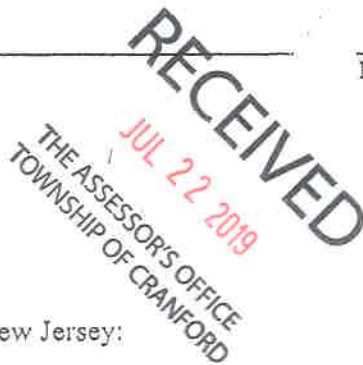
\$ _____ \$ _____
\$ _____ \$ _____

GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS (PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)

Table with 4 columns: Expense Category, Year 1, Year 2, Year 3. Rows include Taxes, Management, Payroll, Fuel, Electricity, Gas, Water, Insurance, Trash Removal, Snow Removal, Supplies, Landscaping, Security, Commissions, Repairs, Maintenance, Reserve for Replacement, Miscellaneous, and TOTALS.

* - Itemize on back of sheet.

Name & Title of Person Preparing Report _____ Signature _____ Date _____
Day Telephone Number _____



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Be it enacted by the Senate and General Assembly of the State of New Jersey:

1. R.S. 54:4-34 is amended to read as follows:
Every owner of real property of the taxing district shall, on written request of the assessor, made by certificated mail, render a full and true account of his name and real property and the income there from, in the case of income-producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as he may, from any information in his possession or available to him, reasonably determine to be the full and fair value thereof. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

2. This act shall take effect immediately.

Approved and effective May 16, 1979:

TENANT *	UNIT # OR ADDRESS	LIST SQUARE FEET OF RENTED SPACE BY USE						2019 ANNUAL BASE RENT	LEASE INFORMATION =				AMOUNT OF ANY RENT ESCALA- TION '19 AFTER	DOLLAR AMOUNT OF EXPENSES PAID BY TENANT IN ADDITION TO BASE RENT			
		INDUS.	W'HOUSE	OFFICE	STORE	APART.	TOTAL		TYPE** LEASE	1ST YR. OF CURRENT LEASE	LAST YR. OF CURRENT LEASE	OPTIONS		UTILITIES	MAINTEN.	TAXES	OTHER

* - If unit is vacant or owner occupied, please so note.
 ** - G=Gross, N=Net, NN=Net/Net, TN=Triple Net, MM=Month to Month

750 Walnut Avenue Unit 5 (cr750wa5)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Commercial Property Income

Fixed Rent	1,060,319
Amortized Construction Cost	25,495
Reimbursed Electric	182,599
Reimbursed Taxes	259,281
Reimbursed Water	10,792
Reimbursed Repairs	7,082
Reimbursed Labor	26,217
Reimbursed Insurance	13,316
Reimbursed Snow Removal	20,631
Reimbursed Miscellaneous	20
Reimbursed Trash	825
Reimbursed Exterminating	501
Reimbursed Landscaping	11,230
Reimbursed Janit. Supplies	57
Reimbursed Janit. Cleaning	573
Reimbursed Fire Prevention	5,561
Reimbursed Telephone	1,252
TOTAL	1,625,751

Misc. and Other Income

Interest Income - Investments	2,035
Miscellaneous Income	0
TOTAL	2,035

Expenses

Tenant Water Expense	-5,913
Tenant Electric Expense	-182,599
Tenant Repairs Expense	-1,999
Exterior Common Area	-80,771
Liability Insurance	-8,497
Real Estate Taxes	-259,281
Internal Management Fee	-31,810
Legal - Corp.	-2,925
TOTAL	-573,795

Net Income 1,053,991

Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area
cr750wa5 - 750 Walnut Avenue Unit 5,Cranford											
Current Leases											
cr750wa5	0101	LAB CORP OF AMERICA	Office	81,563.00	8/1/1994	7/31/2019	300.00	90,654.13	1.11	#####	13.34
Total Current				81,563.00				90,654.13	1.11	#####	13.34

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	1.00	81,563.00	100.00	90,654.13	1,087,849.60
Vacant	0.00	0.00	0.00	0.00	0.00
Total	1.00	81,563.00		90,654.13	1,087,849.60

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C06 4A
 Property Location: 750 WALNUT AVE
 CRANFORD, NJ
 H-CRANFORD CONDUIT LTD PARTNERSHIP
 400 PLAZA DR
 SECAUCUS, N J 07094 3688

ADDRESS _____
 OWNER OF RECORD _____
 ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric	\$ _____	Operating	\$ _____
Maintenance	\$ _____	Taxes	\$ _____
Insurance	\$ _____	Parking	\$ _____
Fit-up	\$ _____	HVAC	\$ _____
Other	\$ _____		

Total Annual Gross Income from Other Sources. Please itemize:

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____

GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS
 (PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)

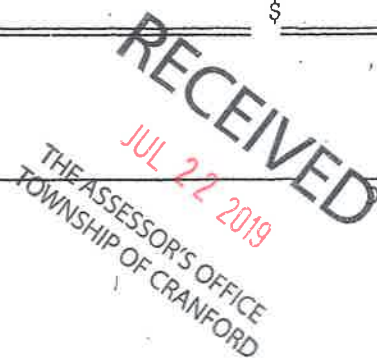
12 Month Period Ending-----			
Taxes	\$ _____	\$ _____	\$ _____
Management	_____	_____	_____
Payroll	_____	_____	_____
Fuel	_____	_____	_____
Electricity	_____	_____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Insurance	_____	_____	_____
Trash Removal	_____	_____	_____
Snow Removal	_____	_____	_____
Supplies	_____	_____	_____
Landscaping	_____	_____	_____
Security	_____	_____	_____
Commissions	* _____	_____	_____
Repairs	* _____	_____	_____
Maintenance	* _____	_____	_____
Reserve for Replacement	* _____	_____	_____
Miscellaneous	* _____	_____	_____
TOTALS	\$ _____	\$ _____	\$ _____

* - Itemize on back of sheet.

 Name & Title of Person Preparing Report

 Day Telephone Number

 Signature _____ Date _____



Chapter 91

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Approved and effective May 16, 1979:

TENANT *	UNIT # OR ADDRESS	LIST SQUARE FEET OF RENTED SPACE BY USE						2019 ANNUAL BASE RENT	LEASE INFORMATION =				AMOUNT OF ANY RENT ESCALA- TION '19 AFTER	DOLLAR AMOUNT OF EXPENSES PAID BY TENANT IN ADDITION TO BASE RENT				
		INDUS.	W'HOUSE	OFFICE	STORE	APART.	TOTAL		TYPE** LEASE	1ST YR. OF CURRENT LEASE	LAST YR. OF CURRENT LEASE	OPTIONS		UTILITIES	MAINTEN.	TAXES	OTHER	

* - If unit is vacant or owner occupied, please so note.
 ** - G=Gross, N=Net, NN=Net/Net, TN=Triple Net, MM=Month to Month

750 Walnut Avenue Unit 6 (cr750wa6)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Commercial Property Income

Fixed Rent	277,275
Reimbursed Electric	15,676
Reimbursed Taxes	65,800
Reimbursed Water	3,246
Reimbursed Repairs	2,223
Reimbursed Labor	12,462
Reimbursed Insurance	3,500
Reimbursed Gas/Heat	3,151
Reimbursed Snow Removal	9,807
Reimbursed Miscellaneous	8,328
Reimbursed Trash	392
Reimbursed Exterminating	238
Reimbursed Landscaping	5,338
Reimbursed Janit. Cleaning	251
Reimbursed Fire Prevention	2,641
Reimbursed Telephone	595
TOTAL	410,923

Misc. and Other Income

Miscellaneous Income	0
TOTAL	0

Expenses

Tenant Water Expense	-927
Tenant Heat Expense	-3,167
Tenant Electric Expense	-15,676
Non-Billable Fire Prevention	-408
Exterior Common Area	-39,705
Miscellaneous Non-Billable Exp	-3
Liability Insurance	-1,696
Real Estate Taxes	-65,800
Internal Management Fee	-8,318
TOTAL	-135,700

Net Income 275,223

Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent
									Per Area		Per Area

cr750wa6 - 750 Walnut Avenue Unit 6,Cranford

Current Leases

cr750wa6	0101	1 HOUR EXPRESS TRANSPORT	Industrial	40,088.00	5/1/2017	4/30/2019	24.00	23,384.67	0.58	280,616.00	7.00
Total Current				40,088.00				23,384.67	0.58	280,616.00	7.00

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	1.00	40,088.00	100.00	23,384.67	280,616.00
Vacant	0.00	0.00	0.00	0.00	0.00
Total	1.00	40,088.00		23,384.67	280,616.00

INCOME AND EXPENSE STATEMENT

Block: 541 Lot: 2 Qual: C07 4A
 Property Location: 750 WALNUT AVE
 CRANFORD, NJ

H-CRANFORD CONDUIT LTD PARTNERSHIP -
 400 PLAZA DR
 SECAUCUS, N J 07094 3688

ADDRESS _____

OWNER OF RECORD _____

ADDRESS OF OWNER _____

Total Annual Gross Base Income From Rent Roll \$ _____

Total Annual Gross Tenant Contributions, not included in Base Rent, for the following:

Electric	\$ _____	Operating	\$ _____
Maintenance	\$ _____	Taxes	\$ _____
Insurance	\$ _____	Parking	\$ _____
Fit-up	\$ _____	HVAC	\$ _____
Other	\$ _____		

Total Annual Gross Income from Other Sources. Please itemize:

_____	\$ _____	_____	\$ _____
_____	\$ _____	_____	\$ _____

GROSS ANNUAL EXPENSES PAID BY OWNER FOR PAST THREE YEARS
 (PLEASE INCLUDE ALL EXPENSES REIMBURSED BY TENANTS)

12 Month Period Ending-----	_____	_____	_____
Taxes	\$ _____	\$ _____	\$ _____
Management	_____	_____	_____
Payroll	_____	_____	_____
Fuel	_____	_____	_____
Electricity	_____	_____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Insurance	_____	_____	_____
Trash Removal	_____	_____	_____
Snow Removal	_____	_____	_____
Supplies	_____	_____	_____
Landscaping	_____	_____	_____
Security	_____	_____	_____
Commissions	* _____	_____	_____
Repairs	* _____	_____	_____
Maintenance	* _____	_____	_____
Reserve for Replacement	* _____	_____	_____
Miscellaneous	* _____	_____	_____
TOTALS	\$ _____	\$ _____	\$ _____

* - Itemize on back of sheet.

 Name & Title of Person Preparing Report

 Signature

RECEIVED
 JUL 22 2019
 THE ASSESSOR'S OFFICE
 TOWNSHIP OF CRANFORD

 Date

 Day Telephone Number

Chapter 91

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		INDUS.	W'HOUSE	OFFICE	STORE	APART.	TOTAL		TYPE** LEASE	1ST YR. OF CURRENT LEASE	LAST YR. OF CURRENT LEASE	OPTIONS		UTILITIES	MAINTEN.	TAXES	OTHER			

* - If unit is vacant or owner occupied, please so note.
 ** - G=Gross, N=Net, NN=Net/Net, TN=Triple Net, MM=Month to Month

750 Walnut Avenue Unit 7 (cr750wa7)

Annual Statement

Period = Jan 2018-Dec 2018

Book = Accrual ; Tree = hartz_no_dep_am

EOY

Dec 2018

Profit and Loss

Commercial Property Income

Fixed Rent	174,160
Reimbursed Electric	54,988
Reimbursed Taxes	56,574
Reimbursed Water	2,229
Reimbursed Repairs	1,222
Reimbursed Labor	6,994
Reimbursed Insurance	3,775
Reimbursed Snow Removal	5,504
Reimbursed Miscellaneous	5,230
Reimbursed Trash	220
Reimbursed Exterminating	134
Reimbursed Landscaping	2,996
Reimbursed Janit. Supplies	15
Reimbursed Janit. Cleaning	144
Reimbursed Fire Prevention	1,483
Reimbursed Telephone	334
TOTAL	316,002

Expenses

Tenant Water Expense	-927
Tenant Electric Expense	-54,988
Exterior Common Area	-21,427
Liability Insurance	-2,270
Real Estate Taxes	-56,574
Internal Management Fee	-5,225
TOTAL	-141,411

Net Income 174,591

Rent Roll

Property: active From Date: 10/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area
cr750wa7 - 750 Walnut Avenue Unit 7,Cranford											
Current Leases											
cr750wa7	0101	PUBLIC SERVICE	Office	21,770.00	7/30/1999	7/31/2019	241.00	14,513.33	0.67	174,160.00	8.00
Total Current				21,770.00				14,513.33	0.67	174,160.00	8.00

	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent
Occupied	1.00	21,770.00	100.00	14,513.33	174,160.00
Vacant	0.00	0.00	0.00	0.00	0.00
Total	1.00	21,770.00		14,513.33	174,160.00

Appendix J – Development Review Committee Memorandum



TOWNSHIP OF CRANFORD – OFFICE OF PLANNING & ZONING
8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 | Fax: (908) 276-7664
Jason Bottcher, AICP, CFM | Zoning Officer
E-Mail: Zoning@CranfordNJ.org

Development Review Committee
Memorandum

Date: 7/9/2020
To: Township of Cranford – Planning Board
CC: Township of Cranford – Township Committee; Richard Belluscio, CO/DRC
Kathy Lenahan, Land Use Administrator / Board Secretary; Ruth Nicholas, Office Assistant;
Henry Kent-Smith, Esq. – Attorney for the Applicant
From: Jason Bottcher, Zoning Officer / Planner
RE: PB-20-004
750 Walnut Avenue, Cranford, NJ
Application for Preliminary and Final Major Site Plan Approval

DRC Meeting – 7/8/2020

Members in Attendance:

Richard Belluscio, Construction Official / DRC
Jason Bottcher, Zoning Officer / Planner
Gabe Bailer, Director, Downtown Management Corporation
Matt Lubin, Cranford Fire Department
Sgt. Eugene Perotta, Cranford Police Department
Peter Barnett, Tax Assessor

Applicant: Hartz Mountain Industries, Inc.
Address: 400 Plaza Drive, Secaucus, NJ
Block / Lot: 541 / 2
Zone: Commercial – 3 (C-3) District
Application #: PB-20-004

Application Overview

The applicant is seeking Preliminary and Final Major Site Plan Approval for the partial demolition of the existing structure along with numerous structural and site improvements. The existing three-story section of the structure located in the northeastern quadrant of the subject property is to be demolished and replaced with new parking.

The subject property is 30.8 AC (1,341,643 SF) in size and currently hosts an ~400,000 SF office, lab, and industrial facility complex in the Commercial-3 (C-3) District. The structure is currently organized under a commercial condominium form of ownership and has been vacant for ~12 months.

The site currently has large parking areas with ~1,158 parking spaces. The proposed site improvements result in a reduction in the number of available parking spaces to 671 spaces in total, 24 of which are ADA spaces (3.6% of the total number of proposed spaces available on the site).

Based upon §255-44A – Off-Street Parking and the breakdown provided by the applicant; a total of eighty-seven (87) parking spaces would be required for the warehouse / distribution spaces with an additional fifty-five (55) spaces required for the accompanying office spaces for a total of one hundred and forty-two (142) spaces. The applicant is proposing a surplus of five hundred and twenty-nine (529) parking spaces.

The existing building and impervious coverage on the subject property are existing non-conforming conditions. The maximum permitted building coverage on the subject property is 25% of the total lot area (536,657 SF) where 26% of the total lot area (348,532 SF) exists and ~23% of the total lot area (311,454 SF) is proposed. The proposed improvements bring the maximum building coverage into compliance with the zoning ordinance by reducing the total building coverage by ~37,078 SF.

The maximum impervious coverage permitted on the subject property is 60% of the total lot area (804,986 SF) where 65.5% of the total lot area (878,667 SF) exists and ~59.9% (803,273 SF) is proposed. The proposed improvements, namely the reduction surface lots and partial demolition of the existing structure, reduce the total impervious coverage by ~75,394 SF subsequently eliminating an existing nonconforming condition.

The front yard setback represents an existing nonconforming condition where 150' is required and 139' exists and is not proposed to be worsened.

The applicant intends on completing substantial interior improvements to create a marketable, flexible office / distribution space comprised of six (6) total units and a total of five (5) sub-units of varying sizes. Loading docks are to be added to the structure, increasing from ten (10) to thirty-six (36) in total, so that each individual unit and sub unit is accessible via loading dock. Each distribution / warehouse unit also has smaller office space as indicated on the submitted site plans.

Additional site improvements include the reconfiguration of existing parking areas and the expansion of landscaped areas. Site plans indicate that in the proposed landscaped areas; ~84 total trees are to be planted. Plans indicate that the improvements call for the removal of twenty-eight (28) existing trees. As per the submitted site plans; seven (7) trees have a DBH between 6" and 12" and ten (10) trees have a DBH between 12" and 18". The balance of eleven (11) trees and their DBH have not been specified. For the seven (7) trees with a DBH between 6" and 12", twenty-one (21) replacement trees are required. For the ten (10) trees with a DBH between 12" and 18", forty (40) replacement trees are required for a total of sixty-one (61) replacement trees. The remaining balance cannot be confirmed at this time.

Areas to be redesign include the northeastern corner of the triangular lot which is currently parking area and is proposed to a new landscaped area. Additionally, the southern extent of the triangular lot is to have existing parking removed and new landscaping is proposed.

Additional variances / exceptions may be identified in the Planning Review to be completed by the Boards consulting planner.

Applicants Representatives:

- Henry Kent-Smith, Esq, Fox Rothschild
- James Rhatican, Hartz Mountain
- Aaron Beaufort, Architect, Hartz Mountain
- Zachary Chaplain, P.E., Stonefield Engineering

The Applicant's representatives noted the following:

Henry Kent-Smith, Esq., Fox Rothschild

- Noted that the rider that was provided as a part of the application package specified that a potential anchor tenant was in negotiations with Hartz Mountain to take a significant portion of the proposed rehabilitated space. Due to COVID-19 and the on-going pandemic, lease negotiations and activities have come to a halt;
- Due to the applicant no long having an anchor tenant as was the case when the application was submitted, there are certain operational specifics that cannot be fully addressed.

James Rhatican, Hartz Mountain

- The proposed interior rehabilitation and reconfiguration of the site is to make the property more marketable to potential tenants. Negotiations with the potential anchor tenant previously referenced indicated the need / desire for flexible office and warehouse space. The proposed improvements to the site serve to create an environment that is more in-line with the expectations of as-of-right tenants. Noted that the design of the structure as it is currently constructed and configured is not amenable to the needs of potential lessees in 2020;
- Despite the fact that lease negotiations with the aforementioned anchor tenant have ceased, Hartz Mountain wishes to move forward with this application;
- The improvements to the site include considerable reconfiguration of the existing spaces. The focus is on creating flexible warehouse / office spaces that can be reconfigured based upon a potential tenants needs. Additionally, loading docks are being added for each individual unit;
- Noted that ~60k SF of floor space and ~80k of impervious coverage is being removed as a part of the proposed site improvements;
- Significant landscaping and new LED lighting is being proposed;
- The internal reconfiguration of the spaces results in six (6) individual units with five (5) units. *See Site Plan for details.*

Aaron Beaufort, Architect, Hartz Mountain

- The structure is classified as mixed use business / storage and will remain classified as such;
- The building footprint is not being changed outside of the portion of the existing structure that is to be demolished;
- The applicant is maintaining the existing as-of-right uses in an effort to make the structure more marketable;
- A majority of the work taking place on the site is to be internal to the structure.

Zachary Chaplain, Stonefield Engineering

- The proposed improvements include adding twenty-six (26) loading docks in order to accommodate shipping needs for prospective tenants;
- Approximately two (2) acres of impervious coverage will be removed;
- The two (2) existing drainage basins are to remain;
- The reduction in impervious coverage will significantly reduce peak flow runoff from the property as well as increase water quality;
- New LED lighting is being proposed throughout the site;
- The existing berm along Walnut Avenue is proposed to remain;
- Trees and assorted shrubs are to be planted throughout the site particularly in the two (2) newly proposed landscaped areas.

DRC Comments:

Sgt. E. Perotta – Cranford Police Department

- No comments

Lt. Matthew Lubin – Cranford Fire Department

- No comments

P. Barnett – Tax Assessor

- No comments.
 - Ahead of the DRC, Mr. Barnett had mentioned that the applicant must withdraw any outstanding tax appeals before the Planning Board meeting.

G. Bailer – DMC

- Are there any tenants on the property at the moment?
 - Applicant Response: No, the property has been vacant for upwards of twelve (12) months.

Ty Apgar, Maser Consulting

- The stormwater management report that was included with the application did not include the major development checklist. Please provide as soon as possible;
- The stormwater management report that was included with the application references the rezoning application that was submitted in the past. Please revise as necessary and resubmit;
- Will there be any outside approvals necessary?
 - Applicant Response: Both the Soil Conservation District and the County will have to review and approve.
- Will the individual units have assigned parking?
 - Applicant Response: Parking will be flexible.
- Why was a traffic study not included?
 - Applicant Response: Based upon the previously approved uses, the proposed improvements would result in a deintensification of use on the subject property resulting in a decrease in traffic.
 - Maser Response: Does this apply to truck traffic?
 - Applicant Response: The nature of future tenants is not yet known and as such the potential traffic impacts are not fully understood. The proposed uses are as-of-right uses

that are permitted on the subject property and would be similar to previous uses on the property.

- How is refuse being addressed?
 - Applicant Response: Details regarding refuse are not known at this time as it will be dependent upon tenants.
 - J. Bottcher Response: Refuse was called out in the incompleteness letter issued by the Office of Planning & Zoning. It was indicated in response to that letter that refuse storage and pick-up would remain as it was in the past.
 - Applicant Response: Details can be provided at the hearing.
- Noted that the number of docks on the plans are inconsistent between the plans and the parking table.

Richard Belluscio, Construction Official

- Have you considered flexible office space as a potential use on-site?
 - Applicant Response: It was important to design the improvements for as-of-right uses in order to avoid having to obtain a use variance. It may have been considered if the zoning allowed.

Jason Bottcher, Zoning Officer

- Noted that the total number of parking spaces is being reduced substantially;
- Requested conformation on the reduction in building and impervious coverage;
 - Applicant Response: Reduction as noted on the zoning table represents the elimination of two nonconforming conditions
- Noted that Kathy Lenahan, Board Administrator, would be reaching out regarding Board scheduling and other items that will be required ahead of the Board meeting.

This meeting is tentatively scheduled for August 5, 2020.

Appendix K – Annotated Photographs Criterion D

Appendix K – Annotated Photographs Criterion D



Figure 1: Broken safety mirror



Figure 2: Damaged circulation controls



Figure 3: Damage to foundation and façade



Figure 4: Patched access road with faded striping



Figure 5: Missing safety lighting and damaged circulation controls



Figure 6: Pooling stormwater and signs of erosion



Figure 7: Storage on-site and unimproved lot



Figure 8: Deferred maintenance



Figure 9: Missing curbing, deferred maintenance, storage on-site and damaged asphalt



Figure 10: Damage to foundation and façade



Figure 11: Damaged parking lot and one of the missing speed humps



Figure 12: Missing pedestrian safety lighting



Figure 13: One of the broken pedestrian safety lights



Figure 14: Lack of pedestrian facilities



Figure 15: Lack of curbing and pedestrian amenities



Figure 16: Lack of crosswalk, another non-ADA compliant sidewalk ramp adjacent to ADA spaces; faded circulation striping



Figure 17: Inaccessible ADA ramp (1)



Figure 18: Inaccessible ADA ramp (2)



Figure 19: Non-ADA compliant ramp



Figure 20: Lack of pedestrian controls from ADA-required accessible parking spaces



Figure 21: ADA accessible parking area



Figure 22: An ADA accessible parking area is across from this unstriped area



Figure 23: A traffic conflict with adjacent ADA accessible parking spaces



Figure 24: Parking island with ADA accessible spaces



Figure 25: Non-ADA-compliant pedestrian controls



Figure 26: Undersized ADA accessible parking spaces



Figure 27: Berm at the Site's entrance on Walnut Avenue



Figure 28: Looking towards Walnut Avenue from Site



Figure 29: View of Site from homes located on opposite side of Walnut Avenue



Figure 30: View from Walnut Avenue on the northern end of the Site



Figure 31: View from Walnut Avenue on the southern end of the Site



Figure 32: View of the Site from only curb cut



Figure 33: View of Walnut Avenue from southern end of the Site



Figure 34: One of the dead landscaping trees and patched area of site



Figure 35: Deferred landscaping and site maintenance



Figure 36: Deferred landscaping and site maintenance



Figure 37: Drainage basin on-site



Figure 38: Signs of erosion from site



Figure 39: Signs of erosion



Figure 40: Completely impervious area located on the site



Figure 41: One of the larger islands of landscaping within the predominantly asphalt site



Figure 42: Excessive coverage (1)



Figure 43: Excessive coverage (2)

Appendix L – Police + Fire Records 750 Walnut Avenue

ReportNumber	Time of Call	Incident	St Number	StreetName
15-00029	01/01/2015 04:00:01	Protection and Security Patrols	750	Walnut Avenue
15-00159	01/02/2015 01:37:29	Protection and Security Patrols	750	Walnut Avenue
15-00302	01/02/2015 21:07:37	Protection and Security Patrols	750	Walnut Avenue
15-00521	01/04/2015 21:04:23	Protection and Security Patrols	750	Walnut Avenue
15-01230	01/09/2015 08:33:57	Protection and Security Patrols	750	Walnut Avenue
15-01335	01/09/2015 21:08:44	Protection and Security Patrols	750	Walnut Avenue
15-01442	01/10/2015 14:09:17	Protection and Security Patrols	750	Walnut Avenue
15-01544	01/11/2015 02:29:21	Alarm – Fire	750	Walnut Avenue
15-01552	01/11/2015 03:19:45	Protection and Security Patrols	750	Walnut Avenue
15-01820	01/13/2015 00:00:10	Protection and Security Patrols	750	Walnut Avenue
15-01880	01/13/2015 11:43:28	Medical Assistance	750	Walnut Avenue
15-01977	01/14/2015 00:26:41	Fire Call	750	Walnut Avenue
15-02011	01/14/2015 04:22:15	Fire Call	750	Walnut Avenue
15-02114	01/14/2015 21:06:37	Protection and Security Patrols	750	Walnut Avenue
15-02159	01/15/2015 01:13:59	Protection and Security Patrols	750	Walnut Avenue
15-02530	01/17/2015 04:39:55	Protection and Security Patrols	750	Walnut Avenue
15-02570	01/17/2015 13:09:51	Protection and Security Patrols	750	Walnut Avenue
15-02699	01/18/2015 11:27:39	Protection and Security Patrols	750	Walnut Avenue
15-02744	01/18/2015 22:46:41	Protection and Security Patrols	750	Walnut Avenue
15-02893	01/20/2015 00:05:06	Protection and Security Patrols	750	Walnut Avenue
15-03024	01/20/2015 22:13:18	Protection and Security Patrols	750	Walnut Avenue
15-03186	01/21/2015 21:29:36	Protection and Security Patrols	750	Walnut Avenue
15-03223	01/22/2015 01:55:14	Protection and Security Patrols	750	Walnut Avenue
15-03378	01/22/2015 23:37:19	Protection and Security Patrols	750	Walnut Avenue
15-03607	01/24/2015 15:48:55	Building/Business Check	750	Walnut Avenue
15-03708	01/25/2015 12:55:20	Building/Business Check	750	Walnut Avenue
15-03833	01/26/2015 09:38:32	Building/Business Check	750	Walnut Avenue
15-04462	01/31/2015 07:20:41	Building/Business Check	750	Walnut Avenue
15-04528	01/31/2015 15:16:39	Building/Business Check	750	Walnut Avenue
15-04627	02/01/2015 08:18:39	Building/Business Check	750	Walnut Avenue
15-04730	02/02/2015 11:08:10	Building/Business Check	750	Walnut Avenue
15-05078	02/04/2015 21:14:25	Traffic Accident	750	Walnut Avenue
15-05198	02/05/2015 13:07:46	Traffic Accident	750	Walnut Avenue
15-05433	02/06/2015 22:41:47	Protection and Security Patrols	750	Walnut Avenue
15-05615	02/08/2015 04:45:26	Protection and Security Patrols	750	Walnut Avenue
15-05623	02/08/2015 08:14:11	Building/Business Check	750	Walnut Avenue
15-06471	02/13/2015 01:13:24	Protection and Security Patrols	750	Walnut Avenue
15-06566	02/13/2015 21:40:57	Protection and Security Patrols	750	Walnut Avenue
15-06658	02/14/2015 21:03:06	Protection and Security Patrols	750	Walnut Avenue
15-06681	02/15/2015 03:18:29	Alarm – Burglar	750	Walnut Avenue
15-06754	02/15/2015 22:39:11	Protection and Security Patrols	750	Walnut Avenue
15-06923	02/17/2015 01:37:49	Assist Other Agency-Other Police	750	Walnut Avenue
15-06926	02/17/2015 02:09:54	Protection and Security Patrols	750	Walnut Avenue
15-07484	02/20/2015 01:49:49	Protection and Security Patrols	750	Walnut Avenue
15-08118	02/24/2015 09:32:05	Building/Business Check	750	Walnut Avenue
15-08470	02/26/2015 05:25:22	Lock-Out/Motor Vehicle	750	Walnut Avenue
15-08608	02/26/2015 23:39:08	Protection and Security Patrols	750	Walnut Avenue

15-08656	02/27/2015 08:22:46	Motor Vehicle Stop	750	Walnut Avenue
15-08732	02/27/2015 20:28:28	Protection and Security Patrols	750	Walnut Avenue
15-08750	02/27/2015 22:12:46	Alarm – Burglar	750	Walnut Avenue
15-08903	02/28/2015 23:46:06	Protection and Security Patrols	750	Walnut Avenue
15-09178	03/03/2015 01:45:37	Protection and Security Patrols	750	Walnut Avenue
15-09346	03/04/2015 08:49:05	Traffic Accident - No Injury	750	Walnut Avenue
15-09522	03/05/2015 16:58:30	Traffic Accident - No Injury	750	Walnut Avenue
15-09540	03/05/2015 21:18:37	Protection and Security Patrols	750	Walnut Avenue
15-10862	03/14/2015 04:42:38	Protection and Security Patrols	750	Walnut Avenue
15-10925	03/14/2015 14:10:22	Building/Business Check	750	Walnut Avenue
15-11282	03/16/2015 22:45:14	Protection and Security Patrols	750	Walnut Avenue
15-11485	03/18/2015 01:21:05	Protection and Security Patrols	750	Walnut Avenue
15-11671	03/19/2015 03:32:26	Protection and Security Patrols	750	Walnut Avenue
15-11985	03/21/2015 00:14:01	Suspicious Motor Vehicle	750	Walnut Avenue
15-12017	03/21/2015 09:24:11	Other (Misc.) Offense	750	Walnut Avenue
15-12066	03/21/2015 20:41:29	Building/Business Check	750	Walnut Avenue
15-12128	03/22/2015 03:43:13	Building/Business Check	750	Walnut Avenue
15-12412	03/23/2015 23:01:08	Protection and Security Patrols	750	Walnut Avenue
15-12716	03/25/2015 19:53:55	Suspicious Incident/Act	750	Walnut Avenue
15-12771	03/26/2015 03:50:53	Protection and Security Patrols	750	Walnut Avenue
15-13109	03/28/2015 09:47:25	Protection and Security Patrols	750	Walnut Avenue
15-13268	03/29/2015 08:44:17	Protection and Security Patrols	750	Walnut Avenue
15-13828	04/02/2015 03:04:01	Protection and Security Patrols	750	Walnut Avenue
15-13992	04/03/2015 01:22:55	Protection and Security Patrols	750	Walnut Avenue
15-14395	04/05/2015 10:26:24	Building/Business Check	750	Walnut Avenue
15-14516	04/06/2015 13:51:53	9-1-1 Call	750	Walnut Avenue
15-14601	04/07/2015 00:33:32	Suspicious Motor Vehicle	750	Walnut Avenue
15-14658	04/07/2015 13:09:42	Protection and Security Patrols	750	Walnut Avenue
15-14780	04/08/2015 00:39:26	Protection and Security Patrols	750	Walnut Avenue
15-14856	04/08/2015 15:54:26	Protection and Security Patrols	750	Walnut Avenue
15-14891	04/08/2015 21:51:35	Protection and Security Patrols	750	Walnut Avenue
15-14898	04/08/2015 22:31:35	Suspicious Motor Vehicle	750	Walnut Avenue
15-15070	04/10/2015 00:18:09	Protection and Security Patrols	750	Walnut Avenue
15-15213	04/10/2015 23:21:50	Alarm – Burglar	750	Walnut Avenue
15-15250	04/11/2015 08:35:23	Protection and Security Patrols	750	Walnut Avenue
15-15565	04/13/2015 13:43:00	Building/Business Check	750	Walnut Avenue
15-15652	04/14/2015 03:24:20	Protection and Security Patrols	750	Walnut Avenue
15-15681	04/14/2015 08:39:35	Building/Business Check	750	Walnut Avenue
15-16022	04/16/2015 02:50:02	Protection and Security Patrols	750	Walnut Avenue
15-16126	04/16/2015 15:50:18	Building/Business Check	750	Walnut Avenue
15-16382	04/17/2015 21:35:01	Building/Business Check	750	Walnut Avenue
15-16618	04/19/2015 03:04:04	Protection and Security Patrols	750	Walnut Avenue
15-16741	04/19/2015 21:58:43	Protection and Security Patrols	750	Walnut Avenue
15-16935	04/20/2015 22:56:35	Protection and Security Patrols	750	Walnut Avenue
15-17026	04/21/2015 15:57:12	Medical Assistance	750	Walnut Avenue
15-17119	04/22/2015 00:32:12	Protection and Security Patrols	750	Walnut Avenue
15-17369	04/23/2015 14:35:35	Harassment 2C:33-4	750	Walnut Avenue
15-17795	04/26/2015 00:41:03	Protection and Security Patrols	750	Walnut Avenue

15-18102	04/28/2015 00:01:42	Protection and Security Patrols	750	Walnut Avenue
15-18210	04/28/2015 19:06:28	Building/Business Check	750	Walnut Avenue
15-18406	04/29/2015 22:02:48	Suspicious Motor Vehicle	750	Walnut Avenue
15-18638	05/01/2015 13:52:16	Building/Business Check	750	Walnut Avenue
15-18791	05/02/2015 15:53:33	Building/Business Check	750	Walnut Avenue
15-18906	05/03/2015 19:20:54	Building/Business Check	750	Walnut Avenue
15-19103	05/04/2015 21:49:04	Building/Business Check	750	Walnut Avenue
15-19332	05/06/2015 00:09:37	Protection and Security Patrols	750	Walnut Avenue
15-19482	05/06/2015 22:20:38	Suspicious Motor Vehicle	750	Walnut Avenue
15-19656	05/07/2015 18:19:21	Lock-Out/Motor Vehicle	750	Walnut Avenue
15-19891	05/08/2015 23:22:10	Suspicious Person	750	Walnut Avenue
15-19949	05/09/2015 07:57:10	Motor Vehicle Stop	750	Walnut Avenue
15-19962	05/09/2015 09:05:23	Motor Vehicle Stop	750	Walnut Avenue
15-20286	05/11/2015 22:22:20	Protection and Security Patrols	750	Walnut Avenue
15-20447	05/12/2015 23:58:35	Protection and Security Patrols	750	Walnut Avenue
15-20552	05/13/2015 19:11:34	Protection and Security Patrols	750	Walnut Avenue
15-20726	05/14/2015 19:14:31	Protection and Security Patrols	750	Walnut Avenue
15-20832	05/15/2015 11:03:09	Building/Business Check	750	Walnut Avenue
15-21754	05/20/2015 02:31:09	Protection and Security Patrols	750	Walnut Avenue
15-22005	05/21/2015 00:19:36	Protection and Security Patrols	750	Walnut Avenue
15-22235	05/22/2015 02:13:53	Protection and Security Patrols	750	Walnut Avenue
15-22513	05/23/2015 16:16:13	Building/Business Check	750	Walnut Avenue
15-22753	05/25/2015 13:54:39	Building/Business Check	750	Walnut Avenue
15-22954	05/26/2015 15:25:32	Traffic Accident	750	Walnut Avenue
15-23200	05/27/2015 20:14:36	Protection and Security Patrols	750	Walnut Avenue
15-23364	05/28/2015 18:38:29	Protection and Security Patrols	750	Walnut Avenue
15-23581	05/30/2015 00:15:23	Protection and Security Patrols	750	Walnut Avenue
15-23722	05/31/2015 01:10:36	Protection and Security Patrols	750	Walnut Avenue
15-23776	05/31/2015 14:58:45	Building/Business Check	750	Walnut Avenue
15-23889	06/01/2015 12:26:30	Building/Business Check	750	Walnut Avenue
15-24147	06/02/2015 21:22:02	Suspicious Motor Vehicle	750	Walnut Avenue
15-24352	06/03/2015 20:56:15	Protection and Security Patrols	750	Walnut Avenue
15-24501	06/04/2015 18:59:14	Protection and Security Patrols	750	Walnut Avenue
15-24707	06/05/2015 19:51:19	Protection and Security Patrols	750	Walnut Avenue
15-24864	06/07/2015 00:55:00	Protection and Security Patrols	750	Walnut Avenue
15-24963	06/07/2015 19:06:39	Protection and Security Patrols	750	Walnut Avenue
15-25034	06/08/2015 09:53:04	Building/Business Check	750	Walnut Avenue
15-25051	06/08/2015 12:59:13	Medical Assistance	750	Walnut Avenue
15-25136	06/09/2015 00:17:30	Protection and Security Patrols	750	Walnut Avenue
15-25704	06/12/2015 01:20:47	Protection and Security Patrols	750	Walnut Avenue
15-27882	06/24/2015 16:12:05	Protection and Security Patrols	750	Walnut Avenue
15-28016	06/25/2015 13:39:31	Building/Business Check	750	Walnut Avenue
15-28395	06/27/2015 13:30:42	Building/Business Check	750	Walnut Avenue
15-28549	06/29/2015 00:13:40	Protection and Security Patrols	750	Walnut Avenue
15-28569	06/29/2015 09:16:27	Unfounded Incident	750	Walnut Avenue
15-29070	07/02/2015 00:28:20	Protection and Security Patrols	750	Walnut Avenue
15-29373	07/03/2015 09:56:49	Building/Business Check	750	Walnut Avenue
15-29566	07/04/2015 12:37:48	Building/Business Check	750	Walnut Avenue

15-29663	07/05/2015 10:58:03	Traffic Accident - Injuries	750	Walnut Avenue
15-29667	07/05/2015 11:18:56	Building/Business Check	750	Walnut Avenue
15-29716	07/05/2015 19:07:52	Protection and Security Patrols	750	Walnut Avenue
15-29904	07/06/2015 20:32:33	Protection and Security Patrols	750	Walnut Avenue
15-30073	07/07/2015 19:49:47	Protection and Security Patrols	750	Walnut Avenue
15-30267	07/08/2015 22:12:49	Protection and Security Patrols	750	Walnut Avenue
15-30350	07/09/2015 11:03:59	Unwanted Person	750	Walnut Avenue
15-30428	07/09/2015 20:19:47	Suspicious Motor Vehicle	750	Walnut Avenue
15-30442	07/09/2015 23:32:45	Protection and Security Patrols	750	Walnut Avenue
15-30770	07/12/2015 09:26:24	Building/Business Check	750	Walnut Avenue
15-30825	07/12/2015 22:40:49	Suspicious Person	750	Walnut Avenue
15-30935	07/13/2015 16:18:27	Building/Business Check	750	Walnut Avenue
15-31297	07/16/2015 04:13:59	Protection and Security Patrols	750	Walnut Avenue
15-31506	07/17/2015 19:50:48	Traffic Complaint	750	Walnut Avenue
15-31560	07/18/2015 01:39:54	Protection and Security Patrols	750	Walnut Avenue
15-31589	07/18/2015 09:30:32	Building/Business Check	750	Walnut Avenue
15-31650	07/18/2015 21:55:28	Protection and Security Patrols	750	Walnut Avenue
15-31839	07/20/2015 15:14:58	Building/Business Check	750	Walnut Avenue
15-31899	07/21/2015 03:24:11	Protection and Security Patrols	750	Walnut Avenue
15-31972	07/21/2015 15:26:18	Suspicious Motor Vehicle	750	Walnut Avenue
15-32017	07/22/2015 00:16:02	Suspicious Motor Vehicle	750	Walnut Avenue
15-32019	07/22/2015 00:17:48	Protection and Security Patrols	750	Walnut Avenue
15-32200	07/23/2015 02:08:16	Protection and Security Patrols	750	Walnut Avenue
15-32336	07/23/2015 20:45:00	Protection and Security Patrols	750	Walnut Avenue
15-32458	07/24/2015 16:24:30	Suspicious Incident/Act	750	Walnut Avenue
15-32510	07/25/2015 01:10:58	Protection and Security Patrols	750	Walnut Avenue
15-33394	07/31/2015 03:03:51	Protection and Security Patrols	750	Walnut Avenue
15-33413	07/31/2015 07:29:07	Medical Assistance	750	Walnut Avenue
15-33437	07/31/2015 11:48:58	Alarm – Fire	750	Walnut Avenue
15-33473	07/31/2015 18:35:41	Protection and Security Patrols	750	Walnut Avenue
15-33656	08/02/2015 01:13:27	Protection and Security Patrols	750	Walnut Avenue
15-33765	08/03/2015 01:25:15	Protection and Security Patrols	750	Walnut Avenue
15-34407	08/08/2015 01:50:48	Protection and Security Patrols	750	Walnut Avenue
15-34416	08/08/2015 03:09:40	Protection and Security Patrols	750	Walnut Avenue
15-34593	08/09/2015 23:09:29	Protection and Security Patrols	750	Walnut Avenue
15-34733	08/10/2015 23:11:21	Protection and Security Patrols	750	Walnut Avenue
15-34951	08/12/2015 13:46:04	Protection and Security Patrols	750	Walnut Avenue
15-35031	08/13/2015 00:58:03	Protection and Security Patrols	750	Walnut Avenue
15-35108	08/13/2015 16:23:53	Building/Business Check	750	Walnut Avenue
15-35278	08/14/2015 16:24:04	9-1-1 Call	750	Walnut Avenue
15-35278	08/14/2015 16:23:15	Medical Assistance	750	Walnut Avenue
15-35374	08/15/2015 19:03:06	Protection and Security Patrols	750	Walnut Avenue
15-35839	08/19/2015 14:49:47	Building/Business Check	750	Walnut Avenue
15-36309	08/22/2015 10:27:28	Building/Business Check	750	Walnut Avenue
15-36432	08/23/2015 12:51:59	Protection and Security Patrols	750	Walnut Avenue
15-36435	08/23/2015 13:02:07	Alarm – Burglar	750	Walnut Avenue
15-36438	08/23/2015 13:18:42	Alarm – Burglar	750	Walnut Avenue
15-36512	08/24/2015 03:43:55	Protection and Security Patrols	750	Walnut Avenue

15-36615	08/24/2015 22:45:16	Building/Business Check	750	Walnut Avenue
15-37236	08/28/2015 22:06:45	Alarm – Burglar	750	Walnut Avenue
15-37318	08/29/2015 10:01:30	Building/Business Check	750	Walnut Avenue
15-37445	08/30/2015 11:35:48	Building/Business Check	750	Walnut Avenue
15-37677	09/01/2015 02:11:37	Protection and Security Patrols	750	Walnut Avenue
15-37762	09/01/2015 19:36:03	Protection and Security Patrols	750	Walnut Avenue
15-37908	09/02/2015 19:23:35	Protection and Security Patrols	750	Walnut Avenue
15-37993	09/03/2015 08:59:05	Medical Assistance	750	Walnut Avenue
15-38083	09/03/2015 19:12:07	Protection and Security Patrols	750	Walnut Avenue
15-38123	09/04/2015 00:07:39	Suspicious Person	750	Walnut Avenue
15-38123	09/04/2015 00:11:33	Suspicious Person	750	Walnut Avenue
15-38168	09/04/2015 09:30:17	9-1-1 Call	750	Walnut Avenue
15-38219	09/04/2015 19:20:29	Protection and Security Patrols	750	Walnut Avenue
15-38232	09/04/2015 20:37:00	Protection and Security Patrols	750	Walnut Avenue
15-38242	09/04/2015 22:57:30	Protection and Security Patrols	750	Walnut Avenue
15-38277	09/05/2015 06:40:30	Criminal Mischief 2C:17-3	750	Walnut Avenue
15-38356	09/05/2015 20:04:08	Protection and Security Patrols	750	Walnut Avenue
15-38381	09/05/2015 23:53:13	Protection and Security Patrols	750	Walnut Avenue
15-38394	09/06/2015 02:16:53	Protection and Security Patrols	750	Walnut Avenue
15-38440	09/06/2015 13:02:26	Protection and Security Patrols	750	Walnut Avenue
15-38478	09/06/2015 20:24:41	Protection and Security Patrols	750	Walnut Avenue
15-38517	09/07/2015 00:25:04	Building/Business Check	750	Walnut Avenue
15-38528	09/07/2015 03:26:24	Protection and Security Patrols	750	Walnut Avenue
15-38546	09/07/2015 09:16:03	Protection and Security Patrols	750	Walnut Avenue
15-38574	09/07/2015 16:35:18	Protection and Security Patrols	750	Walnut Avenue
15-38585	09/07/2015 20:44:22	Protection and Security Patrols	750	Walnut Avenue
15-38606	09/07/2015 23:11:49	Protection and Security Patrols	750	Walnut Avenue
15-38914	09/10/2015 01:49:57	Protection and Security Patrols	750	Walnut Avenue
15-39047	09/10/2015 21:27:33	Protection and Security Patrols	750	Walnut Avenue
15-39151	09/11/2015 15:39:43	Abandoned/False 9-1-1	750	Walnut Avenue
15-39172	09/11/2015 20:00:12	Protection and Security Patrols	750	Walnut Avenue
15-39207	09/11/2015 23:00:27	Protection and Security Patrols	750	Walnut Avenue
15-39281	09/12/2015 13:52:35	Protection and Security Patrols	750	Walnut Avenue
15-39387	09/13/2015 08:10:23	Protection and Security Patrols	750	Walnut Avenue
15-39397	09/13/2015 09:18:59	Alarm – Burglar	750	Walnut Avenue
15-39430	09/13/2015 14:28:33	Alarm – Burglar	750	Walnut Avenue
15-39453	09/13/2015 16:44:53	Alarm – Burglar	750	Walnut Avenue
15-39455	09/13/2015 16:54:38	Protection and Security Patrols	750	Walnut Avenue
15-39622	09/14/2015 23:31:59	Protection and Security Patrols	750	Walnut Avenue
15-39663	09/15/2015 09:36:55	Building/Business Check	750	Walnut Avenue
15-39878	09/16/2015 00:14:04	Protection and Security Patrols	750	Walnut Avenue
15-40278	09/18/2015 00:30:47	Protection and Security Patrols	750	Walnut Avenue
15-40412	09/18/2015 20:16:56	Protection and Security Patrols	750	Walnut Avenue
15-40553	09/19/2015 18:33:51	Protection and Security Patrols	750	Walnut Avenue
15-40628	09/20/2015 09:27:46	Building/Business Check	750	Walnut Avenue
15-40695	09/20/2015 20:32:33	Protection and Security Patrols	750	Walnut Avenue
15-40909	09/22/2015 01:29:53	Protection and Security Patrols	750	Walnut Avenue
15-41058	09/22/2015 20:55:44	Protection and Security Patrols	750	Walnut Avenue

15-41167	09/23/2015 12:20:45	Building/Business Check	750	Walnut Avenue
15-41205	09/23/2015 16:30:47	Suspicious Incident/Act	750	Walnut Avenue
15-41414	09/24/2015 20:42:55	Protection and Security Patrols	750	Walnut Avenue
15-41578	09/25/2015 19:00:32	Protection and Security Patrols	750	Walnut Avenue
15-41592	09/25/2015 19:48:35	Motor Vehicle Stop	750	Walnut Avenue
15-41799	09/27/2015 00:58:43	Protection and Security Patrols	750	Walnut Avenue
15-42288	09/29/2015 23:32:54	Suspicious Motor Vehicle	750	Walnut Avenue
15-42290	09/29/2015 23:55:00	Alarm – Burglar	750	Walnut Avenue
15-42302	09/30/2015 01:06:23	Alarm – Burglar	750	Walnut Avenue
15-42324	09/30/2015 07:28:24	Medical Assistance	750	Walnut Avenue
15-42599	10/01/2015 09:03:45	Building/Business Check	750	Walnut Avenue
15-42797	10/02/2015 10:15:10	Protection and Security Patrols	750	Walnut Avenue
15-42844	10/02/2015 15:20:39	Protection and Security Patrols	750	Walnut Avenue
15-42881	10/02/2015 19:30:57	Protection and Security Patrols	750	Walnut Avenue
15-43095	10/04/2015 00:37:59	Protection and Security Patrols	750	Walnut Avenue
15-43196	10/04/2015 18:46:21	Motor Vehicle Stop	750	Walnut Avenue
15-43304	10/05/2015 04:21:47	Protection and Security Patrols	750	Walnut Avenue
15-43509	10/06/2015 10:24:42	Suspicious Incident/Act	750	Walnut Avenue
15-44117	10/10/2015 04:15:03	Protection and Security Patrols	750	Walnut Avenue
15-44241	10/10/2015 21:39:04	Protection and Security Patrols	750	Walnut Avenue
15-44406	10/11/2015 20:20:22	Protection and Security Patrols	750	Walnut Avenue
15-45005	10/14/2015 19:33:40	Protection and Security Patrols	750	Walnut Avenue
15-45283	10/16/2015 11:12:28	Suspicious Person	750	Walnut Avenue
15-45439	10/17/2015 12:52:20	Protection and Security Patrols	750	Walnut Avenue
15-45475	10/17/2015 17:09:02	Alarm – Burglar	750	Walnut Avenue
15-45514	10/17/2015 22:46:55	Protection and Security Patrols	750	Walnut Avenue
15-45595	10/18/2015 12:42:53	Alarm – Burglar	750	Walnut Avenue
15-45606	10/18/2015 13:26:49	Alarm – Burglar	750	Walnut Avenue
15-45637	10/18/2015 18:36:31	Protection and Security Patrols	750	Walnut Avenue
15-46222	10/21/2015 19:03:32	Suspicious Motor Vehicle	750	Walnut Avenue
15-46237	10/21/2015 20:24:54	Protection and Security Patrols	750	Walnut Avenue
15-46820	10/25/2015 10:23:01	Building/Business Check	750	Walnut Avenue
15-46868	10/25/2015 18:45:39	Protection and Security Patrols	750	Walnut Avenue
15-47657	10/30/2015 01:33:07	Protection and Security Patrols	750	Walnut Avenue
15-47713	10/30/2015 13:12:53	Protection and Security Patrols	750	Walnut Avenue
15-47831	10/31/2015 08:45:42	Protection and Security Patrols	750	Walnut Avenue
15-47933	11/01/2015 00:09:43	Motor Vehicle Stop	750	Walnut Avenue
15-47935	11/01/2015 00:24:04	Protection and Security Patrols	750	Walnut Avenue
15-48010	11/01/2015 15:57:10	Protection and Security Patrols	750	Walnut Avenue
15-48026	11/01/2015 19:52:44	Building/Business Check	750	Walnut Avenue
15-48119	11/02/2015 11:10:10	Building/Business Check	750	Walnut Avenue
15-48217	11/03/2015 00:27:21	Protection and Security Patrols	750	Walnut Avenue
15-48629	11/05/2015 09:47:32	Protection and Security Patrols	750	Walnut Avenue
15-48742	11/05/2015 22:05:21	Motor Vehicle Stop	750	Walnut Avenue
15-48915	11/07/2015 07:09:33	Building/Business Check	750	Walnut Avenue
15-49204	11/09/2015 04:16:18	Building/Business Check	750	Walnut Avenue
15-49495	11/10/2015 16:10:57	Building/Business Check	750	Walnut Avenue
15-49768	11/11/2015 22:07:53	Alarm – Burglar	750	Walnut Avenue

15-49873	11/12/2015 12:11:10	Traffic Accident	750	Walnut Avenue
15-50456	11/15/2015 15:44:35	Building/Business Check	750	Walnut Avenue
15-50791	11/17/2015 10:46:37	Protection and Security Patrols	750	Walnut Avenue
15-51185	11/19/2015 04:28:59	Building/Business Check	750	Walnut Avenue
15-51347	11/19/2015 20:08:43	Protection and Security Patrols	750	Walnut Avenue
15-51492	11/20/2015 13:37:03	Medical Assistance	750	Walnut Avenue
15-51771	11/22/2015 00:00:02	Protection and Security Patrols	750	Walnut Avenue
15-51909	11/23/2015 01:53:50	Protection and Security Patrols	750	Walnut Avenue
15-52118	11/24/2015 03:19:57	Protection and Security Patrols	750	Walnut Avenue
15-52163	11/24/2015 10:34:30	Protection and Security Patrols	750	Walnut Avenue
15-52247	11/24/2015 20:20:38	Building/Business Check	750	Walnut Avenue
15-52613	11/26/2015 23:20:50	Protection and Security Patrols	750	Walnut Avenue
15-52694	11/27/2015 18:49:41	Protection and Security Patrols	750	Walnut Avenue
15-52853	11/28/2015 23:37:18	Protection and Security Patrols	750	Walnut Avenue
15-52995	11/30/2015 02:07:01	Protection and Security Patrols	750	Walnut Avenue
15-53132	11/30/2015 19:16:25	Protection and Security Patrols	750	Walnut Avenue
15-53199	12/01/2015 02:01:02	Protection and Security Patrols	750	Walnut Avenue
15-53259	12/01/2015 10:54:39	Building/Business Check	750	Walnut Avenue
15-53321	12/01/2015 21:40:07	Protection and Security Patrols	750	Walnut Avenue
15-53660	12/04/2015 02:55:01	Protection and Security Patrols	750	Walnut Avenue
15-53795	12/04/2015 23:03:19	Protection and Security Patrols	750	Walnut Avenue
15-53969	12/06/2015 01:34:33	Protection and Security Patrols	750	Walnut Avenue
15-54073	12/06/2015 20:17:00	Protection and Security Patrols	750	Walnut Avenue
15-54251	12/07/2015 22:07:51	Protection and Security Patrols	750	Walnut Avenue
15-54532	12/08/2015 23:40:01	Protection and Security Patrols	750	Walnut Avenue
15-55079	12/12/2015 08:38:51	Protection and Security Patrols	750	Walnut Avenue
15-55503	12/14/2015 22:07:33	Suspicious Person	750	Walnut Avenue
15-56342	12/19/2015 06:17:04	Alarm – Burglar	750	Walnut Avenue
15-56534	12/20/2015 20:33:54	Protection and Security Patrols	750	Walnut Avenue
15-57107	12/23/2015 22:10:47	Alarm – Burglar	750	Walnut Avenue
15-57290	12/25/2015 07:10:58	Building/Business Check	750	Walnut Avenue
15-57436	12/26/2015 14:47:41	Building/Business Check	750	Walnut Avenue
15-57473	12/26/2015 20:25:48	Protection and Security Patrols	750	Walnut Avenue
15-57515	12/27/2015 07:30:06	Building/Business Check	750	Walnut Avenue
15-57668	12/28/2015 02:01:26	Building/Business Check	750	Walnut Avenue
15-57956	12/30/2015 01:16:51	Traffic Accident - No Injury	750	Walnut Avenue
16-00145	01/02/2016 07:11:29	Building/Business Check	750	Walnut Avenue
16-00381	01/03/2016 08:30:52	Building/Business Check	750	Walnut Avenue
16-00524	01/04/2016 02:41:29	Building/Business Check	750	Walnut Avenue
16-01342	01/07/2016 16:14:11	Protection and Security Patrols	750	Walnut Avenue
16-01391	01/07/2016 22:53:38	Lock-Out/Motor Vehicle	750	Walnut Avenue
16-01695	01/09/2016 14:13:40	Protection and Security Patrols	750	Walnut Avenue
16-01828	01/10/2016 11:41:49	Building/Business Check	750	Walnut Avenue
16-01888	01/10/2016 20:42:15	Suspicious Motor Vehicle	750	Walnut Avenue
16-02182	01/12/2016 04:29:17	Building/Business Check	750	Walnut Avenue
16-02386	01/13/2016 04:32:31	Alarm – Burglar	750	Walnut Avenue
16-02450	01/13/2016 12:43:29	Medical Assistance	750	Walnut Avenue
16-02812	01/14/2016 23:56:35	Building/Business Check	750	Walnut Avenue

16-02983	01/15/2016 19:15:47	Protection and Security Patrols	750	Walnut Avenue
16-03460	01/19/2016 11:05:27	Building/Business Check	750	Walnut Avenue
16-04732	01/26/2016 11:49:03	Protection and Security Patrols	750	Walnut Avenue
16-04820	01/26/2016 22:14:13	Medical Assistance	750	Walnut Avenue
16-05246	01/28/2016 16:27:48	Protection and Security Patrols	750	Walnut Avenue
16-05669	01/30/2016 20:22:15	Protection and Security Patrols	750	Walnut Avenue
16-05741	01/31/2016 08:52:57	Protection and Security Patrols	750	Walnut Avenue
16-05790	01/31/2016 18:50:03	Protection and Security Patrols	750	Walnut Avenue
16-05969	02/01/2016 15:08:07	Protection and Security Patrols	750	Walnut Avenue
16-06007	02/01/2016 19:43:29	Protection and Security Patrols	750	Walnut Avenue
16-06059	02/02/2016 01:06:38	Medical Assistance	750	Walnut Avenue
16-06122	02/02/2016 10:13:08	Protection and Security Patrols	750	Walnut Avenue
16-06439	02/04/2016 05:33:45	Alarm – Burglar	750	Walnut Avenue
16-06467	02/04/2016 08:23:39	Protection and Security Patrols	750	Walnut Avenue
16-06617	02/04/2016 22:06:11	Building/Business Check	750	Walnut Avenue
16-06653	02/05/2016 03:39:50	Police Information/General	750	Walnut Avenue
16-06671	02/05/2016 08:07:59	Downed Trees/Tree Limbs	750	Walnut Avenue
16-06693	02/05/2016 10:47:20	Protection and Security Patrols	750	Walnut Avenue
16-06760	02/05/2016 18:45:06	Building/Business Check	750	Walnut Avenue
16-06905	02/06/2016 20:07:09	9-1-1 Call	750	Walnut Avenue
16-06965	02/07/2016 07:54:21	Protection and Security Patrols	750	Walnut Avenue
16-07141	02/08/2016 08:36:57	Protection and Security Patrols	750	Walnut Avenue
16-07214	02/08/2016 14:50:38	Protection and Security Patrols	750	Walnut Avenue
16-07458	02/09/2016 22:13:51	Protection and Security Patrols	750	Walnut Avenue
16-07605	02/10/2016 23:56:32	Protection and Security Patrols	750	Walnut Avenue
16-07631	02/11/2016 03:54:55	Alarm – Burglar	750	Walnut Avenue
16-07633	02/11/2016 04:01:55	Protection and Security Patrols	750	Walnut Avenue
16-08076	02/13/2016 23:04:42	Building/Business Check	750	Walnut Avenue
16-08196	02/14/2016 23:38:04	Protection and Security Patrols	750	Walnut Avenue
16-08281	02/15/2016 19:18:03	Protection and Security Patrols	750	Walnut Avenue
16-08290	02/15/2016 21:51:59	Protection and Security Patrols	750	Walnut Avenue
16-08344	02/16/2016 05:16:40	Off-Duty Job/Outside Assignme	750	Walnut Avenue
16-08366	02/16/2016 09:00:28	Off-Duty Job/Outside Assignme	750	Walnut Avenue
16-08513	02/17/2016 01:25:33	Protection and Security Patrols	750	Walnut Avenue
16-08685	02/17/2016 21:01:09	Protection and Security Patrols	750	Walnut Avenue
16-09060	02/20/2016 04:49:11	Protection and Security Patrols	750	Walnut Avenue
16-09218	02/21/2016 09:07:03	Protection and Security Patrols	750	Walnut Avenue
16-09262	02/21/2016 16:48:33	Alarm – Fire	750	Walnut Avenue
16-09332	02/22/2016 04:01:34	Protection and Security Patrols	750	Walnut Avenue
16-09497	02/23/2016 03:34:55	Alarm – Fire	750	Walnut Avenue
16-09568	02/23/2016 11:00:58	Protection and Security Patrols	750	Walnut Avenue
16-09647	02/23/2016 21:01:07	Protection and Security Patrols	750	Walnut Avenue
16-09689	02/24/2016 04:09:25	Building/Business Check	750	Walnut Avenue
16-09739	02/24/2016 09:54:47	Protection and Security Patrols	750	Walnut Avenue
16-09900	02/25/2016 07:41:13	Protection and Security Patrols	750	Walnut Avenue
16-10096	02/25/2016 21:03:40	Protection and Security Patrols	750	Walnut Avenue
16-10127	02/25/2016 23:50:40	Alarm – Burglar	750	Walnut Avenue
16-10135	02/26/2016 00:01:05	Protection and Security Patrols	750	Walnut Avenue

16-10283	02/26/2016 21:49:50	Protection and Security Patrols	750	Walnut Avenue
16-10411	02/27/2016 14:15:43	Protection and Security Patrols	750	Walnut Avenue
16-10415	02/27/2016 14:36:46	Alarm – Burglar	750	Walnut Avenue
16-11001	03/01/2016 23:18:56	Protection and Security Patrols	750	Walnut Avenue
16-11022	03/02/2016 04:41:53	Alarm – Burglar	750	Walnut Avenue
16-11201	03/03/2016 01:59:26	Protection and Security Patrols	750	Walnut Avenue
16-11318	03/03/2016 14:52:09	Suspicious Incident/Act	750	Walnut Avenue
16-11455	03/04/2016 09:45:17	Medical Assistance	750	Walnut Avenue
16-11793	03/07/2016 01:16:29	Building/Business Check	750	Walnut Avenue
16-12147	03/09/2016 00:54:23	Building/Business Check	750	Walnut Avenue
16-12305	03/10/2016 00:12:06	Building/Business Check	750	Walnut Avenue
16-12481	03/10/2016 19:00:14	Protection and Security Patrols	750	Walnut Avenue
16-12552	03/11/2016 01:49:22	Alarm – Burglar	750	Walnut Avenue
16-12556	03/11/2016 01:57:21	Protection and Security Patrols	750	Walnut Avenue
16-12675	03/11/2016 19:07:59	Protection and Security Patrols	750	Walnut Avenue
16-12687	03/11/2016 20:23:43	Lock-Out/Motor Vehicle	750	Walnut Avenue
16-12919	03/13/2016 18:23:28	Alarm – Burglar	750	Walnut Avenue
16-12928	03/13/2016 19:15:07	Protection and Security Patrols	750	Walnut Avenue
16-13115	03/15/2016 00:18:36	Building/Business Check	750	Walnut Avenue
16-13123	03/15/2016 01:08:08	Suspicious Motor Vehicle	750	Walnut Avenue
16-13279	03/15/2016 23:09:50	Protection and Security Patrols	750	Walnut Avenue
16-13505	03/17/2016 02:34:43	Protection and Security Patrols	750	Walnut Avenue
16-13717	03/18/2016 08:52:17	Protection and Security Patrols	750	Walnut Avenue
16-13839	03/18/2016 23:54:06	Protection and Security Patrols	750	Walnut Avenue
16-13914	03/19/2016 10:50:38	Alarm – Burglar	750	Walnut Avenue
16-14047	03/20/2016 04:08:08	Protection and Security Patrols	750	Walnut Avenue
16-14148	03/20/2016 23:56:55	Protection and Security Patrols	750	Walnut Avenue
16-14446	03/23/2016 00:52:19	Building/Business Check	750	Walnut Avenue
16-14588	03/23/2016 23:18:39	Building/Business Check	750	Walnut Avenue
16-14757	03/25/2016 00:16:18	Building/Business Check	750	Walnut Avenue
16-14790	03/25/2016 07:56:05	Alarm – Burglar	750	Walnut Avenue
16-14887	03/25/2016 23:01:56	Building/Business Check	750	Walnut Avenue
16-15082	03/27/2016 19:45:59	Protection and Security Patrols	750	Walnut Avenue
16-15381	03/30/2016 03:56:51	Building/Business Check	750	Walnut Avenue
16-15646	03/31/2016 23:58:26	Suspicious Motor Vehicle	750	Walnut Avenue
16-15695	04/01/2016 11:27:44	Protection and Security Patrols	750	Walnut Avenue
16-15993	04/03/2016 08:29:43	Alarm – Burglar	750	Walnut Avenue
16-16212	04/05/2016 00:51:53	Protection and Security Patrols	750	Walnut Avenue
16-16427	04/06/2016 02:54:43	Protection and Security Patrols	750	Walnut Avenue
16-16545	04/06/2016 20:16:30	Protection and Security Patrols	750	Walnut Avenue
16-16693	04/07/2016 22:01:08	Building/Business Check	750	Walnut Avenue
16-16862	04/09/2016 02:50:29	Building/Business Check	750	Walnut Avenue
16-16967	04/10/2016 01:05:54	Building/Business Check	750	Walnut Avenue
16-17622	04/14/2016 20:56:19	Building/Business Check	750	Walnut Avenue
16-17812	04/16/2016 02:20:23	Building/Business Check	750	Walnut Avenue
16-17938	04/17/2016 00:02:40	Suspicious Incident/Act	750	Walnut Avenue
16-17944	04/17/2016 00:36:24	Building/Business Check	750	Walnut Avenue
16-18068	04/17/2016 22:54:58	Building/Business Check	750	Walnut Avenue

16-18435	04/19/2016 23:30:39	Alarm – Burglar	750	Walnut Avenue
16-18607	04/21/2016 01:30:33	Medical Assistance	750	Walnut Avenue
16-18611	04/21/2016 01:47:49	Protection and Security Patrols	750	Walnut Avenue
16-18707	04/21/2016 19:15:23	Protection and Security Patrols	750	Walnut Avenue
16-19555	04/27/2016 11:04:44	Protection and Security Patrols	750	Walnut Avenue
16-19678	04/28/2016 02:54:01	Protection and Security Patrols	750	Walnut Avenue
16-19788	04/28/2016 23:48:42	Protection and Security Patrols	750	Walnut Avenue
16-19932	04/29/2016 19:30:53	Protection and Security Patrols	750	Walnut Avenue
16-20065	04/30/2016 16:38:53	Protection and Security Patrols	750	Walnut Avenue
16-21144	05/06/2016 21:48:18	9-1-1 Call	750	Walnut Avenue
16-21746	05/10/2016 09:04:04	Traffic Accident - No Injury	750	Walnut Avenue
16-21885	05/11/2016 00:39:20	Building/Business Check	750	Walnut Avenue
16-22227	05/13/2016 01:29:03	Building/Business Check	750	Walnut Avenue
16-22354	05/13/2016 22:20:03	Suspicious Incident/Act	750	Walnut Avenue
16-22488	05/14/2016 21:09:04	Protection and Security Patrols	750	Walnut Avenue
16-23141	05/18/2016 23:50:54	Building/Business Check	750	Walnut Avenue
16-23311	05/19/2016 22:51:37	Building/Business Check	750	Walnut Avenue
16-23840	05/23/2016 00:42:11	Building/Business Check	750	Walnut Avenue
16-24023	05/23/2016 19:33:00	Protection and Security Patrols	750	Walnut Avenue
16-24088	05/23/2016 23:49:36	Suspicious Person	750	Walnut Avenue
16-24136	05/24/2016 08:01:42	Unwanted Person	750	Walnut Avenue
16-24910	05/28/2016 11:45:47	Protection and Security Patrols	750	Walnut Avenue
16-25713	06/02/2016 23:31:34	Building/Business Check	750	Walnut Avenue
16-25950	06/04/2016 09:28:51	Protection and Security Patrols	750	Walnut Avenue
16-26076	06/05/2016 02:50:01	Protection and Security Patrols	750	Walnut Avenue
16-26146	06/05/2016 19:32:49	Police Information/General	750	Walnut Avenue
16-26167	06/05/2016 22:24:17	Building/Business Check	750	Walnut Avenue
16-26565	06/08/2016 03:21:07	Building/Business Check	750	Walnut Avenue
16-26721	06/09/2016 01:50:03	Building/Business Check	750	Walnut Avenue
16-26841	06/09/2016 18:30:43	Protection and Security Patrols	750	Walnut Avenue
16-26889	06/09/2016 22:08:32	Alarm – Burglar	750	Walnut Avenue
16-27219	06/12/2016 00:12:42	Building/Business Check	750	Walnut Avenue
16-27333	06/12/2016 21:00:41	Protection and Security Patrols	750	Walnut Avenue
16-27516	06/14/2016 04:01:38	Building/Business Check	750	Walnut Avenue
16-27652	06/15/2016 03:35:03	Protection and Security Patrols	750	Walnut Avenue
16-29254	06/24/2016 15:55:42	Traffic Accident	750	Walnut Avenue
16-29377	06/25/2016 13:32:49	Directed Patrol	750	Walnut Avenue
16-29519	06/26/2016 16:27:06	Protection and Security Patrols	750	Walnut Avenue
16-29594	06/27/2016 08:05:34	Protection and Security Patrols	750	Walnut Avenue
16-29695	06/27/2016 19:57:55	Protection and Security Patrols	750	Walnut Avenue
16-29743	06/28/2016 04:25:30	Protection and Security Patrols	750	Walnut Avenue
16-29797	06/28/2016 14:06:35	Protection and Security Patrols	750	Walnut Avenue
16-30024	06/30/2016 01:10:37	Public Service - Other	750	Walnut Avenue
16-30030	06/30/2016 03:49:45	Protection and Security Patrols	750	Walnut Avenue
16-30112	06/30/2016 17:32:47	Lock-Out/Motor Vehicle	750	Walnut Avenue
16-30295	07/01/2016 21:30:30	Disturbing the Peace	750	Walnut Avenue
16-30298	07/01/2016 22:09:17	Suspicious Motor Vehicle	750	Walnut Avenue
16-30352	07/02/2016 11:33:02	Protection and Security Patrols	750	Walnut Avenue

16-30481	07/03/2016 10:10:42	Protection and Security Patrols	750	Walnut Avenue
16-30575	07/04/2016 07:54:37	Protection and Security Patrols	750	Walnut Avenue
16-31291	07/08/2016 21:02:48	Suspicious Motor Vehicle	750	Walnut Avenue
16-31338	07/09/2016 07:40:15	Protection and Security Patrols	750	Walnut Avenue
16-31477	07/10/2016 14:43:03	Protection and Security Patrols	750	Walnut Avenue
16-31589	07/11/2016 14:23:48	Protection and Security Patrols	750	Walnut Avenue
16-31994	07/14/2016 03:13:43	Protection and Security Patrols	750	Walnut Avenue
16-32001	07/14/2016 05:58:19	Alarm – Burglar	750	Walnut Avenue
16-32325	07/16/2016 01:15:36	Protection and Security Patrols	750	Walnut Avenue
16-32403	07/16/2016 14:18:40	Protection and Security Patrols	750	Walnut Avenue
16-32534	07/17/2016 13:24:26	Building/Business Check	750	Walnut Avenue
16-32825	07/19/2016 12:03:00	Traffic Accident	750	Walnut Avenue
16-33125	07/21/2016 07:31:51	Building/Business Check	750	Walnut Avenue
16-33335	07/22/2016 07:46:45	Protection and Security Patrols	750	Walnut Avenue
16-33447	07/22/2016 23:06:56	Protection and Security Patrols	750	Walnut Avenue
16-33476	07/23/2016 06:01:53	Alarm – Burglar	750	Walnut Avenue
16-33526	07/23/2016 15:50:39	Building/Business Check	750	Walnut Avenue
16-33629	07/24/2016 11:10:22	Building/Business Check	750	Walnut Avenue
16-33787	07/25/2016 15:27:49	Building/Business Check	750	Walnut Avenue
16-34095	07/27/2016 10:08:15	Protection and Security Patrols	750	Walnut Avenue
16-34173	07/27/2016 22:01:13	Protection and Security Patrols	750	Walnut Avenue
16-34393	07/29/2016 02:18:02	Protection and Security Patrols	750	Walnut Avenue
16-34414	07/29/2016 08:33:46	Protection and Security Patrols	750	Walnut Avenue
16-34685	07/31/2016 04:14:35	Building/Business Check	750	Walnut Avenue
16-34824	08/01/2016 02:31:56	Building/Business Check	750	Walnut Avenue
16-34844	08/01/2016 08:55:12	Protection and Security Patrols	750	Walnut Avenue
16-35188	08/03/2016 12:58:57	Protection and Security Patrols	750	Walnut Avenue
16-35327	08/04/2016 08:56:56	Criminal Mischief 2C:17-3	750	Walnut Avenue
16-35462	08/05/2016 02:17:24	Building/Business Check	750	Walnut Avenue
16-35587	08/05/2016 18:49:52	Lock-Out/Motor Vehicle	750	Walnut Avenue
16-35923	08/08/2016 07:54:15	Protection and Security Patrols	750	Walnut Avenue
16-36169	08/09/2016 14:53:20	Suspicious Incident/Act	750	Walnut Avenue
16-36413	08/11/2016 00:41:32	Protection and Security Patrols	750	Walnut Avenue
16-36472	08/11/2016 09:28:28	Building/Business Check	750	Walnut Avenue
16-36618	08/12/2016 04:36:38	Traffic Accident	750	Walnut Avenue
16-36630	08/12/2016 06:12:28	Protection and Security Patrols	750	Walnut Avenue
16-36673	08/12/2016 14:16:12	Protection and Security Patrols	750	Walnut Avenue
16-36794	08/13/2016 09:43:09	Alarm – Burglar	750	Walnut Avenue
16-37429	08/17/2016 16:38:24	Protection and Security Patrols	750	Walnut Avenue
16-37464	08/17/2016 21:14:43	Building/Business Check	750	Walnut Avenue
16-37665	08/19/2016 03:44:09	Protection and Security Patrols	750	Walnut Avenue
16-37776	08/19/2016 21:45:14	Building/Business Check	750	Walnut Avenue
16-37946	08/21/2016 04:18:10	Alarm – Fire	750	Walnut Avenue
16-37957	08/21/2016 08:14:39	Protection and Security Patrols	750	Walnut Avenue
16-38293	08/23/2016 13:50:27	Motor Vehicle Stop	750	Walnut Avenue
16-38515	08/24/2016 20:06:46	Protection and Security Patrols	750	Walnut Avenue
16-38594	08/25/2016 09:19:02	Protection and Security Patrols	750	Walnut Avenue
16-38875	08/27/2016 07:20:54	Alarm – Burglar	750	Walnut Avenue

16-39228	08/29/2016 23:49:44	Protection and Security Patrols	750	Walnut Avenue
16-39477	08/31/2016 09:48:46	Protection and Security Patrols	750	Walnut Avenue
16-39668	09/01/2016 14:47:28	Suspicious Person	750	Walnut Avenue
16-39889	09/03/2016 03:30:22	Lock-Out/Motor Vehicle	750	Walnut Avenue
16-39904	09/03/2016 09:49:13	Building/Business Check	750	Walnut Avenue
16-39927	09/03/2016 16:34:00	Protection and Security Patrols	750	Walnut Avenue
16-40151	09/05/2016 08:11:32	Protection and Security Patrols	750	Walnut Avenue
16-40934	09/09/2016 11:52:59	Protection and Security Patrols	750	Walnut Avenue
16-41097	09/10/2016 11:12:13	Protection and Security Patrols	750	Walnut Avenue
16-41279	09/12/2016 10:52:11	Public Service - Other	750	Walnut Avenue
16-41290	09/12/2016 13:25:56	Medical Assistance	750	Walnut Avenue
16-41418	09/13/2016 12:55:54	Protection and Security Patrols	750	Walnut Avenue
16-41693	09/15/2016 02:45:07	Protection and Security Patrols	750	Walnut Avenue
16-42147	09/17/2016 03:22:19	Protection and Security Patrols	750	Walnut Avenue
16-42345	09/18/2016 16:32:29	Protection and Security Patrols	750	Walnut Avenue
16-42414	09/19/2016 04:18:26	Protection and Security Patrols	750	Walnut Avenue
16-42565	09/20/2016 01:07:05	Lock-Out/Motor Vehicle	750	Walnut Avenue
16-42569	09/20/2016 01:19:42	Building/Business Check	750	Walnut Avenue
16-42668	09/20/2016 18:37:32	Protection and Security Patrols	750	Walnut Avenue
16-42774	09/21/2016 08:03:55	Protection and Security Patrols	750	Walnut Avenue
16-42831	09/21/2016 15:11:03	Protection and Security Patrols	750	Walnut Avenue
16-42911	09/22/2016 00:22:01	Protection and Security Patrols	750	Walnut Avenue
16-43157	09/23/2016 04:47:36	Protection and Security Patrols	750	Walnut Avenue
16-43213	09/23/2016 10:56:05	Protection and Security Patrols	750	Walnut Avenue
16-43296	09/23/2016 18:26:44	Suspicious Incident/Act	750	Walnut Avenue
16-43337	09/23/2016 21:46:37	Protection and Security Patrols	750	Walnut Avenue
16-43377	09/24/2016 02:09:37	Protection and Security Patrols	750	Walnut Avenue
16-43398	09/24/2016 08:09:24	Protection and Security Patrols	750	Walnut Avenue
16-43547	09/25/2016 00:30:11	Protection and Security Patrols	750	Walnut Avenue
16-43620	09/25/2016 16:44:46	Protection and Security Patrols	750	Walnut Avenue
16-43877	09/27/2016 02:47:40	Building/Business Check	750	Walnut Avenue
16-44108	09/28/2016 02:31:23	Building/Business Check	750	Walnut Avenue
16-44346	09/29/2016 03:58:44	Building/Business Check	750	Walnut Avenue
16-44733	10/01/2016 03:02:55	Protection and Security Patrols	750	Walnut Avenue
16-44763	10/01/2016 09:11:51	Protection and Security Patrols	750	Walnut Avenue
16-44797	10/01/2016 14:09:45	Protection and Security Patrols	750	Walnut Avenue
16-44867	10/01/2016 20:26:46	Protection and Security Patrols	750	Walnut Avenue
16-44956	10/02/2016 10:51:29	Protection and Security Patrols	750	Walnut Avenue
16-45081	10/03/2016 02:31:08	Protection and Security Patrols	750	Walnut Avenue
16-46065	10/07/2016 04:55:21	Building/Business Check	750	Walnut Avenue
16-46128	10/07/2016 11:46:10	Property - Found	750	Walnut Avenue
16-46304	10/08/2016 04:02:20	Building/Business Check	750	Walnut Avenue
16-46323	10/08/2016 10:44:36	Protection and Security Patrols	750	Walnut Avenue
16-46465	10/09/2016 08:31:24	Protection and Security Patrols	750	Walnut Avenue
16-48284	10/18/2016 08:32:25	Protection and Security Patrols	750	Walnut Avenue
16-48426	10/18/2016 21:29:00	Suspicious Incident/Act	750	Walnut Avenue
16-48615	10/19/2016 15:21:35	Motor Vehicle Stop	750	Walnut Avenue
16-48684	10/19/2016 21:52:05	Lock-Out/Motor Vehicle	750	Walnut Avenue

16-48799	10/20/2016 11:21:23	Suspicious Motor Vehicle	750	Walnut Avenue
16-48985	10/21/2016 02:26:41	Building/Business Check	750	Walnut Avenue
16-49142	10/21/2016 19:44:17	Building/Business Check	750	Walnut Avenue
16-49751	10/24/2016 09:31:19	Protection and Security Patrols	750	Walnut Avenue
16-49781	10/24/2016 11:52:09	Medical Assistance	750	Walnut Avenue
16-50027	10/25/2016 11:30:37	Protection and Security Patrols	750	Walnut Avenue
16-50173	10/26/2016 02:12:34	Building/Business Check	750	Walnut Avenue
16-50564	10/27/2016 10:46:53	Protection and Security Patrols	750	Walnut Avenue
16-50969	10/29/2016 00:49:03	Protection and Security Patrols	750	Walnut Avenue
16-51338	10/30/2016 18:48:29	Building/Business Check	750	Walnut Avenue
16-51345	10/30/2016 19:02:26	Building/Business Check	750	Walnut Avenue
16-51397	10/30/2016 22:00:05	Building/Business Check	750	Walnut Avenue
16-51567	10/31/2016 15:02:32	Suspicious Incident/Act	750	Walnut Avenue
16-51685	11/01/2016 03:08:10	Building/Business Check	750	Walnut Avenue
16-51788	11/01/2016 11:58:34	Protection and Security Patrols	750	Walnut Avenue
16-52295	11/03/2016 11:09:23	Protection and Security Patrols	750	Walnut Avenue
16-52553	11/04/2016 11:04:57	Medical Assistance	750	Walnut Avenue
16-52910	11/05/2016 18:34:12	Building/Business Check	750	Walnut Avenue
16-52990	11/05/2016 23:55:18	Protection and Security Patrols	750	Walnut Avenue
16-53441	11/07/2016 19:44:39	Protection and Security Patrols	750	Walnut Avenue
16-53739	11/08/2016 20:14:13	Protection and Security Patrols	750	Walnut Avenue
16-53767	11/08/2016 23:00:06	Suspicious Motor Vehicle	750	Walnut Avenue
16-54223	11/11/2016 09:26:02	Protection and Security Patrols	750	Walnut Avenue
16-54537	11/13/2016 00:57:28	Building/Business Check	750	Walnut Avenue
16-54690	11/13/2016 23:08:36	Building/Business Check	750	Walnut Avenue
16-54892	11/15/2016 02:48:17	Building/Business Check	750	Walnut Avenue
16-55072	11/16/2016 01:11:02	Protection and Security Patrols	750	Walnut Avenue
16-55186	11/16/2016 20:04:51	Protection and Security Patrols	750	Walnut Avenue
16-55752	11/19/2016 15:16:10	Protection and Security Patrols	750	Walnut Avenue
16-55881	11/20/2016 13:28:50	Protection and Security Patrols	750	Walnut Avenue
16-56082	11/21/2016 19:14:37	Protection and Security Patrols	750	Walnut Avenue
16-56238	11/22/2016 11:41:28	Abandoned/False 9-1-1	750	Walnut Avenue
16-56506	11/23/2016 16:39:41	Protection and Security Patrols	750	Walnut Avenue
16-57045	11/27/2016 08:39:18	Protection and Security Patrols	750	Walnut Avenue
16-57492	11/29/2016 16:26:09	Protection and Security Patrols	750	Walnut Avenue
16-57577	11/30/2016 00:35:25	Building/Business Check	750	Walnut Avenue
16-58256	12/03/2016 08:11:15	Protection and Security Patrols	750	Walnut Avenue
16-58517	12/04/2016 12:53:31	Protection and Security Patrols	750	Walnut Avenue
16-58630	12/05/2016 03:13:56	Protection and Security Patrols	750	Walnut Avenue
16-58783	12/05/2016 16:35:01	Protection and Security Patrols	750	Walnut Avenue
16-59471	12/08/2016 21:09:38	Building/Business Check	750	Walnut Avenue
16-59542	12/09/2016 01:41:53	Fire Call	750	Walnut Avenue
16-59810	12/10/2016 10:25:47	Medical Assistance	750	Walnut Avenue
16-60306	12/13/2016 08:27:43	Protection and Security Patrols	750	Walnut Avenue
16-60491	12/13/2016 23:52:13	Protection and Security Patrols	750	Walnut Avenue
16-60571	12/14/2016 13:12:19	Protection and Security Patrols	750	Walnut Avenue
16-60937	12/16/2016 04:45:25	Protection and Security Patrols	750	Walnut Avenue
16-61076	12/16/2016 18:24:56	Building/Business Check	750	Walnut Avenue

16-61214	12/17/2016 10:53:29	Protection and Security Patrols	750	Walnut Avenue
16-61502	12/19/2016 01:16:10	Protection and Security Patrols	750	Walnut Avenue
16-61518	12/19/2016 02:32:45	Building/Business Check	750	Walnut Avenue
16-62365	12/23/2016 00:38:19	Protection and Security Patrols	750	Walnut Avenue
16-62520	12/24/2016 02:44:26	Building/Business Check	750	Walnut Avenue
16-62581	12/24/2016 20:51:32	Suspicious Person	750	Walnut Avenue
16-63302	12/29/2016 10:48:09	Protection and Security Patrols	750	Walnut Avenue
16-63580	12/30/2016 22:07:43	Protection and Security Patrols	750	Walnut Avenue
17-00310	01/03/2017 01:41:08	Building/Business Check	750	Walnut Avenue
17-00764	01/04/2017 19:59:56	Protection and Security Patrols	750	Walnut Avenue
17-01460	01/07/2017 22:13:03	Lock-Out/Motor Vehicle	750	Walnut Avenue
17-02068	01/11/2017 05:10:37	Alarm – Burglar	750	Walnut Avenue
17-02488	01/12/2017 20:10:42	Medical Assistance	750	Walnut Avenue
17-03152	01/16/2017 18:37:27	Lock-Out/Motor Vehicle	750	Walnut Avenue
17-03857	01/20/2017 11:04:43	9-1-1 Call	750	Walnut Avenue
17-03990	01/21/2017 02:51:29	Building/Business Check	750	Walnut Avenue
17-04423	01/23/2017 16:59:11	Protection and Security Patrols	750	Walnut Avenue
17-04465	01/23/2017 23:15:47	Building/Business Check	750	Walnut Avenue
17-04910	01/26/2017 00:46:00	Building/Business Check	750	Walnut Avenue
17-05146	01/26/2017 21:50:57	Building/Business Check	750	Walnut Avenue
17-05203	01/27/2017 05:20:13	Alarm – Burglar	750	Walnut Avenue
17-05414	01/28/2017 02:33:11	Alarm – Burglar	750	Walnut Avenue
17-05416	01/28/2017 02:43:30	Alarm – Burglar	750	Walnut Avenue
17-05499	01/28/2017 16:56:50	Protection and Security Patrols	750	Walnut Avenue
17-05634	01/29/2017 09:38:44	Alarm – Burglar	750	Walnut Avenue
17-06014	01/31/2017 08:17:51	Medical Assistance	750	Walnut Avenue
17-06037	01/31/2017 10:22:42	Protection and Security Patrols	750	Walnut Avenue
17-06995	02/04/2017 22:04:34	Building/Business Check	750	Walnut Avenue
17-07062	02/05/2017 09:32:04	Protection and Security Patrols	750	Walnut Avenue
17-07107	02/05/2017 16:02:21	Building/Business Check	750	Walnut Avenue
17-07202	02/06/2017 10:21:15	Protection and Security Patrols	750	Walnut Avenue
17-07411	02/07/2017 12:23:00	Protection and Security Patrols	750	Walnut Avenue
17-07656	02/08/2017 13:23:27	Protection and Security Patrols	750	Walnut Avenue
17-07910	02/09/2017 19:21:22	Building/Business Check	750	Walnut Avenue
17-07921	02/09/2017 22:00:22	Building/Business Check	750	Walnut Avenue
17-08367	02/12/2017 14:46:53	Alarm – Burglar	750	Walnut Avenue
17-08436	02/12/2017 23:58:09	Building/Business Check	750	Walnut Avenue
17-08506	02/13/2017 13:01:48	Protection and Security Patrols	750	Walnut Avenue
17-08737	02/14/2017 14:03:55	Protection and Security Patrols	750	Walnut Avenue
17-09040	02/15/2017 21:24:31	Protection and Security Patrols	750	Walnut Avenue
17-09080	02/16/2017 01:41:02	Alarm – Burglar	750	Walnut Avenue
17-09231	02/16/2017 20:23:10	Protection and Security Patrols	750	Walnut Avenue
17-09256	02/16/2017 22:07:42	Medical Assistance	750	Walnut Avenue
17-09414	02/18/2017 01:35:06	Building/Business Check	750	Walnut Avenue
17-09435	02/18/2017 09:15:30	Alarm – Burglar	750	Walnut Avenue
17-09530	02/18/2017 23:45:29	Building/Business Check	750	Walnut Avenue
17-09594	02/19/2017 13:50:22	Traffic Accident	750	Walnut Avenue
17-09674	02/19/2017 22:51:03	Suspicious Motor Vehicle	750	Walnut Avenue

17-09689	02/20/2017 00:24:22	Building/Business Check	750	Walnut Avenue
17-09779	02/20/2017 15:25:16	Building/Business Check	750	Walnut Avenue
17-09842	02/20/2017 20:44:48	Suspicious Motor Vehicle	750	Walnut Avenue
17-09982	02/21/2017 15:40:14	Protection and Security Patrols	750	Walnut Avenue
17-10131	02/22/2017 12:19:53	Protection and Security Patrols	750	Walnut Avenue
17-10446	02/24/2017 09:33:12	Protection and Security Patrols	750	Walnut Avenue
17-10924	02/26/2017 15:49:40	Alarm – Burglar	750	Walnut Avenue
17-11023	02/27/2017 02:41:14	Building/Business Check	750	Walnut Avenue
17-11250	02/28/2017 00:48:35	Building/Business Check	750	Walnut Avenue
17-11936	03/03/2017 11:30:29	Protection and Security Patrols	750	Walnut Avenue
17-12109	03/04/2017 14:00:51	Alarm – Burglar	750	Walnut Avenue
17-12113	03/04/2017 15:08:56	Alarm – Burglar	750	Walnut Avenue
17-12527	03/07/2017 10:07:25	Protection and Security Patrols	750	Walnut Avenue
17-12692	03/08/2017 03:40:25	Alarm – Burglar	750	Walnut Avenue
17-12708	03/08/2017 05:16:13	Alarm – Burglar	750	Walnut Avenue
17-12753	03/08/2017 10:30:01	Protection and Security Patrols	750	Walnut Avenue
17-12910	03/09/2017 01:52:38	Building/Business Check	750	Walnut Avenue
17-13253	03/11/2017 02:52:39	Alarm – Burglar	750	Walnut Avenue
17-13269	03/11/2017 08:59:49	Alarm – Burglar	750	Walnut Avenue
17-13302	03/11/2017 13:14:59	Alarm – Burglar	750	Walnut Avenue
17-13447	03/12/2017 15:56:38	Alarm – Burglar	750	Walnut Avenue
17-13452	03/12/2017 16:42:32	Protection and Security Patrols	750	Walnut Avenue
17-14284	03/17/2017 08:55:39	Abandoned/False 9-1-1	750	Walnut Avenue
17-14307	03/17/2017 12:40:22	Fire Call/Smoke Condition	750	Walnut Avenue
17-14664	03/19/2017 16:19:57	Protection and Security Patrols	750	Walnut Avenue
17-14749	03/20/2017 09:52:41	Medical Assistance	750	Walnut Avenue
17-14753	03/20/2017 10:24:30	Protection and Security Patrols	750	Walnut Avenue
17-15341	03/22/2017 21:12:08	Building/Business Check	750	Walnut Avenue
17-15606	03/24/2017 02:19:01	Building/Business Check	750	Walnut Avenue
17-15995	03/25/2017 16:51:23	Suspicious Incident/Act	750	Walnut Avenue
17-16132	03/26/2017 14:37:46	Protection and Security Patrols	750	Walnut Avenue
17-16277	03/27/2017 14:10:44	Traffic Accident	750	Walnut Avenue
17-16973	03/31/2017 03:22:47	Building/Business Check	750	Walnut Avenue
17-17717	04/04/2017 10:20:00	Abandoned/False 9-1-1	750	Walnut Avenue
17-17732	04/04/2017 11:44:26	Protection and Security Patrols	750	Walnut Avenue
17-17740	04/04/2017 13:03:20	Abandoned/False 9-1-1	750	Walnut Avenue
17-17742	04/04/2017 13:19:09	Abandoned/False 9-1-1	750	Walnut Avenue
17-17846	04/04/2017 22:01:07	Alarm – Burglar	750	Walnut Avenue
17-18143	04/06/2017 04:24:03	Protection and Security Patrols	750	Walnut Avenue
17-19085	04/11/2017 00:38:22	Protection and Security Patrols	750	Walnut Avenue
17-20557	04/19/2017 03:41:55	Protection and Security Patrols	750	Walnut Avenue
17-20693	04/19/2017 15:47:41	Protection and Security Patrols	750	Walnut Avenue
17-21338	04/22/2017 23:34:15	Building/Business Check	750	Walnut Avenue
17-21389	04/23/2017 10:58:22	Protection and Security Patrols	750	Walnut Avenue
17-21403	04/23/2017 14:06:05	Suspicious Motor Vehicle	750	Walnut Avenue
17-21930	04/26/2017 17:32:35	Protection and Security Patrols	750	Walnut Avenue
17-22348	04/28/2017 17:04:19	Protection and Security Patrols	750	Walnut Avenue
17-22432	04/29/2017 04:57:56	Alarm – Burglar	750	Walnut Avenue

17-22832	04/30/2017 23:49:34	Building/Business Check	750	Walnut Avenue
17-22859	05/01/2017 07:23:20	Parking Complaint	750	Walnut Avenue
17-23010	05/01/2017 22:24:13	Notification Request	750	Walnut Avenue
17-23258	05/03/2017 07:23:58	Protection and Security Patrols	750	Walnut Avenue
17-23402	05/04/2017 02:06:47	Building/Business Check	750	Walnut Avenue
17-23454	05/04/2017 10:56:54	Protection and Security Patrols	750	Walnut Avenue
17-23490	05/04/2017 15:08:47	Medical Assistance	750	Walnut Avenue
17-23947	05/07/2017 11:19:35	Protection and Security Patrols	750	Walnut Avenue
17-24911	05/12/2017 15:00:49	Protection and Security Patrols	750	Walnut Avenue
17-25067	05/13/2017 16:08:02	Protection and Security Patrols	750	Walnut Avenue
17-25174	05/14/2017 09:59:15	Protection and Security Patrols	750	Walnut Avenue
17-26244	05/19/2017 23:36:51	Building/Business Check	750	Walnut Avenue
17-26734	05/22/2017 17:18:56	Protection and Security Patrols	750	Walnut Avenue
17-26845	05/23/2017 07:26:25	Alarm – Burglar	750	Walnut Avenue
17-27709	05/26/2017 18:39:20	Building/Business Check	750	Walnut Avenue
17-27807	05/27/2017 13:37:29	Protection and Security Patrols	750	Walnut Avenue
17-27942	05/28/2017 14:49:52	Protection and Security Patrols	750	Walnut Avenue
17-28757	06/02/2017 01:23:05	Building/Business Check	750	Walnut Avenue
17-28896	06/02/2017 15:47:24	Traffic Accident	750	Walnut Avenue
17-28964	06/03/2017 04:30:20	Building/Business Check	750	Walnut Avenue
17-29167	06/04/2017 19:46:42	Animal Complaint	750	Walnut Avenue
17-29270	06/05/2017 15:42:29	Protection and Security Patrols	750	Walnut Avenue
17-29370	06/06/2017 03:52:02	Protection and Security Patrols	750	Walnut Avenue
17-29482	06/06/2017 19:20:20	Protection and Security Patrols	750	Walnut Avenue
17-29538	06/07/2017 05:32:40	Parking Complaint	750	Walnut Avenue
17-29662	06/07/2017 18:37:15	Protection and Security Patrols	750	Walnut Avenue
17-30353	06/11/2017 14:09:01	Protection and Security Patrols	750	Walnut Avenue
17-31519	06/18/2017 14:26:34	Protection and Security Patrols	750	Walnut Avenue
17-31623	06/19/2017 07:55:32	Public Service - Other	750	Walnut Avenue
17-31816	06/20/2017 16:56:03	Protection and Security Patrols	750	Walnut Avenue
17-31926	06/21/2017 10:38:42	Protection and Security Patrols	750	Walnut Avenue
17-32076	06/22/2017 05:01:04	Protection and Security Patrols	750	Walnut Avenue
17-32241	06/22/2017 23:34:41	Protection and Security Patrols	750	Walnut Avenue
17-32632	06/25/2017 08:36:15	Protection and Security Patrols	750	Walnut Avenue
17-32655	06/25/2017 14:25:11	Protection and Security Patrols	750	Walnut Avenue
17-33058	06/28/2017 01:20:29	Building/Business Check	750	Walnut Avenue
17-33440	06/29/2017 20:49:15	Protection and Security Patrols	750	Walnut Avenue
17-34094	07/04/2017 02:57:38	Building/Business Check	750	Walnut Avenue
17-34235	07/05/2017 04:11:35	Building/Business Check	750	Walnut Avenue
17-34394	07/06/2017 02:44:22	Building/Business Check	750	Walnut Avenue
17-34536	07/06/2017 23:30:35	Building/Business Check	750	Walnut Avenue
17-34753	07/08/2017 14:08:02	Protection and Security Patrols	750	Walnut Avenue
17-35097	07/10/2017 12:40:19	Protection and Security Patrols	750	Walnut Avenue
17-35160	07/10/2017 20:35:58	Protection and Security Patrols	750	Walnut Avenue
17-35568	07/13/2017 10:12:46	Protection and Security Patrols	750	Walnut Avenue
17-35729	07/14/2017 09:47:40	Protection and Security Patrols	750	Walnut Avenue
17-35830	07/15/2017 01:49:14	Building/Business Check	750	Walnut Avenue
17-36326	07/18/2017 12:52:14	Fire Call/Transformer Fire	750	Walnut Avenue

17-36524	07/19/2017 16:10:01	Protection and Security Patrols	750	Walnut Avenue
17-37083	07/22/2017 21:10:00	Building/Business Check	750	Walnut Avenue
17-37114	07/23/2017 01:03:07	Building/Business Check	750	Walnut Avenue
17-37307	07/24/2017 10:47:32	Protection and Security Patrols	750	Walnut Avenue
17-37728	07/25/2017 22:05:53	Protection and Security Patrols	750	Walnut Avenue
17-38687	07/30/2017 13:46:12	Protection and Security Patrols	750	Walnut Avenue
17-39585	08/04/2017 13:48:51	Building/Business Check	750	Walnut Avenue
17-39753	08/05/2017 15:10:49	Animal Complaint	750	Walnut Avenue
17-39790	08/05/2017 23:16:11	Building/Business Check	750	Walnut Avenue
17-39946	08/06/2017 22:31:10	Building/Business Check	750	Walnut Avenue
17-40017	08/07/2017 10:17:24	Protection and Security Patrols	750	Walnut Avenue
17-40099	08/07/2017 22:44:57	Building/Business Check	750	Walnut Avenue
17-40182	08/08/2017 11:54:47	Protection and Security Patrols	750	Walnut Avenue
17-40496	08/09/2017 22:51:09	Protection and Security Patrols	750	Walnut Avenue
17-40630	08/10/2017 15:25:43	Building/Business Check	750	Walnut Avenue
17-41037	08/12/2017 19:04:44	Suspicious Motor Vehicle	750	Walnut Avenue
17-41545	08/15/2017 21:49:49	Building/Business Check	750	Walnut Avenue
17-41641	08/16/2017 12:40:57	Protection and Security Patrols	750	Walnut Avenue
17-42695	08/23/2017 00:32:03	Building/Business Check	750	Walnut Avenue
17-42778	08/23/2017 10:32:13	Protection and Security Patrols	750	Walnut Avenue
17-42889	08/23/2017 22:12:42	Building/Business Check	750	Walnut Avenue
17-43153	08/25/2017 11:03:12	Protection and Security Patrols	750	Walnut Avenue
17-43532	08/27/2017 20:03:07	Protection and Security Patrols	750	Walnut Avenue
17-44459	09/02/2017 16:41:19	Protection and Security Patrols	750	Walnut Avenue
17-44525	09/03/2017 07:13:17	Alarm – Burglar	750	Walnut Avenue
17-44622	09/03/2017 22:59:43	Motor Vehicle Stop	750	Walnut Avenue
17-44657	09/04/2017 08:29:42	Building/Business Check	750	Walnut Avenue
17-44767	09/04/2017 20:05:11	Protection and Security Patrols	750	Walnut Avenue
17-44802	09/05/2017 08:04:35	Protection and Security Patrols	750	Walnut Avenue
17-45088	09/06/2017 23:23:43	Protection and Security Patrols	750	Walnut Avenue
17-45269	09/07/2017 20:00:21	Building/Business Check	750	Walnut Avenue
17-47246	09/18/2017 16:10:51	Protection and Security Patrols	750	Walnut Avenue
17-47917	09/21/2017 18:38:09	Building/Business Check	750	Walnut Avenue
17-48098	09/22/2017 14:51:42	Building/Business Check	750	Walnut Avenue
17-48417	09/24/2017 10:39:08	Building/Business Check	750	Walnut Avenue
17-48782	09/26/2017 14:37:21	Protection and Security Patrols	750	Walnut Avenue
17-48963	09/27/2017 09:45:52	Medical Assistance	750	Walnut Avenue
17-49633	09/30/2017 15:31:55	Protection and Security Patrols	750	Walnut Avenue
17-49695	09/30/2017 22:01:06	Building/Business Check	750	Walnut Avenue
17-49764	10/01/2017 11:51:01	Protection and Security Patrols	750	Walnut Avenue
17-49862	10/02/2017 00:43:10	Building/Business Check	750	Walnut Avenue
17-50221	10/03/2017 22:15:37	Directed Patrol	750	Walnut Avenue
17-50754	10/06/2017 08:51:29	Traffic Accident	750	Walnut Avenue
17-50786	10/06/2017 11:41:32	Protection and Security Patrols	750	Walnut Avenue
17-50913	10/07/2017 08:42:28	Protection and Security Patrols	750	Walnut Avenue
17-51086	10/08/2017 12:36:33	Protection and Security Patrols	750	Walnut Avenue
17-51604	10/11/2017 16:42:33	Protection and Security Patrols	750	Walnut Avenue
17-51767	10/12/2017 13:06:24	Protection and Security Patrols	750	Walnut Avenue

17-54593	10/27/2017 13:03:16	Medical Assistance	750	Walnut Avenue
17-54767	10/28/2017 09:39:52	Protection and Security Patrols	750	Walnut Avenue
17-54834	10/28/2017 17:07:07	Protection and Security Patrols	750	Walnut Avenue
17-54888	10/28/2017 21:18:10	Alarm – Burglar	750	Walnut Avenue
17-54972	10/29/2017 13:41:01	Protection and Security Patrols	750	Walnut Avenue
17-55048	10/30/2017 01:34:11	Protection and Security Patrols	750	Walnut Avenue
17-55198	10/30/2017 18:31:48	Protection and Security Patrols	750	Walnut Avenue
17-55740	11/02/2017 02:10:27	Building/Business Check	750	Walnut Avenue
17-56420	11/05/2017 11:13:52	Protection and Security Patrols	750	Walnut Avenue
17-56545	11/06/2017 10:08:04	Protection and Security Patrols	750	Walnut Avenue
17-56797	11/07/2017 12:05:57	Protection and Security Patrols	750	Walnut Avenue
17-56932	11/08/2017 02:17:22	Suspicious Motor Vehicle	750	Walnut Avenue
17-57376	11/10/2017 10:02:04	Protection and Security Patrols	750	Walnut Avenue
17-57407	11/10/2017 12:09:18	Suspicious Motor Vehicle	750	Walnut Avenue
17-57447	11/10/2017 15:19:19	Medical Assistance	750	Walnut Avenue
17-57655	11/11/2017 23:28:53	Building/Business Check	750	Walnut Avenue
17-57899	11/13/2017 14:27:21	Protection and Security Patrols	750	Walnut Avenue
17-58286	11/15/2017 13:42:35	Traffic Accident - No Injury	750	Walnut Avenue
17-58324	11/15/2017 16:43:31	Protection and Security Patrols	750	Walnut Avenue
17-58682	11/17/2017 15:39:27	Building/Business Check	750	Walnut Avenue
17-58808	11/18/2017 09:38:14	Protection and Security Patrols	750	Walnut Avenue
17-58886	11/18/2017 22:20:37	Building/Business Check	750	Walnut Avenue
17-59690	11/23/2017 11:02:39	Protection and Security Patrols	750	Walnut Avenue
17-60774	11/30/2017 14:32:28	Protection and Security Patrols	750	Walnut Avenue
17-61064	12/02/2017 11:42:31	Protection and Security Patrols	750	Walnut Avenue
17-61435	12/04/2017 22:06:32	Welfare Check	750	Walnut Avenue
17-61864	12/07/2017 10:26:46	Protection and Security Patrols	750	Walnut Avenue
17-62329	12/10/2017 12:56:37	Protection and Security Patrols	750	Walnut Avenue
17-62693	12/12/2017 15:27:18	Protection and Security Patrols	750	Walnut Avenue
17-62853	12/13/2017 11:45:53	Alarm - Test	750	Walnut Avenue
17-62889	12/13/2017 14:25:03	Protection and Security Patrols	750	Walnut Avenue
17-63198	12/15/2017 06:41:30	Alarm – Burglar	750	Walnut Avenue
17-63719	12/17/2017 13:13:33	Protection and Security Patrols	750	Walnut Avenue
17-64281	12/20/2017 16:34:34	Protection and Security Patrols	750	Walnut Avenue
17-64862	12/24/2017 01:29:49	Protection and Security Patrols	750	Walnut Avenue
17-64944	12/24/2017 15:40:45	Protection and Security Patrols	750	Walnut Avenue
17-65279	12/27/2017 14:14:28	Protection and Security Patrols	750	Walnut Avenue
17-65421	12/28/2017 11:17:12	Protection and Security Patrols	750	Walnut Avenue
17-65547	12/29/2017 10:36:52	Protection and Security Patrols	750	Walnut Avenue
18-00232	01/02/2018 15:47:08	Protection and Security Patrols	750	Walnut Avenue
18-00278	01/02/2018 21:08:12	Medical Assistance	750	Walnut Avenue
18-00805	01/06/2018 00:11:51	Protection and Security Patrols	750	Walnut Avenue
18-00907	01/06/2018 16:19:56	Building/Business Check	750	Walnut Avenue
18-01048	01/07/2018 11:53:21	Protection and Security Patrols	750	Walnut Avenue
18-01786	01/11/2018 01:12:45	Protection and Security Patrols	750	Walnut Avenue
18-01842	01/11/2018 09:40:19	Protection and Security Patrols	750	Walnut Avenue
18-02425	01/13/2018 15:13:43	Building/Business Check	750	Walnut Avenue
18-02602	01/14/2018 14:28:11	Building/Business Check	750	Walnut Avenue

18-02668	01/14/2018 21:45:02	Building/Business Check	750	Walnut Avenue
18-03756	01/20/2018 03:12:58	Building/Business Check	750	Walnut Avenue
18-04136	01/23/2018 01:10:56	Building/Business Check	750	Walnut Avenue
18-04174	01/23/2018 08:46:09	Attending Meeting	750	Walnut Avenue
18-04758	01/25/2018 22:04:39	Protection and Security Patrols	750	Walnut Avenue
18-05530	01/30/2018 01:36:41	Building/Business Check	750	Walnut Avenue
18-05746	01/31/2018 00:28:36	Building/Business Check	750	Walnut Avenue
18-06063	02/01/2018 12:49:28	Alarm - Test	750	Walnut Avenue
18-06066	02/01/2018 13:21:10	Medical Assistance	750	Walnut Avenue
18-06565	02/04/2018 22:49:06	Building/Business Check	750	Walnut Avenue
18-06632	02/05/2018 10:26:07	Protection and Security Patrols	750	Walnut Avenue
18-06955	02/07/2018 00:27:44	Building/Business Check	750	Walnut Avenue
18-07234	02/08/2018 15:38:30	Protection and Security Patrols	750	Walnut Avenue
18-07304	02/09/2018 01:50:49	Protection and Security Patrols	750	Walnut Avenue
18-07904	02/12/2018 21:39:30	Building/Business Check	750	Walnut Avenue
18-07985	02/13/2018 09:42:16	Protection and Security Patrols	750	Walnut Avenue
18-08111	02/13/2018 20:46:09	Building/Business Check	750	Walnut Avenue
18-08162	02/14/2018 02:06:18	Building/Business Check	750	Walnut Avenue
18-08221	02/14/2018 10:46:44	Building/Business Check	750	Walnut Avenue
18-08411	02/15/2018 09:17:57	Building/Business Check	750	Walnut Avenue
18-08540	02/15/2018 21:18:18	Protection and Security Patrols	750	Walnut Avenue
18-08815	02/17/2018 16:46:03	Protection and Security Patrols	750	Walnut Avenue
18-08845	02/17/2018 21:58:02	Downed Wires	750	Walnut Avenue
18-09410	02/21/2018 00:03:45	Building/Business Check	750	Walnut Avenue
18-09697	02/22/2018 03:39:02	Building/Business Check	750	Walnut Avenue
18-09913	02/23/2018 02:25:46	Building/Business Check	750	Walnut Avenue
18-09958	02/23/2018 11:06:14	Building/Business Check	750	Walnut Avenue
18-10047	02/23/2018 23:23:35	Building/Business Check	750	Walnut Avenue
18-10550	02/26/2018 23:50:38	Protection and Security Patrols	750	Walnut Avenue
18-10766	02/28/2018 10:25:06	Protection and Security Patrols	750	Walnut Avenue
18-10884	02/28/2018 21:41:26	Protection and Security Patrols	750	Walnut Avenue
18-11086	03/01/2018 20:47:39	Building/Business Check	750	Walnut Avenue
18-11101	03/01/2018 23:26:45	Building/Business Check	750	Walnut Avenue
18-11576	03/04/2018 20:45:53	Protection and Security Patrols	750	Walnut Avenue
18-11635	03/05/2018 08:16:51	Motor Vehicle Stop	750	Walnut Avenue
18-12601	03/09/2018 01:45:01	Building/Business Check	750	Walnut Avenue
18-12831	03/10/2018 02:39:42	Building/Business Check	750	Walnut Avenue
18-12833	03/10/2018 03:42:07	Building/Business Check	750	Walnut Avenue
18-13148	03/12/2018 04:07:23	Building/Business Check	750	Walnut Avenue
18-13253	03/12/2018 16:55:31	Protection and Security Patrols	750	Walnut Avenue
18-13278	03/12/2018 20:14:31	Protection and Security Patrols	750	Walnut Avenue
18-14021	03/16/2018 21:28:02	Building/Business Check	750	Walnut Avenue
18-14674	03/20/2018 19:45:29	Protection and Security Patrols	750	Walnut Avenue
18-15314	03/24/2018 22:50:32	Building/Business Check	750	Walnut Avenue
18-15389	03/25/2018 15:08:26	Building/Business Check	750	Walnut Avenue
18-15496	03/26/2018 04:26:12	Building/Business Check	750	Walnut Avenue
18-15625	03/26/2018 20:32:04	Building/Business Check	750	Walnut Avenue
18-15684	03/27/2018 00:53:40	Building/Business Check	750	Walnut Avenue

18-15730	03/27/2018 08:47:49	Animal Complaint-Dead Animal	750	Walnut Avenue
18-16038	03/29/2018 10:49:51	Abandoned/False 9-1-1	750	Walnut Avenue
18-16343	03/31/2018 02:15:57	Protection and Security Patrols	750	Walnut Avenue
18-16453	04/01/2018 02:16:14	Protection and Security Patrols	750	Walnut Avenue
18-16475	04/01/2018 10:43:43	Protection and Security Patrols	750	Walnut Avenue
18-16526	04/01/2018 22:45:30	Building/Business Check	750	Walnut Avenue
18-16654	04/02/2018 22:21:17	Building/Business Check	750	Walnut Avenue
18-16825	04/03/2018 22:13:57	Assist Other Agency-Other Police	750	Walnut Avenue
18-16880	04/04/2018 10:37:24	Building/Business Check	750	Walnut Avenue
18-16929	04/04/2018 18:59:54	Building/Business Check	750	Walnut Avenue
18-16982	04/04/2018 22:49:08	Traffic Accident	750	Walnut Avenue
18-17696	04/09/2018 09:42:26	Building/Business Check	750	Walnut Avenue
18-17890	04/10/2018 02:10:13	Building/Business Check	750	Walnut Avenue
18-17985	04/10/2018 19:36:44	Criminal Mischief 2C:17-3	750	Walnut Avenue
18-18142	04/11/2018 20:39:59	Building/Business Check	750	Walnut Avenue
18-18328	04/12/2018 22:00:42	Building/Business Check	750	Walnut Avenue
18-19154	04/17/2018 19:33:50	Building/Business Check	750	Walnut Avenue
18-19375	04/19/2018 00:29:13	Protection and Security Patrols	750	Walnut Avenue
18-19562	04/19/2018 22:59:29	Building/Business Check	750	Walnut Avenue
18-19790	04/21/2018 02:02:27	Building/Business Check	750	Walnut Avenue
18-20018	04/22/2018 13:02:48	Juvenile Complaint (Non-Criminal)	750	Walnut Avenue
18-20550	04/25/2018 16:36:15	Building/Business Check	750	Walnut Avenue
18-20598	04/25/2018 22:25:39	Building/Business Check	750	Walnut Avenue
18-20753	04/26/2018 20:28:40	Building/Business Check	750	Walnut Avenue
18-20791	04/27/2018 01:41:07	Building/Business Check	750	Walnut Avenue
18-20970	04/28/2018 02:50:20	Building/Business Check	750	Walnut Avenue
18-21110	04/28/2018 19:59:57	Suspicious Motor Vehicle	750	Walnut Avenue
18-21111	04/28/2018 20:00:38	Building/Business Check	750	Walnut Avenue
18-21151	04/29/2018 01:05:59	Building/Business Check	750	Walnut Avenue
18-21499	05/01/2018 01:34:41	Protection and Security Patrols	750	Walnut Avenue
18-21970	05/03/2018 13:18:08	Building/Business Check	750	Walnut Avenue
18-22054	05/03/2018 20:25:43	Building/Business Check	750	Walnut Avenue
18-22279	05/04/2018 20:53:00	Juvenile Complaint (Non-Criminal)	750	Walnut Avenue
18-22281	05/04/2018 20:55:09	Building/Business Check	750	Walnut Avenue
18-22441	05/05/2018 21:55:54	Building/Business Check	750	Walnut Avenue
18-22563	05/06/2018 19:36:58	Building/Business Check	750	Walnut Avenue
18-22695	05/07/2018 13:01:53	Protection and Security Patrols	750	Walnut Avenue
18-23172	05/10/2018 00:58:28	Lock-Out/Motor Vehicle	750	Walnut Avenue
18-23541	05/12/2018 01:04:28	Building/Business Check	750	Walnut Avenue
18-23634	05/12/2018 20:19:15	Building/Business Check	750	Walnut Avenue
18-23797	05/14/2018 01:52:22	Building/Business Check	750	Walnut Avenue
18-23812	05/14/2018 07:28:41	Alarm – Burglar	750	Walnut Avenue
18-24348	05/16/2018 19:23:07	Protection and Security Patrols	750	Walnut Avenue
18-24393	05/17/2018 04:15:17	Alarm – Burglar	750	Walnut Avenue
18-24948	05/20/2018 13:27:21	Protection and Security Patrols	750	Walnut Avenue
18-25107	05/21/2018 11:32:36	Protection and Security Patrols	750	Walnut Avenue
18-25368	05/22/2018 17:02:24	Suspicious Incident/Act	750	Walnut Avenue
18-25554	05/23/2018 12:21:59	Building/Business Check	750	Walnut Avenue

18-25955	05/24/2018 23:34:19	Protection and Security Patrols	750	Walnut Avenue
18-26362	05/27/2018 22:01:16	Suspicious Incident/Act	750	Walnut Avenue
18-26534	05/28/2018 22:32:42	Building/Business Check	750	Walnut Avenue
18-26736	05/29/2018 22:24:57	Suspicious Motor Vehicle	750	Walnut Avenue
18-26738	05/29/2018 22:28:55	Protection and Security Patrols	750	Walnut Avenue
18-26821	05/30/2018 10:15:58	Protection and Security Patrols	750	Walnut Avenue
18-27197	06/01/2018 05:36:29	Alarm – Burglar	750	Walnut Avenue
18-27406	06/02/2018 01:42:00	Protection and Security Patrols	750	Walnut Avenue
18-27882	06/05/2018 09:58:34	Alarm – Fire	750	Walnut Avenue
18-28208	06/07/2018 02:36:55	Building/Business Check	750	Walnut Avenue
18-28281	06/07/2018 11:34:27	Protection and Security Patrols	750	Walnut Avenue
18-28381	06/07/2018 20:16:07	Building/Business Check	750	Walnut Avenue
18-28440	06/08/2018 01:28:45	Building/Business Check	750	Walnut Avenue
18-28858	06/10/2018 20:14:21	Protection and Security Patrols	750	Walnut Avenue
18-29002	06/11/2018 21:23:07	Protection and Security Patrols	750	Walnut Avenue
18-29213	06/12/2018 23:43:46	Protection and Security Patrols	750	Walnut Avenue
18-29367	06/13/2018 17:24:38	Protection and Security Patrols	750	Walnut Avenue
18-29439	06/14/2018 03:24:22	Building/Business Check	750	Walnut Avenue
18-29593	06/14/2018 16:46:55	Protection and Security Patrols	750	Walnut Avenue
18-29682	06/14/2018 23:05:59	Building/Business Check	750	Walnut Avenue
18-29825	06/15/2018 16:40:51	Traffic Accident - No Injury	750	Walnut Avenue
18-29864	06/15/2018 22:11:57	Building/Business Check	750	Walnut Avenue
18-29914	06/16/2018 08:26:28	Suspicious Motor Vehicle	750	Walnut Avenue
18-30028	06/16/2018 20:28:34	Protection and Security Patrols	750	Walnut Avenue
18-30212	06/18/2018 01:53:59	Protection and Security Patrols	750	Walnut Avenue
18-30676	06/20/2018 15:28:08	Protection and Security Patrols	750	Walnut Avenue
18-30836	06/21/2018 14:14:38	Building/Business Check	750	Walnut Avenue
18-30892	06/21/2018 20:03:05	Building/Business Check	750	Walnut Avenue
18-31023	06/22/2018 12:51:07	Building/Business Check	750	Walnut Avenue
18-31117	06/22/2018 22:44:02	Protection and Security Patrols	750	Walnut Avenue
18-31167	06/23/2018 08:50:50	Protection and Security Patrols	750	Walnut Avenue
18-31213	06/23/2018 14:47:36	Protection and Security Patrols	750	Walnut Avenue
18-31236	06/23/2018 17:48:08	Alarm – Burglar	750	Walnut Avenue
18-31263	06/23/2018 22:31:36	Suspicious Incident/Act	750	Walnut Avenue
18-31468	06/25/2018 07:39:48	Protection and Security Patrols	750	Walnut Avenue
18-31622	06/26/2018 01:09:59	Protection and Security Patrols	750	Walnut Avenue
18-31854	06/27/2018 02:03:08	Protection and Security Patrols	750	Walnut Avenue
18-31978	06/27/2018 21:14:13	Protection and Security Patrols	750	Walnut Avenue
18-32050	06/28/2018 11:54:21	Protection and Security Patrols	750	Walnut Avenue
18-32065	06/28/2018 13:42:36	Protection and Security Patrols	750	Walnut Avenue
18-32171	06/29/2018 00:22:51	Building/Business Check	750	Walnut Avenue
18-32234	06/29/2018 10:42:03	Protection and Security Patrols	750	Walnut Avenue
18-32295	06/29/2018 16:44:54	Protection and Security Patrols	750	Walnut Avenue
18-32370	06/30/2018 02:29:38	Building/Business Check	750	Walnut Avenue
18-32384	06/30/2018 07:47:11	Protection and Security Patrols	750	Walnut Avenue
18-32449	06/30/2018 17:00:55	Protection and Security Patrols	750	Walnut Avenue
18-32528	07/01/2018 07:33:06	Building/Business Check	750	Walnut Avenue
18-32622	07/01/2018 19:16:51	Protection and Security Patrols	750	Walnut Avenue

18-32632	07/01/2018 20:36:08	Suspicious Person	750	Walnut Avenue
18-32928	07/03/2018 13:08:30	Parking Complaint	750	Walnut Avenue
18-33223	07/05/2018 09:34:36	Parking Complaint	750	Walnut Avenue
18-33330	07/05/2018 20:05:13	Protection and Security Patrols	750	Walnut Avenue
18-33334	07/05/2018 20:28:45	Building/Business Check	750	Walnut Avenue
18-33503	07/06/2018 22:25:08	Building/Business Check	750	Walnut Avenue
18-33563	07/07/2018 03:55:22	Building/Business Check	750	Walnut Avenue
18-33634	07/07/2018 15:55:35	Protection and Security Patrols	750	Walnut Avenue
18-33754	07/08/2018 11:35:01	Protection and Security Patrols	750	Walnut Avenue
18-33846	07/08/2018 23:16:33	Suspicious Motor Vehicle	750	Walnut Avenue
18-33848	07/08/2018 23:20:42	Building/Business Check	750	Walnut Avenue
18-33969	07/09/2018 16:59:06	Protection and Security Patrols	750	Walnut Avenue
18-34071	07/10/2018 07:49:37	Protection and Security Patrols	750	Walnut Avenue
18-34228	07/11/2018 08:44:39	Protection and Security Patrols	750	Walnut Avenue
18-34395	07/12/2018 11:41:32	Protection and Security Patrols	750	Walnut Avenue
18-34570	07/13/2018 09:13:32	Protection and Security Patrols	750	Walnut Avenue
18-34646	07/13/2018 20:07:05	Suspicious Incident/Act	750	Walnut Avenue
18-34830	07/15/2018 08:20:53	Protection and Security Patrols	750	Walnut Avenue
18-34852	07/15/2018 14:12:24	Suspicious Motor Vehicle	750	Walnut Avenue
18-34887	07/15/2018 18:53:57	Building/Business Check	750	Walnut Avenue
18-35066	07/16/2018 23:33:57	Building/Business Check	750	Walnut Avenue
18-35096	07/16/2018 23:26:21	Suspicious Motor Vehicle	750	Walnut Avenue
18-35281	07/18/2018 04:11:47	Building/Business Check	750	Walnut Avenue
18-35301	07/18/2018 08:35:56	Protection and Security Patrols	750	Walnut Avenue
18-35513	07/19/2018 08:16:04	Protection and Security Patrols	750	Walnut Avenue
18-35652	07/19/2018 19:52:13	Protection and Security Patrols	750	Walnut Avenue
18-35733	07/20/2018 03:13:03	Protection and Security Patrols	750	Walnut Avenue
18-35775	07/20/2018 10:05:42	Protection and Security Patrols	750	Walnut Avenue
18-35844	07/20/2018 18:42:12	Parking Complaint	750	Walnut Avenue
18-35868	07/20/2018 22:50:12	Protection and Security Patrols	750	Walnut Avenue
18-35911	07/21/2018 08:56:58	Protection and Security Patrols	750	Walnut Avenue
18-35989	07/22/2018 00:39:20	Protection and Security Patrols	750	Walnut Avenue
18-36021	07/22/2018 09:28:18	Building/Business Check	750	Walnut Avenue
18-36086	07/22/2018 19:46:11	Building/Business Check	750	Walnut Avenue
18-36142	07/23/2018 07:00:22	Alarm – Burglar	750	Walnut Avenue
18-36147	07/23/2018 08:20:36	Building/Business Check	750	Walnut Avenue
18-36269	07/23/2018 19:48:14	Building/Business Check	750	Walnut Avenue
18-36370	07/24/2018 10:09:54	Building/Business Check	750	Walnut Avenue
18-36433	07/24/2018 16:18:35	Building/Business Check	750	Walnut Avenue
18-36588	07/25/2018 11:09:35	Building/Business Check	750	Walnut Avenue
18-36625	07/25/2018 16:28:53	Building/Business Check	750	Walnut Avenue
18-36672	07/25/2018 22:21:31	Protection and Security Patrols	750	Walnut Avenue
18-36705	07/26/2018 07:10:12	Alarm – Burglar	750	Walnut Avenue
18-36805	07/26/2018 21:57:44	Building/Business Check	750	Walnut Avenue
18-36903	07/27/2018 12:27:31	Protection and Security Patrols	750	Walnut Avenue
18-37082	07/28/2018 15:49:50	Protection and Security Patrols	750	Walnut Avenue
18-37181	07/29/2018 14:40:45	Protection and Security Patrols	750	Walnut Avenue
18-37253	07/30/2018 00:56:57	Protection and Security Patrols	750	Walnut Avenue

18-37373	07/30/2018 19:15:08	Building/Business Check	750	Walnut Avenue
18-37439	07/31/2018 03:28:20	Building/Business Check	750	Walnut Avenue
18-37472	07/31/2018 09:11:17	Protection and Security Patrols	750	Walnut Avenue
18-37647	08/01/2018 01:28:59	Building/Business Check	750	Walnut Avenue
18-37744	08/01/2018 14:34:45	Protection and Security Patrols	750	Walnut Avenue
18-37839	08/01/2018 23:52:43	Building/Business Check	750	Walnut Avenue
18-37966	08/02/2018 20:46:12	Building/Business Check	750	Walnut Avenue
18-38034	08/03/2018 09:21:17	Protection and Security Patrols	750	Walnut Avenue
18-38120	08/03/2018 20:45:28	Suspicious Person - Juvenile	750	Walnut Avenue
18-38124	08/03/2018 20:53:20	Protection and Security Patrols	750	Walnut Avenue
18-38212	08/04/2018 12:28:10	Protection and Security Patrols	750	Walnut Avenue
18-38267	08/04/2018 22:46:05	Protection and Security Patrols	750	Walnut Avenue
18-38313	08/05/2018 10:10:10	Protection and Security Patrols	750	Walnut Avenue
18-38374	08/05/2018 22:26:11	Suspicious Motor Vehicle	750	Walnut Avenue
18-38377	08/05/2018 22:33:21	Protection and Security Patrols	750	Walnut Avenue
18-38492	08/06/2018 23:34:17	Protection and Security Patrols	750	Walnut Avenue
18-38506	08/07/2018 00:51:13	Medical Assistance	750	Walnut Avenue
18-38624	08/07/2018 15:17:32	Building/Business Check	750	Walnut Avenue
18-38680	08/07/2018 22:28:12	Building/Business Check	750	Walnut Avenue
18-38760	08/08/2018 12:50:03	Building/Business Check	750	Walnut Avenue
18-38786	08/08/2018 15:28:45	Building/Business Check	750	Walnut Avenue
18-38907	08/09/2018 09:17:59	Protection and Security Patrols	750	Walnut Avenue
18-39006	08/09/2018 15:39:31	Building/Business Check	750	Walnut Avenue
18-39123	08/10/2018 02:03:41	Building/Business Check	750	Walnut Avenue
18-39149	08/10/2018 07:51:44	Building/Business Check	750	Walnut Avenue
18-39183	08/10/2018 11:27:02	Building/Business Check	750	Walnut Avenue
18-39301	08/10/2018 22:25:53	Building/Business Check	750	Walnut Avenue
18-39471	08/12/2018 10:23:38	Disabled Motor Vehicle	750	Walnut Avenue
18-39609	08/13/2018 07:56:19	Protection and Security Patrols	750	Walnut Avenue
18-39652	08/13/2018 12:30:17	Protection and Security Patrols	750	Walnut Avenue
18-39909	08/15/2018 00:24:30	Building/Business Check	750	Walnut Avenue
18-39949	08/15/2018 10:16:54	Building/Business Check	750	Walnut Avenue
18-40050	08/15/2018 20:47:34	Building/Business Check	750	Walnut Avenue
18-40084	08/16/2018 00:46:03	Building/Business Check	750	Walnut Avenue
18-40440	08/17/2018 20:21:27	Building/Business Check	750	Walnut Avenue
18-40474	08/18/2018 00:44:16	Building/Business Check	750	Walnut Avenue
18-40635	08/19/2018 08:42:59	Protection and Security Patrols	750	Walnut Avenue
18-40728	08/19/2018 22:50:52	Building/Business Check	750	Walnut Avenue
18-40755	08/20/2018 07:43:40	Protection and Security Patrols	750	Walnut Avenue
18-40904	08/20/2018 23:22:52	Protection and Security Patrols	750	Walnut Avenue
18-41064	08/22/2018 00:14:20	Protection and Security Patrols	750	Walnut Avenue
18-41254	08/23/2018 01:19:03	Protection and Security Patrols	750	Walnut Avenue
18-41311	08/23/2018 12:49:21	Building/Business Check	750	Walnut Avenue
18-41422	08/23/2018 22:44:25	Building/Business Check	750	Walnut Avenue
18-41436	08/24/2018 00:57:29	Building/Business Check	750	Walnut Avenue
18-41449	08/24/2018 02:59:59	Building/Business Check	750	Walnut Avenue
18-41474	08/24/2018 09:19:13	Parking Complaint	750	Walnut Avenue
18-41566	08/24/2018 20:17:43	Building/Business Check	750	Walnut Avenue

18-41623	08/25/2018 09:27:05	Building/Business Check	750	Walnut Avenue
18-41801	08/26/2018 07:42:12	Protection and Security Patrols	750	Walnut Avenue
18-41843	08/26/2018 15:21:35	Protection and Security Patrols	750	Walnut Avenue
18-41898	08/27/2018 00:41:15	Building/Business Check	750	Walnut Avenue
18-42395	08/29/2018 23:33:56	Protection and Security Patrols	750	Walnut Avenue
18-42599	08/31/2018 09:48:33	Protection and Security Patrols	750	Walnut Avenue
18-42710	09/01/2018 01:53:00	Building/Business Check	750	Walnut Avenue
18-42773	09/01/2018 16:31:32	Building/Business Check	750	Walnut Avenue
18-42821	09/01/2018 21:41:52	Suspicious Person - Juvenile	750	Walnut Avenue
18-42823	09/01/2018 21:44:54	Building/Business Check	750	Walnut Avenue
18-42877	09/02/2018 04:04:17	Building/Business Check	750	Walnut Avenue
18-42933	09/02/2018 16:31:39	Protection and Security Patrols	750	Walnut Avenue
18-43011	09/03/2018 10:07:29	Building/Business Check	750	Walnut Avenue
18-43078	09/04/2018 03:03:57	Building/Business Check	750	Walnut Avenue
18-43300	09/05/2018 05:10:53	Suspicious Motor Vehicle	750	Walnut Avenue
18-43440	09/06/2018 01:07:40	Protection and Security Patrols	750	Walnut Avenue
18-43762	09/06/2018 21:29:04	Protection and Security Patrols	750	Walnut Avenue
18-44019	09/09/2018 02:33:51	Building/Business Check	750	Walnut Avenue
18-44071	09/09/2018 15:29:19	Protection and Security Patrols	750	Walnut Avenue
18-44131	09/09/2018 22:06:17	Building/Business Check	750	Walnut Avenue
18-44147	09/09/2018 23:53:57	Building/Business Check	750	Walnut Avenue
18-44199	09/10/2018 11:10:57	Building/Business Check	750	Walnut Avenue
18-44300	09/11/2018 00:39:43	Building/Business Check	750	Walnut Avenue
18-44570	09/12/2018 10:13:39	Protection and Security Patrols	750	Walnut Avenue
18-44667	09/12/2018 20:25:13	Protection and Security Patrols	750	Walnut Avenue
18-44784	09/13/2018 09:16:35	Protection and Security Patrols	750	Walnut Avenue
18-44869	09/13/2018 21:19:04	Protection and Security Patrols	750	Walnut Avenue
18-44957	09/14/2018 09:08:28	Protection and Security Patrols	750	Walnut Avenue
18-45158	09/15/2018 11:59:04	Protection and Security Patrols	750	Walnut Avenue
18-45328	09/16/2018 14:52:35	Protection and Security Patrols	750	Walnut Avenue
18-45469	09/17/2018 11:00:15	Protection and Security Patrols	750	Walnut Avenue
18-45572	09/17/2018 22:13:40	Building/Business Check	750	Walnut Avenue
18-45753	09/18/2018 21:48:04	Building/Business Check	750	Walnut Avenue
18-45902	09/20/2018 04:08:44	Building/Business Check	750	Walnut Avenue
18-45968	09/20/2018 12:22:56	Protection and Security Patrols	750	Walnut Avenue
18-46044	09/20/2018 19:49:19	Protection and Security Patrols	750	Walnut Avenue
18-46281	09/21/2018 23:09:26	Protection and Security Patrols	750	Walnut Avenue
18-46376	09/22/2018 14:49:24	Protection and Security Patrols	750	Walnut Avenue
18-46441	09/22/2018 22:06:34	Sexual Assault 2C:14-2b	750	Walnut Avenue
18-46665	09/24/2018 16:44:06	Protection and Security Patrols	750	Walnut Avenue
18-46695	09/24/2018 22:57:50	Building/Business Check	750	Walnut Avenue
18-46881	09/26/2018 01:20:47	Protection and Security Patrols	750	Walnut Avenue
18-47047	09/26/2018 22:25:48	Building/Business Check	750	Walnut Avenue
18-47278	09/27/2018 22:04:33	Medical Assistance	750	Walnut Avenue
18-47326	09/28/2018 08:55:05	Protection and Security Patrols	750	Walnut Avenue
18-47440	09/29/2018 00:29:45	Protection and Security Patrols	750	Walnut Avenue
18-47489	09/29/2018 09:37:06	Protection and Security Patrols	750	Walnut Avenue
18-47633	09/30/2018 07:57:38	Protection and Security Patrols	750	Walnut Avenue

18-47780	10/01/2018 10:14:56	Protection and Security Patrols	750	Walnut Avenue
18-47923	10/02/2018 09:08:28	Protection and Security Patrols	750	Walnut Avenue
18-48099	10/03/2018 01:43:12	Building/Business Check	750	Walnut Avenue
18-48173	10/03/2018 10:59:44	Building/Business Check	750	Walnut Avenue
18-48341	10/04/2018 09:14:31	Protection and Security Patrols	750	Walnut Avenue
18-48424	10/04/2018 17:21:34	Protection and Security Patrols	750	Walnut Avenue
18-48469	10/04/2018 23:44:54	Protection and Security Patrols	750	Walnut Avenue
18-48582	10/05/2018 16:51:06	Protection and Security Patrols	750	Walnut Avenue
18-48701	10/06/2018 11:34:51	Protection and Security Patrols	750	Walnut Avenue
18-48783	10/07/2018 11:23:27	Protection and Security Patrols	750	Walnut Avenue
18-48890	10/08/2018 01:24:37	Protection and Security Patrols	750	Walnut Avenue
18-49013	10/08/2018 17:48:32	Unwanted Person	750	Walnut Avenue
18-49094	10/09/2018 03:15:10	Protection and Security Patrols	750	Walnut Avenue
18-49098	10/09/2018 05:17:19	Alarm – Burglar	750	Walnut Avenue
18-49297	10/10/2018 04:56:28	Alarm – Burglar	750	Walnut Avenue
18-49353	10/10/2018 11:18:44	Building/Business Check	750	Walnut Avenue
18-49355	10/10/2018 11:33:01	Alarm – Fire	750	Walnut Avenue
18-49520	10/11/2018 02:23:10	Building/Business Check	750	Walnut Avenue
18-49569	10/11/2018 09:33:22	Alarm - Test	750	Walnut Avenue
18-49615	10/11/2018 13:24:51	Protection and Security Patrols	750	Walnut Avenue
18-49686	10/11/2018 19:59:45	Protection and Security Patrols	750	Walnut Avenue
18-49805	10/12/2018 13:54:40	Building/Business Check	750	Walnut Avenue
18-49912	10/13/2018 00:55:24	Protection and Security Patrols	750	Walnut Avenue
18-49985	10/13/2018 16:01:20	Protection and Security Patrols	750	Walnut Avenue
18-50054	10/14/2018 00:08:16	Protection and Security Patrols	750	Walnut Avenue
18-50271	10/15/2018 09:25:30	Protection and Security Patrols	750	Walnut Avenue
18-50422	10/16/2018 02:43:26	Protection and Security Patrols	750	Walnut Avenue
18-50484	10/16/2018 11:36:33	Protection and Security Patrols	750	Walnut Avenue
18-50665	10/17/2018 00:35:32	Protection and Security Patrols	750	Walnut Avenue
18-50705	10/17/2018 08:45:57	Protection and Security Patrols	750	Walnut Avenue
18-50709	10/17/2018 09:02:07	Motor Vehicle Stop	750	Walnut Avenue
18-50856	10/18/2018 01:39:40	Protection and Security Patrols	750	Walnut Avenue
18-50915	10/18/2018 10:25:41	Motor Vehicle Stop	750	Walnut Avenue
18-51175	10/19/2018 19:47:56	Protection and Security Patrols	750	Walnut Avenue
18-51333	10/20/2018 22:39:41	Medical Assistance	750	Walnut Avenue
18-51337	10/20/2018 23:01:38	Building/Business Check	750	Walnut Avenue
18-51374	10/21/2018 09:20:44	Protection and Security Patrols	750	Walnut Avenue
18-51427	10/21/2018 16:57:57	Protection and Security Patrols	750	Walnut Avenue
18-51469	10/22/2018 02:13:06	Building/Business Check	750	Walnut Avenue
18-51502	10/22/2018 08:43:31	Suspicious Person	750	Walnut Avenue
18-51655	10/23/2018 00:34:11	Protection and Security Patrols	750	Walnut Avenue
18-51675	10/23/2018 07:43:53	Protection and Security Patrols	750	Walnut Avenue
18-52111	10/24/2018 20:43:06	Protection and Security Patrols	750	Walnut Avenue
18-52377	10/26/2018 01:33:02	Protection and Security Patrols	750	Walnut Avenue
18-52460	10/26/2018 15:24:19	Protection and Security Patrols	750	Walnut Avenue
18-52542	10/27/2018 02:12:46	Suspicious Motor Vehicle	750	Walnut Avenue
18-52757	10/28/2018 21:45:07	Building/Business Check	750	Walnut Avenue
18-52861	10/29/2018 12:01:21	Protection and Security Patrols	750	Walnut Avenue

18-52934	10/29/2018 19:26:34	Building/Business Check	750	Walnut Avenue
18-53167	10/30/2018 21:29:41	Protection and Security Patrols	750	Walnut Avenue
18-53698	11/02/2018 16:16:18	Protection and Security Patrols	750	Walnut Avenue
18-53786	11/03/2018 10:59:07	Protection and Security Patrols	750	Walnut Avenue
18-53834	11/03/2018 20:00:37	Building/Business Check	750	Walnut Avenue
18-53917	11/04/2018 11:06:37	Protection and Security Patrols	750	Walnut Avenue
18-53978	11/04/2018 23:18:15	Building/Business Check	750	Walnut Avenue
18-54203	11/06/2018 00:46:25	Building/Business Check	750	Walnut Avenue
18-54240	11/06/2018 08:05:07	Protection and Security Patrols	750	Walnut Avenue
18-54319	11/06/2018 15:08:47	Protection and Security Patrols	750	Walnut Avenue
18-54403	11/06/2018 22:44:09	Building/Business Check	750	Walnut Avenue
18-54610	11/07/2018 23:46:07	Protection and Security Patrols	750	Walnut Avenue
18-55100	11/11/2018 02:53:52	Protection and Security Patrols	750	Walnut Avenue
18-55125	11/11/2018 10:11:09	Building/Business Check	750	Walnut Avenue
18-55156	11/11/2018 16:43:25	Protection and Security Patrols	750	Walnut Avenue
18-55206	11/12/2018 01:30:20	Building/Business Check	750	Walnut Avenue
18-55388	11/13/2018 00:00:18	Building/Business Check	750	Walnut Avenue
18-55620	11/13/2018 23:56:07	Building/Business Check	750	Walnut Avenue
18-55635	11/14/2018 01:54:37	Building/Business Check	750	Walnut Avenue
18-55762	11/14/2018 16:42:04	Building/Business Check	750	Walnut Avenue
18-55763	11/14/2018 16:42:37	Protection and Security Patrols	750	Walnut Avenue
18-55943	11/15/2018 12:17:02	Protection and Security Patrols	750	Walnut Avenue
18-56481	11/18/2018 12:38:19	Protection and Security Patrols	750	Walnut Avenue
18-56536	11/18/2018 23:47:27	Protection and Security Patrols	750	Walnut Avenue
18-56613	11/19/2018 10:51:32	Protection and Security Patrols	750	Walnut Avenue
18-56714	11/19/2018 19:14:19	Building/Business Check	750	Walnut Avenue
18-56827	11/20/2018 14:25:48	Protection and Security Patrols	750	Walnut Avenue
18-56858	11/20/2018 16:55:02	Protection and Security Patrols	750	Walnut Avenue
18-56872	11/20/2018 18:56:53	Protection and Security Patrols	750	Walnut Avenue
18-57281	11/23/2018 20:17:58	Protection and Security Patrols	750	Walnut Avenue
18-57352	11/24/2018 09:53:14	Protection and Security Patrols	750	Walnut Avenue
18-57695	11/26/2018 21:59:20	Protection and Security Patrols	750	Walnut Avenue
18-57766	11/27/2018 10:21:00	Protection and Security Patrols	750	Walnut Avenue
18-57842	11/27/2018 16:22:38	Protection and Security Patrols	750	Walnut Avenue
18-57915	11/28/2018 01:23:09	Building/Business Check	750	Walnut Avenue
18-58143	11/29/2018 01:37:07	Building/Business Check	750	Walnut Avenue
18-58312	11/30/2018 01:52:48	Building/Business Check	750	Walnut Avenue
18-58388	11/30/2018 12:43:50	Protection and Security Patrols	750	Walnut Avenue
18-58741	12/02/2018 20:32:32	Protection and Security Patrols	750	Walnut Avenue
18-58826	12/03/2018 09:23:28	Protection and Security Patrols	750	Walnut Avenue
18-58961	12/03/2018 22:29:05	Protection and Security Patrols	750	Walnut Avenue
18-59035	12/04/2018 09:07:22	Protection and Security Patrols	750	Walnut Avenue
18-59121	12/04/2018 19:49:24	Protection and Security Patrols	750	Walnut Avenue
18-59154	12/05/2018 01:17:38	Protection and Security Patrols	750	Walnut Avenue
18-59316	12/05/2018 22:54:02	Disturbing the Peace	750	Walnut Avenue
18-59415	12/06/2018 13:31:16	Protection and Security Patrols	750	Walnut Avenue
18-59512	12/07/2018 03:25:24	Building/Business Check	750	Walnut Avenue
18-59668	12/07/2018 20:42:57	Protection and Security Patrols	750	Walnut Avenue

18-59816	12/08/2018 23:52:46	Protection and Security Patrols	750	Walnut Avenue
18-59967	12/10/2018 01:45:36	Protection and Security Patrols	750	Walnut Avenue
18-60017	12/10/2018 09:37:16	Protection and Security Patrols	750	Walnut Avenue
18-60111	12/10/2018 20:52:55	Protection and Security Patrols	750	Walnut Avenue
18-60133	12/10/2018 22:42:04	Protection and Security Patrols	750	Walnut Avenue
18-60289	12/11/2018 20:41:57	Protection and Security Patrols	750	Walnut Avenue
18-60355	12/12/2018 09:06:10	Protection and Security Patrols	750	Walnut Avenue
18-60479	12/12/2018 22:35:51	Protection and Security Patrols	750	Walnut Avenue
18-60549	12/13/2018 10:06:06	Protection and Security Patrols	750	Walnut Avenue
18-60674	12/14/2018 03:08:31	Protection and Security Patrols	750	Walnut Avenue
18-60728	12/14/2018 09:59:49	Protection and Security Patrols	750	Walnut Avenue
18-60824	12/14/2018 20:03:56	Building/Business Check	750	Walnut Avenue
18-60925	12/15/2018 16:23:36	Protection and Security Patrols	750	Walnut Avenue
18-61053	12/16/2018 10:29:10	Protection and Security Patrols	750	Walnut Avenue
18-61055	12/16/2018 11:20:49	Protection and Security Patrols	750	Walnut Avenue
18-61104	12/16/2018 21:53:34	Protection and Security Patrols	750	Walnut Avenue
18-61367	12/18/2018 10:51:20	Protection and Security Patrols	750	Walnut Avenue
18-61733	12/20/2018 10:51:42	Protection and Security Patrols	750	Walnut Avenue
18-61828	12/20/2018 23:52:32	Protection and Security Patrols	750	Walnut Avenue
18-62083	12/22/2018 18:54:29	Protection and Security Patrols	750	Walnut Avenue
18-62158	12/23/2018 10:24:09	Protection and Security Patrols	750	Walnut Avenue
18-62168	12/23/2018 13:06:13	Protection and Security Patrols	750	Walnut Avenue
18-62299	12/24/2018 12:46:45	Building/Business Check	750	Walnut Avenue
18-62379	12/25/2018 04:39:38	Protection and Security Patrols	750	Walnut Avenue
18-62411	12/25/2018 13:21:31	Protection and Security Patrols	750	Walnut Avenue
18-62481	12/26/2018 10:11:05	Protection and Security Patrols	750	Walnut Avenue
18-62709	12/28/2018 00:22:20	Protection and Security Patrols	750	Walnut Avenue
18-62860	12/29/2018 07:53:30	Protection and Security Patrols	750	Walnut Avenue
18-62938	12/29/2018 22:15:01	Protection and Security Patrols	750	Walnut Avenue
18-63001	12/30/2018 15:51:13	Protection and Security Patrols	750	Walnut Avenue
18-63047	12/30/2018 23:35:21	Building/Business Check	750	Walnut Avenue
18-63094	12/31/2018 11:54:31	Protection and Security Patrols	750	Walnut Avenue
18-63123	12/31/2018 17:29:29	Alarm – Burglar	750	Walnut Avenue
18-63137	12/31/2018 20:04:34	Alarm – Burglar	750	Walnut Avenue
19-00003	01/01/2019 00:22:00	Building/Business Check	750	Walnut Avenue
19-00004	01/01/2019 00:23:32	Protection and Security Patrols	750	Walnut Avenue
19-00060	01/01/2019 11:09:19	Protection and Security Patrols	750	Walnut Avenue
19-00091	01/01/2019 18:46:38	Suspicious Motor Vehicle	750	Walnut Avenue
19-00096	01/01/2019 19:11:54	Building/Business Check	750	Walnut Avenue
19-00176	01/02/2019 09:05:37	Protection and Security Patrols	750	Walnut Avenue
19-00329	01/02/2019 21:24:38	Protection and Security Patrols	750	Walnut Avenue
19-00410	01/03/2019 08:37:15	Protection and Security Patrols	750	Walnut Avenue
19-00421	01/03/2019 09:40:34	Protection and Security Patrols	750	Walnut Avenue
19-00599	01/03/2019 23:24:13	Protection and Security Patrols	750	Walnut Avenue
19-00719	01/04/2019 13:24:44	Protection and Security Patrols	750	Walnut Avenue
19-00842	01/05/2019 01:07:29	Building/Business Check	750	Walnut Avenue
19-00867	01/05/2019 10:44:58	Protection and Security Patrols	750	Walnut Avenue
19-00874	01/05/2019 11:15:07	Protection and Security Patrols	750	Walnut Avenue

19-00900	01/05/2019 15:08:22	Protection and Security Patrols	750	Walnut Avenue
19-01047	01/06/2019 18:35:24	Building/Business Check	750	Walnut Avenue
19-01308	01/08/2019 01:39:05	Protection and Security Patrols	750	Walnut Avenue
19-01344	01/08/2019 08:57:56	Building/Business Check	750	Walnut Avenue
19-01565	01/09/2019 10:03:41	Building/Business Check	750	Walnut Avenue
19-01681	01/09/2019 21:13:25	Building/Business Check	750	Walnut Avenue
19-01825	01/10/2019 11:56:33	Protection and Security Patrols	750	Walnut Avenue
19-01953	01/11/2019 00:22:19	Protection and Security Patrols	750	Walnut Avenue
19-02088	01/11/2019 15:44:42	Protection and Security Patrols	750	Walnut Avenue
19-02181	01/12/2019 08:01:10	Protection and Security Patrols	750	Walnut Avenue
19-02353	01/13/2019 08:31:16	Protection and Security Patrols	750	Walnut Avenue
19-02370	01/13/2019 10:30:26	Protection and Security Patrols	750	Walnut Avenue
19-02463	01/14/2019 02:38:07	Protection and Security Patrols	750	Walnut Avenue
19-02508	01/14/2019 10:26:55	Building/Business Check	750	Walnut Avenue
19-02598	01/14/2019 23:11:55	Building/Business Check	750	Walnut Avenue
19-02832	01/16/2019 01:34:02	Building/Business Check	750	Walnut Avenue
19-02894	01/16/2019 09:37:41	Building/Business Check	750	Walnut Avenue
19-03045	01/16/2019 22:51:39	Protection and Security Patrols	750	Walnut Avenue
19-03201	01/17/2019 20:02:25	Protection and Security Patrols	750	Walnut Avenue
19-03225	01/17/2019 22:55:09	Protection and Security Patrols	750	Walnut Avenue
19-03227	01/17/2019 22:59:34	Police Information/General	750	Walnut Avenue
19-03278	01/18/2019 08:44:06	Protection and Security Patrols	750	Walnut Avenue
19-03435	01/18/2019 22:23:26	Protection and Security Patrols	750	Walnut Avenue
19-03599	01/19/2019 15:28:59	Protection and Security Patrols	750	Walnut Avenue
19-03603	01/19/2019 16:35:06	Traffic Accident	750	Walnut Avenue
19-03675	01/20/2019 09:05:52	Protection and Security Patrols	750	Walnut Avenue
19-03740	01/20/2019 17:13:13	Protection and Security Patrols	750	Walnut Avenue
19-03756	01/20/2019 19:14:39	Protection and Security Patrols	750	Walnut Avenue
19-03798	01/21/2019 04:32:04	Alarm – Burglar	750	Walnut Avenue
19-03844	01/21/2019 13:15:59	Building/Business Check	750	Walnut Avenue
19-03906	01/21/2019 23:20:41	Protection and Security Patrols	750	Walnut Avenue
19-03941	01/22/2019 02:29:47	Building/Business Check	750	Walnut Avenue
19-04096	01/22/2019 21:20:20	Protection and Security Patrols	750	Walnut Avenue
19-04221	01/23/2019 11:47:34	Protection and Security Patrols	750	Walnut Avenue
19-04365	01/24/2019 00:19:23	Building/Business Check	750	Walnut Avenue
19-04413	01/24/2019 09:25:12	Protection and Security Patrols	750	Walnut Avenue
19-04432	01/24/2019 10:32:30	Tree Limb down	750	Walnut Avenue
19-04438	01/24/2019 11:21:34	Protection and Security Patrols	750	Walnut Avenue
19-04508	01/24/2019 16:11:17	Building/Business Check	750	Walnut Avenue
19-04984	01/27/2019 14:30:17	Protection and Security Patrols	750	Walnut Avenue
19-05469	01/30/2019 01:26:18	Protection and Security Patrols	750	Walnut Avenue
19-05513	01/30/2019 08:12:56	Fire Call/Odor of Gas	750	Walnut Avenue
19-05649	01/30/2019 23:21:58	Protection and Security Patrols	750	Walnut Avenue
19-05823	01/31/2019 19:45:17	Protection and Security Patrols	750	Walnut Avenue
19-06305	02/03/2019 20:09:57	Protection and Security Patrols	750	Walnut Avenue
19-06571	02/04/2019 23:44:35	Protection and Security Patrols	750	Walnut Avenue
19-06929	02/06/2019 16:12:37	Protection and Security Patrols	750	Walnut Avenue
19-07005	02/06/2019 22:38:32	Protection and Security Patrols	750	Walnut Avenue

19-07221	02/07/2019 23:33:04	Protection and Security Patrols	750	Walnut Avenue
19-07253	02/08/2019 02:32:06	Protection and Security Patrols	750	Walnut Avenue
19-07534	02/09/2019 13:33:49	Protection and Security Patrols	750	Walnut Avenue
19-07798	02/11/2019 08:30:37	Protection and Security Patrols	750	Walnut Avenue
19-07799	02/11/2019 08:31:26	Medical Assistance	750	Walnut Avenue
19-07970	02/11/2019 22:50:11	Protection and Security Patrols	750	Walnut Avenue
19-08056	02/12/2019 14:41:29	Protection and Security Patrols	750	Walnut Avenue
19-08087	02/12/2019 21:54:02	Protection and Security Patrols	750	Walnut Avenue
19-08187	02/13/2019 13:22:39	Abandoned/False 9-1-1	750	Walnut Avenue
19-08410	02/14/2019 11:47:52	Protection and Security Patrols	750	Walnut Avenue
19-08471	02/14/2019 16:31:39	Protection and Security Patrols	750	Walnut Avenue
19-08509	02/14/2019 20:11:25	Protection and Security Patrols	750	Walnut Avenue
19-08559	02/15/2019 01:18:51	Protection and Security Patrols	750	Walnut Avenue
19-09217	02/18/2019 18:57:32	Motor Vehicle Stop	750	Walnut Avenue
19-09286	02/19/2019 00:17:22	Protection and Security Patrols	750	Walnut Avenue
19-09298	02/19/2019 04:01:00	Lock-Out/Motor Vehicle	750	Walnut Avenue
19-09461	02/19/2019 22:42:38	Protection and Security Patrols	750	Walnut Avenue
19-09536	02/20/2019 09:40:45	Protection and Security Patrols	750	Walnut Avenue
19-09614	02/20/2019 14:00:27	Protection and Security Patrols	750	Walnut Avenue
19-09819	02/21/2019 13:15:34	Protection and Security Patrols	750	Walnut Avenue
19-09944	02/21/2019 23:47:53	Protection and Security Patrols	750	Walnut Avenue
19-10170	02/23/2019 10:17:13	Building/Business Check	750	Walnut Avenue
19-10221	02/23/2019 15:44:01	Building/Business Check	750	Walnut Avenue
19-10277	02/23/2019 22:41:27	Protection and Security Patrols	750	Walnut Avenue
19-10378	02/24/2019 15:59:16	Protection and Security Patrols	750	Walnut Avenue
19-10550	02/25/2019 10:57:25	Alarm – Fire	750	Walnut Avenue
19-10639	02/25/2019 16:30:52	Protection and Security Patrols	750	Walnut Avenue
19-10764	02/26/2019 03:14:15	Protection and Security Patrols	750	Walnut Avenue
19-10984	02/27/2019 00:05:36	Building/Business Check	750	Walnut Avenue
19-11000	02/27/2019 00:58:27	Building/Business Check	750	Walnut Avenue
19-11185	02/27/2019 16:26:20	Protection and Security Patrols	750	Walnut Avenue
19-11245	02/27/2019 21:19:52	Protection and Security Patrols	750	Walnut Avenue
19-11473	02/28/2019 20:15:32	Protection and Security Patrols	750	Walnut Avenue
19-11507	02/28/2019 23:44:11	Protection and Security Patrols	750	Walnut Avenue
19-11522	03/01/2019 01:12:58	Notification Request	750	Walnut Avenue
19-11570	03/01/2019 08:46:36	Protection and Security Patrols	750	Walnut Avenue
19-11708	03/01/2019 20:40:37	Protection and Security Patrols	750	Walnut Avenue
19-11785	03/02/2019 09:46:41	Protection and Security Patrols	750	Walnut Avenue
19-11923	03/03/2019 08:15:15	Building/Business Check	750	Walnut Avenue
19-11966	03/03/2019 16:14:15	Building/Business Check	750	Walnut Avenue
19-12358	03/05/2019 23:38:18	Building/Business Check	750	Walnut Avenue
19-12481	03/06/2019 22:46:33	Protection and Security Patrols	750	Walnut Avenue
19-12503	03/07/2019 09:07:40	Protection and Security Patrols	750	Walnut Avenue
19-12691	03/08/2019 09:35:04	Protection and Security Patrols	750	Walnut Avenue
19-13046	03/10/2019 22:30:32	Protection and Security Patrols	750	Walnut Avenue
19-13372	03/13/2019 02:38:50	Building/Business Check	750	Walnut Avenue
19-13422	03/13/2019 10:12:44	Building/Business Check	750	Walnut Avenue
19-13686	03/15/2019 01:07:58	Building/Business Check	750	Walnut Avenue

19-13857	03/15/2019 22:07:55	Suspicious Motor Vehicle	750	Walnut Avenue
19-13861	03/15/2019 22:09:55	Protection and Security Patrols	750	Walnut Avenue
19-13933	03/16/2019 10:32:20	Protection and Security Patrols	750	Walnut Avenue
19-13968	03/16/2019 15:45:55	Protection and Security Patrols	750	Walnut Avenue
19-14011	03/16/2019 21:38:23	Protection and Security Patrols	750	Walnut Avenue
19-14057	03/17/2019 09:22:13	Protection and Security Patrols	750	Walnut Avenue
19-14173	03/17/2019 22:59:33	Protection and Security Patrols	750	Walnut Avenue
19-14271	03/18/2019 10:15:05	Motor Vehicle Stop	750	Walnut Avenue
19-14320	03/18/2019 14:13:05	Protection and Security Patrols	750	Walnut Avenue
19-14371	03/18/2019 17:11:52	Protection and Security Patrols	750	Walnut Avenue
19-14412	03/18/2019 20:38:26	Protection and Security Patrols	750	Walnut Avenue
19-14504	03/19/2019 09:58:15	Building/Business Check	750	Walnut Avenue
19-14583	03/19/2019 19:13:38	Protection and Security Patrols	750	Walnut Avenue
19-14656	03/20/2019 10:00:11	Building/Business Check	750	Walnut Avenue
19-14673	03/20/2019 13:51:34	Building/Business Check	750	Walnut Avenue
19-14742	03/20/2019 19:21:24	Protection and Security Patrols	750	Walnut Avenue
19-14780	03/21/2019 01:14:58	Building/Business Check	750	Walnut Avenue
19-14783	03/21/2019 01:26:40	Protection and Security Patrols	750	Walnut Avenue
19-14906	03/22/2019 00:38:12	Protection and Security Patrols	750	Walnut Avenue
19-15053	03/23/2019 08:41:37	Protection and Security Patrols	750	Walnut Avenue
19-15167	03/23/2019 19:14:13	Building/Business Check	750	Walnut Avenue
19-15284	03/24/2019 11:56:38	Protection and Security Patrols	750	Walnut Avenue
19-15372	03/24/2019 22:59:56	Protection and Security Patrols	750	Walnut Avenue
19-15796	03/27/2019 01:52:02	Protection and Security Patrols	750	Walnut Avenue
19-15833	03/27/2019 08:18:38	Building/Business Check	750	Walnut Avenue
19-16057	03/28/2019 08:43:15	Protection and Security Patrols	750	Walnut Avenue
19-16215	03/29/2019 00:46:41	Protection and Security Patrols	750	Walnut Avenue
19-16335	03/29/2019 16:09:10	Building/Business Check	750	Walnut Avenue
19-16437	03/30/2019 00:56:14	Protection and Security Patrols	750	Walnut Avenue
19-16465	03/30/2019 07:27:27	Building/Business Check	750	Walnut Avenue
19-16512	03/30/2019 14:15:49	Building/Business Check	750	Walnut Avenue
19-16631	03/31/2019 01:53:54	Building/Business Check	750	Walnut Avenue
19-16659	03/31/2019 10:44:55	Protection and Security Patrols	750	Walnut Avenue
19-16677	03/31/2019 15:13:54	Protection and Security Patrols	750	Walnut Avenue
19-16730	03/31/2019 23:06:30	Protection and Security Patrols	750	Walnut Avenue
19-16765	04/01/2019 03:55:41	Protection and Security Patrols	750	Walnut Avenue
19-16837	04/01/2019 11:51:09	Protection and Security Patrols	750	Walnut Avenue
19-17237	04/03/2019 01:34:15	Protection and Security Patrols	750	Walnut Avenue
19-17286	04/03/2019 09:44:53	Protection and Security Patrols	750	Walnut Avenue
19-17435	04/03/2019 22:59:26	Protection and Security Patrols	750	Walnut Avenue
19-17457	04/04/2019 07:06:52	Police Information/General	750	Walnut Avenue
19-17704	04/05/2019 09:03:06	Building/Business Check	750	Walnut Avenue
19-17817	04/05/2019 16:13:39	Building/Business Check	750	Walnut Avenue
19-17879	04/05/2019 23:51:08	Protection and Security Patrols	750	Walnut Avenue
19-17923	04/06/2019 10:11:14	Building/Business Check	750	Walnut Avenue
19-18087	04/06/2019 22:45:30	Protection and Security Patrols	750	Walnut Avenue
19-18416	04/09/2019 00:29:42	Protection and Security Patrols	750	Walnut Avenue
19-18489	04/09/2019 10:00:25	Protection and Security Patrols	750	Walnut Avenue

19-18868	04/10/2019 18:34:46	Protection and Security Patrols	750	Walnut Avenue
19-18935	04/11/2019 01:12:25	Protection and Security Patrols	750	Walnut Avenue
19-19037	04/11/2019 14:24:21	Protection and Security Patrols	750	Walnut Avenue
19-19183	04/12/2019 01:20:07	Protection and Security Patrols	750	Walnut Avenue
19-19280	04/12/2019 14:40:41	Building/Business Check	750	Walnut Avenue
19-19330	04/12/2019 19:21:44	Building/Business Check	750	Walnut Avenue
19-19441	04/13/2019 12:39:15	Building/Business Check	750	Walnut Avenue
19-19477	04/13/2019 16:27:22	Building/Business Check	750	Walnut Avenue
19-19553	04/13/2019 23:48:42	Protection and Security Patrols	750	Walnut Avenue
19-19661	04/14/2019 14:09:43	Building/Business Check	750	Walnut Avenue
19-19811	04/15/2019 08:18:40	Building/Business Check	750	Walnut Avenue
19-19840	04/15/2019 11:10:21	Building/Business Check	750	Walnut Avenue
19-19973	04/16/2019 00:32:16	Protection and Security Patrols	750	Walnut Avenue
19-20224	04/17/2019 04:30:48	Protection and Security Patrols	750	Walnut Avenue
19-20310	04/17/2019 15:06:51	Protection and Security Patrols	750	Walnut Avenue
19-20583	04/18/2019 20:42:43	Protection and Security Patrols	750	Walnut Avenue
19-20597	04/18/2019 23:05:30	Motor Vehicle Stop	750	Walnut Avenue
19-20670	04/19/2019 13:49:24	Protection and Security Patrols	750	Walnut Avenue
19-20759	04/20/2019 07:17:09	Building/Business Check	750	Walnut Avenue
19-20803	04/20/2019 14:07:53	Building/Business Check	750	Walnut Avenue
19-21018	04/21/2019 19:02:50	Protection and Security Patrols	750	Walnut Avenue
19-21026	04/21/2019 19:37:10	Protection and Security Patrols	750	Walnut Avenue
19-21200	04/22/2019 22:34:21	Protection and Security Patrols	750	Walnut Avenue
19-21306	04/23/2019 11:03:39	Building/Business Check	750	Walnut Avenue
19-21532	04/24/2019 11:30:27	Protection and Security Patrols	750	Walnut Avenue
19-21645	04/25/2019 02:26:55	Protection and Security Patrols	750	Walnut Avenue
19-21853	04/26/2019 09:28:31	Protection and Security Patrols	750	Walnut Avenue
19-22035	04/27/2019 10:28:18	Protection and Security Patrols	750	Walnut Avenue
19-22127	04/27/2019 21:04:50	Protection and Security Patrols	750	Walnut Avenue
19-22183	04/28/2019 04:23:52	Protection and Security Patrols	750	Walnut Avenue
19-22205	04/28/2019 08:33:20	Building/Business Check	750	Walnut Avenue
19-22311	04/28/2019 21:23:56	Protection and Security Patrols	750	Walnut Avenue
19-22378	04/29/2019 10:52:13	Building/Business Check	750	Walnut Avenue
19-22518	04/30/2019 00:09:04	Protection and Security Patrols	750	Walnut Avenue
19-22588	04/30/2019 11:13:04	Alarm - Test	750	Walnut Avenue
19-22875	05/01/2019 13:55:56	Building/Business Check	750	Walnut Avenue
19-22952	05/01/2019 22:34:27	Protection and Security Patrols	750	Walnut Avenue
19-23085	05/02/2019 13:57:40	Protection and Security Patrols	750	Walnut Avenue
19-23180	05/02/2019 23:43:27	Building/Business Check	750	Walnut Avenue
19-23313	05/03/2019 15:27:40	Disabled Motor Vehicle	750	Walnut Avenue
19-23382	05/03/2019 23:11:55	Building/Business Check	750	Walnut Avenue
19-23441	05/04/2019 10:34:07	Protection and Security Patrols	750	Walnut Avenue
19-24191	05/08/2019 18:46:38	Building/Business Check	750	Walnut Avenue
19-24651	05/11/2019 10:36:11	Protection and Security Patrols	750	Walnut Avenue
19-24857	05/12/2019 20:05:45	Protection and Security Patrols	750	Walnut Avenue
19-25051	05/14/2019 01:14:36	Protection and Security Patrols	750	Walnut Avenue
19-25075	05/14/2019 04:32:43	Protection and Security Patrols	750	Walnut Avenue
19-25116	05/14/2019 10:13:19	Building/Business Check	750	Walnut Avenue

19-25229	05/15/2019 00:12:11	Protection and Security Patrols	750	Walnut Avenue
19-25327	05/15/2019 11:03:34	Building/Business Check	750	Walnut Avenue
19-25443	05/15/2019 23:59:47	Suspicious Motor Vehicle	750	Walnut Avenue
19-25451	05/16/2019 00:38:02	Protection and Security Patrols	750	Walnut Avenue
19-25478	05/16/2019 05:30:10	Alarm – Burglar	750	Walnut Avenue
19-25510	05/16/2019 09:15:33	Building/Business Check	750	Walnut Avenue
19-26235	05/19/2019 23:47:31	Protection and Security Patrols	750	Walnut Avenue
19-26305	05/20/2019 11:01:29	Protection and Security Patrols	750	Walnut Avenue
19-26465	05/21/2019 01:02:09	Protection and Security Patrols	750	Walnut Avenue
19-26550	05/21/2019 10:55:21	Protection and Security Patrols	750	Walnut Avenue
19-26737	05/22/2019 02:04:33	Protection and Security Patrols	750	Walnut Avenue
19-26832	05/22/2019 13:22:29	Building/Business Check	750	Walnut Avenue
19-26907	05/22/2019 19:37:46	Building/Business Check	750	Walnut Avenue
19-27040	05/23/2019 12:37:13	Building/Business Check	750	Walnut Avenue
19-27328	05/24/2019 23:24:49	Protection and Security Patrols	750	Walnut Avenue
19-27471	05/25/2019 21:48:54	Protection and Security Patrols	750	Walnut Avenue
19-27567	05/26/2019 13:08:47	Protection and Security Patrols	750	Walnut Avenue
19-27722	05/27/2019 10:25:55	Protection and Security Patrols	750	Walnut Avenue
19-27803	05/28/2019 01:19:15	Protection and Security Patrols	750	Walnut Avenue
19-27872	05/28/2019 10:21:43	Protection and Security Patrols	750	Walnut Avenue
19-27971	05/28/2019 18:59:15	Protection and Security Patrols	750	Walnut Avenue
19-28293	05/30/2019 11:07:02	Building/Business Check	750	Walnut Avenue
19-28421	05/30/2019 22:47:59	Protection and Security Patrols	750	Walnut Avenue
19-28588	05/31/2019 19:15:36	Building/Business Check	750	Walnut Avenue
19-28630	06/01/2019 00:11:39	Building/Business Check	750	Walnut Avenue
19-28716	06/01/2019 13:51:12	Building/Business Check	750	Walnut Avenue
19-28786	06/01/2019 21:21:11	Building/Business Check	750	Walnut Avenue
19-28889	06/02/2019 14:13:31	Building/Business Check	750	Walnut Avenue
19-28948	06/03/2019 00:50:00	Protection and Security Patrols	750	Walnut Avenue
19-29030	06/03/2019 11:03:53	Protection and Security Patrols	750	Walnut Avenue
19-29558	06/05/2019 09:46:06	Protection and Security Patrols	750	Walnut Avenue
19-29589	06/05/2019 13:26:54	Traffic Accident - No Injury	750	Walnut Avenue
19-29703	06/06/2019 01:29:49	Building/Business Check	750	Walnut Avenue
19-29720	06/06/2019 07:30:42	Protection and Security Patrols	750	Walnut Avenue
19-29898	06/06/2019 23:35:46	Lock-Out/Motor Vehicle	750	Walnut Avenue
19-29915	06/07/2019 01:53:03	Building/Business Check	750	Walnut Avenue
19-29953	06/07/2019 09:01:51	Building/Business Check	750	Walnut Avenue
19-30096	06/08/2019 00:37:46	Protection and Security Patrols	750	Walnut Avenue
19-30143	06/08/2019 10:26:57	Building/Business Check	750	Walnut Avenue
19-30167	06/08/2019 14:09:06	Building/Business Check	750	Walnut Avenue
19-30258	06/08/2019 23:50:18	Protection and Security Patrols	750	Walnut Avenue
19-30336	06/09/2019 13:31:38	Building/Business Check	750	Walnut Avenue
19-30427	06/10/2019 01:44:32	Building/Business Check	750	Walnut Avenue
19-30489	06/10/2019 10:52:49	Building/Business Check	750	Walnut Avenue
19-30496	06/10/2019 11:51:55	Protection and Security Patrols	750	Walnut Avenue
19-30516	06/10/2019 14:22:00	Building/Business Check	750	Walnut Avenue
19-30574	06/10/2019 21:15:51	Protection and Security Patrols	750	Walnut Avenue
19-30632	06/11/2019 08:46:49	Protection and Security Patrols	750	Walnut Avenue

19-30795	06/12/2019 00:29:53	Protection and Security Patrols	750	Walnut Avenue
19-31036	06/13/2019 02:29:42	Protection and Security Patrols	750	Walnut Avenue
19-31206	06/14/2019 00:20:26	Protection and Security Patrols	750	Walnut Avenue
19-31418	06/15/2019 08:43:02	Building/Business Check	750	Walnut Avenue
19-31556	06/16/2019 02:10:44	Building/Business Check	750	Walnut Avenue
19-31628	06/16/2019 15:02:48	Building/Business Check	750	Walnut Avenue
19-31693	06/16/2019 23:12:54	Protection and Security Patrols	750	Walnut Avenue
19-31814	06/17/2019 13:42:15	Building/Business Check	750	Walnut Avenue
19-31884	06/17/2019 22:15:16	Protection and Security Patrols	750	Walnut Avenue
19-32089	06/18/2019 23:09:14	Building/Business Check	750	Walnut Avenue
19-32136	06/19/2019 09:03:58	Protection and Security Patrols	750	Walnut Avenue
19-32150	06/19/2019 10:47:31	Protection and Security Patrols	750	Walnut Avenue
19-32250	06/19/2019 21:28:16	Protection and Security Patrols	750	Walnut Avenue
19-32696	06/22/2019 07:35:40	Protection and Security Patrols	750	Walnut Avenue
19-32787	06/22/2019 15:13:17	Protection and Security Patrols	750	Walnut Avenue
19-32960	06/23/2019 21:03:16	Protection and Security Patrols	750	Walnut Avenue
19-33120	06/24/2019 20:46:04	Protection and Security Patrols	750	Walnut Avenue
19-33472	06/26/2019 15:55:04	Property - Lost	750	Walnut Avenue
19-33702	06/27/2019 22:14:56	Protection and Security Patrols	750	Walnut Avenue
19-33762	06/28/2019 08:43:17	Protection and Security Patrols	750	Walnut Avenue
19-33846	06/28/2019 15:46:22	Protection and Security Patrols	750	Walnut Avenue
19-33891	06/28/2019 22:15:40	Protection and Security Patrols	750	Walnut Avenue
19-34022	06/29/2019 15:32:04	Protection and Security Patrols	750	Walnut Avenue
19-34132	06/30/2019 11:06:41	Protection and Security Patrols	750	Walnut Avenue
19-34355	07/01/2019 20:28:08	Protection and Security Patrols	750	Walnut Avenue
19-34560	07/02/2019 22:06:14	Protection and Security Patrols	750	Walnut Avenue
19-34835	07/04/2019 00:32:00	Protection and Security Patrols	750	Walnut Avenue
19-35000	07/04/2019 20:51:04	Protection and Security Patrols	750	Walnut Avenue
19-35123	07/05/2019 13:50:15	Protection and Security Patrols	750	Walnut Avenue
19-35132	07/05/2019 16:38:53	Alarm – Fire	750	Walnut Avenue
19-35143	07/05/2019 19:10:00	Alarm – Fire	750	Walnut Avenue
19-35195	07/06/2019 01:26:37	Building/Business Check	750	Walnut Avenue
19-35327	07/07/2019 00:58:47	Building/Business Check	750	Walnut Avenue
19-35348	07/07/2019 10:21:11	Protection and Security Patrols	750	Walnut Avenue
19-35446	07/08/2019 02:04:49	Building/Business Check	750	Walnut Avenue
19-35565	07/09/2019 00:25:52	Building/Business Check	750	Walnut Avenue
19-35598	07/09/2019 08:08:46	Building/Business Check	750	Walnut Avenue
19-35744	07/10/2019 01:18:19	Protection and Security Patrols	750	Walnut Avenue
19-35782	07/10/2019 08:48:46	Building/Business Check	750	Walnut Avenue
19-35906	07/10/2019 21:23:59	Fire Call	750	Walnut Avenue
19-35936	07/11/2019 00:32:07	Protection and Security Patrols	750	Walnut Avenue
19-35980	07/11/2019 07:55:28	Building/Business Check	750	Walnut Avenue
19-36111	07/11/2019 19:22:08	Protection and Security Patrols	750	Walnut Avenue
19-36202	07/12/2019 08:58:00	Building/Business Check	750	Walnut Avenue
19-36447	07/13/2019 14:13:17	Building/Business Check	750	Walnut Avenue
19-36538	07/14/2019 01:31:12	Building/Business Check	750	Walnut Avenue
19-36667	07/15/2019 01:43:23	Building/Business Check	750	Walnut Avenue
19-36712	07/15/2019 10:44:46	Motor Vehicle Stop	750	Walnut Avenue

19-36830	07/15/2019 22:34:31	Building/Business Check	750	Walnut Avenue
19-36883	07/16/2019 08:07:53	Protection and Security Patrols	750	Walnut Avenue
19-37089	07/17/2019 08:12:12	Building/Business Check	750	Walnut Avenue
19-37226	07/17/2019 18:29:03	Sexual Assault 2C:14-2b	750	Walnut Avenue
19-37280	07/18/2019 08:19:47	Building/Business Check	750	Walnut Avenue
19-37296	07/18/2019 09:12:25	Building/Business Check	750	Walnut Avenue
19-37468	07/18/2019 23:07:09	Lock-Out/Motor Vehicle	750	Walnut Avenue
19-37472	07/18/2019 23:23:29	Building/Business Check	750	Walnut Avenue
19-37676	07/19/2019 23:19:02	Building/Business Check	750	Walnut Avenue
19-37988	07/22/2019 01:52:30	Protection and Security Patrols	750	Walnut Avenue
19-38204	07/23/2019 04:02:19	Protection and Security Patrols	750	Walnut Avenue
19-38335	07/24/2019 01:01:08	Protection and Security Patrols	750	Walnut Avenue
19-38516	07/25/2019 03:37:47	Protection and Security Patrols	750	Walnut Avenue
19-38532	07/25/2019 08:16:42	Building/Business Check	750	Walnut Avenue
19-38697	07/25/2019 22:32:36	Protection and Security Patrols	750	Walnut Avenue
19-38757	07/26/2019 07:44:58	Building/Business Check	750	Walnut Avenue
19-38873	07/26/2019 19:37:28	Protection and Security Patrols	750	Walnut Avenue
19-39095	07/27/2019 23:05:31	Protection and Security Patrols	750	Walnut Avenue
19-39168	07/28/2019 14:16:04	Building/Business Check	750	Walnut Avenue
19-39218	07/28/2019 23:33:27	Protection and Security Patrols	750	Walnut Avenue
19-39261	07/29/2019 08:59:07	Protection and Security Patrols	750	Walnut Avenue
19-39369	07/29/2019 23:20:42	Protection and Security Patrols	750	Walnut Avenue
19-39402	07/30/2019 07:55:22	Protection and Security Patrols	750	Walnut Avenue
19-39511	07/30/2019 23:47:33	Building/Business Check	750	Walnut Avenue
19-39739	08/01/2019 08:09:21	Protection and Security Patrols	750	Walnut Avenue
19-39973	08/02/2019 14:21:06	Building/Business Check	750	Walnut Avenue
19-39991	08/02/2019 17:27:24	Lock-Out/Motor Vehicle	750	Walnut Avenue
19-40030	08/02/2019 23:13:00	Protection and Security Patrols	750	Walnut Avenue
19-40062	08/03/2019 08:17:26	Building/Business Check	750	Walnut Avenue
19-40161	08/03/2019 20:51:30	Building/Business Check	750	Walnut Avenue
19-40226	08/04/2019 07:14:57	Building/Business Check	750	Walnut Avenue
19-40247	08/04/2019 09:11:54	Suspicious Incident/Act	750	Walnut Avenue
19-40325	08/04/2019 18:29:45	Protection and Security Patrols	750	Walnut Avenue
19-40377	08/04/2019 23:58:26	Protection and Security Patrols	750	Walnut Avenue
19-40517	08/05/2019 17:31:30	Building/Business Check	750	Walnut Avenue
19-40606	08/06/2019 01:49:42	Building/Business Check	750	Walnut Avenue
19-40677	08/06/2019 14:09:02	Protection and Security Patrols	750	Walnut Avenue
19-40800	08/07/2019 09:06:06	Protection and Security Patrols	750	Walnut Avenue
19-41033	08/08/2019 12:30:35	Protection and Security Patrols	750	Walnut Avenue
19-41137	08/08/2019 23:15:07	Protection and Security Patrols	750	Walnut Avenue
19-41412	08/10/2019 14:33:11	Building/Business Check	750	Walnut Avenue
19-41494	08/11/2019 02:12:34	Protection and Security Patrols	750	Walnut Avenue
19-41588	08/11/2019 18:29:55	Protection and Security Patrols	750	Walnut Avenue
19-41708	08/12/2019 09:25:03	Building/Business Check	750	Walnut Avenue
19-41830	08/13/2019 00:59:17	Building/Business Check	750	Walnut Avenue
19-42013	08/13/2019 21:50:16	Protection and Security Patrols	750	Walnut Avenue
19-42096	08/14/2019 08:37:55	Protection and Security Patrols	750	Walnut Avenue
19-42356	08/15/2019 18:30:38	Protection and Security Patrols	750	Walnut Avenue

19-42370	08/15/2019 19:06:39	Resisting Arrest/Eluding 2C:29-2	750	Walnut Avenue
19-42610	08/17/2019 02:55:16	Building/Business Check	750	Walnut Avenue
19-42635	08/17/2019 10:46:46	Protection and Security Patrols	750	Walnut Avenue
19-42783	08/18/2019 11:10:29	Protection and Security Patrols	750	Walnut Avenue
19-42854	08/18/2019 22:41:51	Building/Business Check	750	Walnut Avenue
19-43101	08/20/2019 08:54:40	Building/Business Check	750	Walnut Avenue
19-43214	08/20/2019 23:29:03	Protection and Security Patrols	750	Walnut Avenue
19-43306	08/21/2019 15:36:31	Building/Business Check	750	Walnut Avenue
19-43420	08/22/2019 10:58:58	Protection and Security Patrols	750	Walnut Avenue
19-43652	08/23/2019 22:46:42	Protection and Security Patrols	750	Walnut Avenue
19-43898	08/26/2019 02:40:50	Protection and Security Patrols	750	Walnut Avenue
19-44070	08/27/2019 00:51:32	Protection and Security Patrols	750	Walnut Avenue
19-44263	08/28/2019 02:12:43	Protection and Security Patrols	750	Walnut Avenue
19-44392	08/28/2019 19:44:51	Protection and Security Patrols	750	Walnut Avenue
19-44516	08/29/2019 11:37:59	Alarm - Test	750	Walnut Avenue
19-44697	08/30/2019 16:17:02	Protection and Security Patrols	750	Walnut Avenue
19-44713	08/30/2019 19:17:02	Protection and Security Patrols	750	Walnut Avenue
19-44834	08/31/2019 18:37:30	Protection and Security Patrols	750	Walnut Avenue
19-44895	09/01/2019 11:03:58	Protection and Security Patrols	750	Walnut Avenue
19-45076	09/02/2019 21:31:13	Protection and Security Patrols	750	Walnut Avenue
19-45126	09/03/2019 08:07:23	Building/Business Check	750	Walnut Avenue
19-45279	09/04/2019 01:09:08	Building/Business Check	750	Walnut Avenue
19-45357	09/04/2019 12:39:54	Building/Business Check	750	Walnut Avenue
19-45380	09/04/2019 14:10:58	Driving While Intoxicated 39:4-	750	Walnut Avenue
19-45392	09/04/2019 15:33:06	Building/Business Check	750	Walnut Avenue
19-45428	09/04/2019 23:24:50	Building/Business Check	750	Walnut Avenue
19-45664	09/06/2019 02:05:30	Protection and Security Patrols	750	Walnut Avenue
19-45724	09/06/2019 11:01:34	Building/Business Check	750	Walnut Avenue
19-45796	09/06/2019 19:11:13	Building/Business Check	750	Walnut Avenue
19-46014	09/08/2019 19:02:27	Protection and Security Patrols	750	Walnut Avenue
19-46166	09/09/2019 15:44:57	Protection and Security Patrols	750	Walnut Avenue
19-46221	09/10/2019 01:42:15	Protection and Security Patrols	750	Walnut Avenue
19-46441	09/10/2019 22:53:54	Protection and Security Patrols	750	Walnut Avenue
19-46477	09/11/2019 03:46:33	Protection and Security Patrols	750	Walnut Avenue
19-46633	09/11/2019 19:16:25	Protection and Security Patrols	750	Walnut Avenue
19-46919	09/13/2019 03:25:02	Protection and Security Patrols	750	Walnut Avenue
19-46980	09/13/2019 10:08:57	Motor Vehicle Stop	750	Walnut Avenue
19-47006	09/13/2019 13:20:20	Building/Business Check	750	Walnut Avenue
19-47111	09/14/2019 03:01:51	Protection and Security Patrols	750	Walnut Avenue
19-47123	09/14/2019 08:11:27	Building/Business Check	750	Walnut Avenue
19-47144	09/14/2019 11:40:32	Building/Business Check	750	Walnut Avenue
19-47188	09/14/2019 19:34:06	Protection and Security Patrols	750	Walnut Avenue
19-47271	09/15/2019 18:45:45	Protection and Security Patrols	750	Walnut Avenue
19-47339	09/16/2019 10:05:52	Protection and Security Patrols	750	Walnut Avenue
19-47582	09/17/2019 16:41:43	Protection and Security Patrols	750	Walnut Avenue
19-47653	09/18/2019 02:39:51	Protection and Security Patrols	750	Walnut Avenue
19-47695	09/18/2019 11:16:21	Protection and Security Patrols	750	Walnut Avenue
19-47777	09/18/2019 20:23:17	Protection and Security Patrols	750	Walnut Avenue

19-47849	09/19/2019 08:56:59	Building/Business Check	750	Walnut Avenue
19-47991	09/19/2019 23:28:17	Building/Business Check	750	Walnut Avenue
19-48045	09/20/2019 09:28:58	Building/Business Check	750	Walnut Avenue
19-48173	09/21/2019 07:25:42	Building/Business Check	750	Walnut Avenue
19-48212	09/21/2019 18:22:27	Protection and Security Patrols	750	Walnut Avenue
19-48272	09/22/2019 00:46:55	Protection and Security Patrols	750	Walnut Avenue
19-48371	09/22/2019 19:34:27	Protection and Security Patrols	750	Walnut Avenue
19-48434	09/23/2019 09:48:18	Protection and Security Patrols	750	Walnut Avenue
19-48478	09/23/2019 15:53:23	Protection and Security Patrols	750	Walnut Avenue
19-48895	09/25/2019 19:44:15	Building/Business Check	750	Walnut Avenue
19-48991	09/26/2019 11:28:34	Protection and Security Patrols	750	Walnut Avenue
19-49439	09/28/2019 14:55:09	Building/Business Check	750	Walnut Avenue
19-49490	09/28/2019 21:05:00	Protection and Security Patrols	750	Walnut Avenue
19-49578	09/29/2019 10:14:59	Building/Business Check	750	Walnut Avenue
19-49669	09/30/2019 00:50:53	Protection and Security Patrols	750	Walnut Avenue
19-49689	09/30/2019 07:55:36	Building/Business Check	750	Walnut Avenue
19-49848	10/01/2019 03:43:24	Protection and Security Patrols	750	Walnut Avenue
19-49983	10/01/2019 20:59:43	Protection and Security Patrols	750	Walnut Avenue
19-50106	10/02/2019 16:54:57	Protection and Security Patrols	750	Walnut Avenue
19-50157	10/02/2019 23:31:03	Building/Business Check	750	Walnut Avenue
19-50224	10/03/2019 10:36:43	Protection and Security Patrols	750	Walnut Avenue
19-50507	10/05/2019 07:58:01	Building/Business Check	750	Walnut Avenue
19-50810	10/06/2019 23:41:48	Building/Business Check	750	Walnut Avenue
19-50836	10/07/2019 07:22:13	Building/Business Check	750	Walnut Avenue
19-50950	10/07/2019 15:53:29	Building/Business Check	750	Walnut Avenue
19-50999	10/07/2019 22:54:41	Protection and Security Patrols	750	Walnut Avenue
19-51200	10/08/2019 22:00:06	Protection and Security Patrols	750	Walnut Avenue
19-51392	10/10/2019 00:49:59	Protection and Security Patrols	750	Walnut Avenue
19-51426	10/10/2019 09:58:50	Protection and Security Patrols	750	Walnut Avenue
19-51525	10/10/2019 21:06:27	Protection and Security Patrols	750	Walnut Avenue
19-51553	10/10/2019 23:47:37	Protection and Security Patrols	750	Walnut Avenue
19-51668	10/11/2019 16:44:14	Protection and Security Patrols	750	Walnut Avenue
19-51830	10/12/2019 14:36:57	Protection and Security Patrols	750	Walnut Avenue
19-51920	10/13/2019 04:30:44	Protection and Security Patrols	750	Walnut Avenue
19-51984	10/13/2019 19:01:02	Protection and Security Patrols	750	Walnut Avenue
19-52458	10/16/2019 02:14:28	Building/Business Check	750	Walnut Avenue
19-52518	10/16/2019 10:10:23	Protection and Security Patrols	750	Walnut Avenue
19-52671	10/16/2019 23:45:40	Protection and Security Patrols	750	Walnut Avenue
19-52731	10/17/2019 10:56:45	Protection and Security Patrols	750	Walnut Avenue
19-53236	10/20/2019 21:46:00	Protection and Security Patrols	750	Walnut Avenue
19-53407	10/21/2019 18:38:09	Building/Business Check	750	Walnut Avenue
19-53534	10/22/2019 16:41:47	Building/Business Check	750	Walnut Avenue
19-53559	10/22/2019 19:16:04	Building/Business Check	750	Walnut Avenue
19-53649	10/23/2019 09:22:38	Building/Business Check	750	Walnut Avenue
19-53751	10/23/2019 19:24:47	Building/Business Check	750	Walnut Avenue
19-53848	10/24/2019 10:30:24	Building/Business Check	750	Walnut Avenue
19-53951	10/24/2019 20:28:21	Protection and Security Patrols	750	Walnut Avenue
19-54056	10/25/2019 11:06:21	Protection and Security Patrols	750	Walnut Avenue

19-54189	10/26/2019 08:49:23	Protection and Security Patrols	750	Walnut Avenue
19-54249	10/26/2019 19:14:03	Protection and Security Patrols	750	Walnut Avenue
19-54356	10/27/2019 15:15:30	Protection and Security Patrols	750	Walnut Avenue
19-54644	10/29/2019 01:40:07	Protection and Security Patrols	750	Walnut Avenue
19-54673	10/29/2019 09:12:28	Building/Business Check	750	Walnut Avenue
19-54824	10/30/2019 01:00:58	Building/Business Check	750	Walnut Avenue
19-54880	10/30/2019 08:31:58	Alarm - Test	750	Walnut Avenue
19-54930	10/30/2019 13:54:50	Protection and Security Patrols	750	Walnut Avenue
19-54938	10/30/2019 14:34:45	Building/Business Check	750	Walnut Avenue
19-55223	10/31/2019 23:21:27	Building/Business Check	750	Walnut Avenue
19-55255	11/01/2019 02:55:09	Building/Business Check	750	Walnut Avenue
19-55432	11/02/2019 09:40:47	Protection and Security Patrols	750	Walnut Avenue
19-55824	11/05/2019 09:57:08	Protection and Security Patrols	750	Walnut Avenue
19-55980	11/05/2019 22:46:19	Protection and Security Patrols	750	Walnut Avenue
19-56176	11/06/2019 22:57:30	Building/Business Check	750	Walnut Avenue
19-56259	11/07/2019 14:05:28	Building/Business Check	750	Walnut Avenue
19-56300	11/07/2019 19:30:50	Building/Business Check	750	Walnut Avenue
19-56510	11/09/2019 00:41:09	Building/Business Check	750	Walnut Avenue
19-56672	11/10/2019 15:43:06	Protection and Security Patrols	750	Walnut Avenue
19-56853	11/11/2019 16:06:14	Protection and Security Patrols	750	Walnut Avenue
19-56954	11/12/2019 07:50:42	Protection and Security Patrols	750	Walnut Avenue
19-57330	11/13/2019 23:10:02	Protection and Security Patrols	750	Walnut Avenue
19-57605	11/15/2019 00:56:25	Protection and Security Patrols	750	Walnut Avenue
19-57619	11/15/2019 03:05:42	Building/Business Check	750	Walnut Avenue
19-57654	11/15/2019 09:06:49	Building/Business Check	750	Walnut Avenue
19-57833	11/16/2019 08:46:27	Building/Business Check	750	Walnut Avenue
19-57958	11/17/2019 00:21:10	Building/Business Check	750	Walnut Avenue
19-58231	11/18/2019 23:25:41	Protection and Security Patrols	750	Walnut Avenue
19-58376	11/19/2019 20:04:38	Protection and Security Patrols	750	Walnut Avenue
19-58576	11/20/2019 19:51:54	Suspicious Motor Vehicle	750	Walnut Avenue
19-58578	11/20/2019 20:01:12	Protection and Security Patrols	750	Walnut Avenue
19-58680	11/21/2019 09:46:37	Protection and Security Patrols	750	Walnut Avenue
19-58843	11/22/2019 00:52:01	Protection and Security Patrols	750	Walnut Avenue
19-59138	11/23/2019 21:25:32	Building/Business Check	750	Walnut Avenue
19-59198	11/24/2019 08:50:01	Protection and Security Patrols	750	Walnut Avenue
19-59292	11/25/2019 03:00:05	Building/Business Check	750	Walnut Avenue
19-59424	11/25/2019 16:34:30	Building/Business Check	750	Walnut Avenue
19-59825	11/28/2019 10:03:36	Protection and Security Patrols	750	Walnut Avenue
19-60194	12/01/2019 09:31:49	Building/Business Check	750	Walnut Avenue
19-60229	12/01/2019 14:48:09	Protection and Security Patrols	750	Walnut Avenue
19-60339	12/02/2019 11:32:37	Protection and Security Patrols	750	Walnut Avenue
19-60424	12/03/2019 00:00:13	Protection and Security Patrols	750	Walnut Avenue
19-60636	12/04/2019 00:17:14	Building/Business Check	750	Walnut Avenue
19-60759	12/04/2019 15:17:02	Protection and Security Patrols	750	Walnut Avenue
19-60873	12/05/2019 11:23:10	Protection and Security Patrols	750	Walnut Avenue
19-60995	12/06/2019 00:05:33	Protection and Security Patrols	750	Walnut Avenue
19-61095	12/06/2019 16:47:31	Protection and Security Patrols	750	Walnut Avenue
19-61436	12/09/2019 12:33:41	Building/Business Check	750	Walnut Avenue

19-61605	12/10/2019 12:08:24	Building/Business Check	750	Walnut Avenue
19-61718	12/11/2019 04:03:44	Building/Business Check	750	Walnut Avenue
19-61968	12/12/2019 10:34:35	Protection and Security Patrols	750	Walnut Avenue
19-62059	12/12/2019 21:41:02	Protection and Security Patrols	750	Walnut Avenue
19-62111	12/13/2019 03:10:38	Protection and Security Patrols	750	Walnut Avenue
19-62204	12/13/2019 19:20:45	Protection and Security Patrols	750	Walnut Avenue
19-62249	12/14/2019 00:54:22	Protection and Security Patrols	750	Walnut Avenue
19-62302	12/14/2019 14:20:37	Protection and Security Patrols	750	Walnut Avenue
19-62349	12/14/2019 23:22:07	Protection and Security Patrols	750	Walnut Avenue
19-62448	12/15/2019 19:04:48	Protection and Security Patrols	750	Walnut Avenue
19-62515	12/16/2019 01:27:02	Protection and Security Patrols	750	Walnut Avenue
19-62718	12/17/2019 10:49:03	Protection and Security Patrols	750	Walnut Avenue
19-63079	12/19/2019 09:45:18	Building/Business Check	750	Walnut Avenue
19-63311	12/20/2019 19:51:03	Protection and Security Patrols	750	Walnut Avenue
19-63372	12/21/2019 08:51:52	Protection and Security Patrols	750	Walnut Avenue
19-63460	12/21/2019 20:50:10	Protection and Security Patrols	750	Walnut Avenue
19-63519	12/22/2019 08:36:30	Protection and Security Patrols	750	Walnut Avenue
19-63602	12/22/2019 19:48:33	Suspicious Motor Vehicle	750	Walnut Avenue
19-63604	12/22/2019 19:56:15	Protection and Security Patrols	750	Walnut Avenue
19-63729	12/23/2019 16:35:50	Protection and Security Patrols	750	Walnut Avenue
19-63751	12/23/2019 20:39:15	Protection and Security Patrols	750	Walnut Avenue
19-63845	12/24/2019 19:29:11	Protection and Security Patrols	750	Walnut Avenue
19-63873	12/25/2019 02:27:19	Building/Business Check	750	Walnut Avenue
19-64098	12/27/2019 10:04:48	Building/Business Check	750	Walnut Avenue
19-64192	12/28/2019 00:36:06	Building/Business Check	750	Walnut Avenue
19-64221	12/28/2019 09:39:33	Protection and Security Patrols	750	Walnut Avenue
19-64340	12/29/2019 00:13:15	Protection and Security Patrols	750	Walnut Avenue
19-64375	12/29/2019 08:20:51	Protection and Security Patrols	750	Walnut Avenue
19-64453	12/30/2019 00:54:54	Protection and Security Patrols	750	Walnut Avenue
19-64574	12/30/2019 23:55:12	Protection and Security Patrols	750	Walnut Avenue
19-64645	12/31/2019 15:27:26	Protection and Security Patrols	750	Walnut Avenue
20-00090	01/01/2020 22:21:19	Protection and Security Patrols	750	Walnut Avenue
20-00362	01/03/2020 12:52:23	Building/Business Check	750	Walnut Avenue
20-00604	01/05/2020 08:04:38	Protection and Security Patrols	750	Walnut Avenue
20-00734	01/06/2020 02:52:54	Protection and Security Patrols	750	Walnut Avenue
20-00781	01/06/2020 10:09:04	Protection and Security Patrols	750	Walnut Avenue
20-00875	01/06/2020 20:09:49	Protection and Security Patrols	750	Walnut Avenue
20-00943	01/07/2020 04:19:57	Protection and Security Patrols	750	Walnut Avenue
20-00961	01/07/2020 08:35:25	Protection and Security Patrols	750	Walnut Avenue
20-01131	01/08/2020 01:50:27	Protection and Security Patrols	750	Walnut Avenue
20-01201	01/08/2020 10:49:13	Protection and Security Patrols	750	Walnut Avenue
20-01299	01/08/2020 20:20:07	Protection and Security Patrols	750	Walnut Avenue
20-01375	01/09/2020 09:30:00	Building/Business Check	750	Walnut Avenue
20-01495	01/09/2020 20:48:00	Protection and Security Patrols	750	Walnut Avenue
20-01845	01/11/2020 10:59:40	Building/Business Check	750	Walnut Avenue
20-02208	01/13/2020 09:17:35	Protection and Security Patrols	750	Walnut Avenue
20-02345	01/14/2020 00:25:14	Building/Business Check	750	Walnut Avenue
20-02371	01/14/2020 04:33:18	Protection and Security Patrols	750	Walnut Avenue

20-02392	01/14/2020 08:36:16	Protection and Security Patrols	750	Walnut Avenue
20-02537	01/15/2020 00:42:40	Protection and Security Patrols	750	Walnut Avenue
20-02636	01/15/2020 12:37:18	Protection and Security Patrols	750	Walnut Avenue
20-02772	01/16/2020 00:04:24	Building/Business Check	750	Walnut Avenue
20-02811	01/16/2020 09:04:07	Protection and Security Patrols	750	Walnut Avenue
20-02967	01/17/2020 10:36:10	Building/Business Check	750	Walnut Avenue
20-03187	01/18/2020 15:53:22	Building/Business Check	750	Walnut Avenue
20-03415	01/20/2020 09:47:58	Building/Business Check	750	Walnut Avenue
20-03681	01/22/2020 00:29:50	Building/Business Check	750	Walnut Avenue
20-03907	01/23/2020 02:01:18	Protection and Security Patrols	750	Walnut Avenue
20-03919	01/23/2020 07:38:28	Protection and Security Patrols	750	Walnut Avenue
20-04106	01/24/2020 03:42:50	Building/Business Check	750	Walnut Avenue
20-04307	01/25/2020 11:09:20	Building/Business Check	750	Walnut Avenue
20-04333	01/25/2020 16:05:28	Building/Business Check	750	Walnut Avenue
20-04826	01/28/2020 12:44:20	Building/Business Check	750	Walnut Avenue
20-05004	01/29/2020 10:05:04	Protection and Security Patrols	750	Walnut Avenue
20-05190	01/30/2020 08:56:49	Protection and Security Patrols	750	Walnut Avenue
20-05385	01/31/2020 02:37:48	Protection and Security Patrols	750	Walnut Avenue
20-05414	01/31/2020 09:12:38	Protection and Security Patrols	750	Walnut Avenue
20-05556	02/01/2020 03:30:42	Protection and Security Patrols	750	Walnut Avenue
20-05583	02/01/2020 09:37:35	Protection and Security Patrols	750	Walnut Avenue
20-05771	02/03/2020 00:35:17	Building/Business Check	750	Walnut Avenue
20-05823	02/03/2020 10:29:36	Building/Business Check	750	Walnut Avenue
20-06055	02/04/2020 16:04:37	Building/Business Check	750	Walnut Avenue
20-06240	02/05/2020 15:57:40	Building/Business Check	750	Walnut Avenue
20-06307	02/06/2020 01:08:32	Protection and Security Patrols	750	Walnut Avenue
20-06417	02/06/2020 13:21:08	Building/Business Check	750	Walnut Avenue
20-06523	02/07/2020 03:36:53	Protection and Security Patrols	750	Walnut Avenue
20-06557	02/07/2020 09:31:43	Building/Business Check	750	Walnut Avenue
20-06718	02/08/2020 01:11:28	Protection and Security Patrols	750	Walnut Avenue
20-06788	02/08/2020 10:59:28	Protection and Security Patrols	750	Walnut Avenue
20-06823	02/08/2020 15:13:30	Building/Business Check	750	Walnut Avenue
20-06863	02/08/2020 20:32:15	Protection and Security Patrols	750	Walnut Avenue
20-06948	02/09/2020 09:52:35	Protection and Security Patrols	750	Walnut Avenue
20-06989	02/09/2020 14:54:48	Suspicious Motor Vehicle	750	Walnut Avenue
20-07064	02/10/2020 02:31:25	Protection and Security Patrols	750	Walnut Avenue
20-07582	02/12/2020 11:19:09	Building/Business Check	750	Walnut Avenue
20-07598	02/12/2020 13:33:12	Building/Business Check	750	Walnut Avenue
20-07793	02/13/2020 10:03:07	Building/Business Check	750	Walnut Avenue
20-07929	02/13/2020 20:28:51	Building/Business Check	750	Walnut Avenue
20-07956	02/14/2020 00:45:54	Protection and Security Patrols	750	Walnut Avenue
20-08071	02/14/2020 16:36:07	Protection and Security Patrols	750	Walnut Avenue
20-08078	02/14/2020 18:37:36	Protection and Security Patrols	750	Walnut Avenue
20-08290	02/16/2020 01:26:03	Protection and Security Patrols	750	Walnut Avenue
20-08753	02/18/2020 15:30:22	Building/Business Check	750	Walnut Avenue
20-08770	02/18/2020 19:35:37	Building/Business Check	750	Walnut Avenue
20-08818	02/19/2020 02:50:03	Protection and Security Patrols	750	Walnut Avenue
20-09033	02/19/2020 23:49:44	Building/Business Check	750	Walnut Avenue

20-09399	02/21/2020 19:33:06	Protection and Security Patrols	750	Walnut Avenue
20-09501	02/22/2020 07:35:15	Protection and Security Patrols	750	Walnut Avenue
20-09658	02/23/2020 04:21:10	Protection and Security Patrols	750	Walnut Avenue
20-09696	02/23/2020 10:21:53	Protection and Security Patrols	750	Walnut Avenue
20-09833	02/24/2020 00:11:31	Protection and Security Patrols	750	Walnut Avenue
20-09920	02/24/2020 11:18:03	Protection and Security Patrols	750	Walnut Avenue
20-10008	02/24/2020 18:53:23	Protection and Security Patrols	750	Walnut Avenue
20-10039	02/24/2020 21:36:32	Suspicious Motor Vehicle	750	Walnut Avenue
20-10043	02/24/2020 21:43:44	Building/Business Check	750	Walnut Avenue
20-10172	02/25/2020 11:33:44	Protection and Security Patrols	750	Walnut Avenue
20-10434	02/27/2020 00:26:38	Protection and Security Patrols	750	Walnut Avenue
20-10506	02/27/2020 12:28:25	Building/Business Check	750	Walnut Avenue
20-10592	02/27/2020 20:53:41	Building/Business Check	750	Walnut Avenue
20-10840	02/29/2020 10:31:56	Building/Business Check	750	Walnut Avenue
20-10987	03/01/2020 16:45:36	Protection and Security Patrols	750	Walnut Avenue
20-11052	03/02/2020 01:19:19	Building/Business Check	750	Walnut Avenue
20-11159	03/02/2020 16:28:04	Protection and Security Patrols	750	Walnut Avenue
20-11400	03/04/2020 08:47:21	Protection and Security Patrols	750	Walnut Avenue
20-11486	03/04/2020 20:28:02	Building/Business Check	750	Walnut Avenue
20-11842	03/06/2020 11:28:28	Building/Business Check	750	Walnut Avenue
20-11894	03/06/2020 16:06:55	Protection and Security Patrols	750	Walnut Avenue
20-12012	03/07/2020 10:48:07	Protection and Security Patrols	750	Walnut Avenue
20-12041	03/07/2020 15:59:31	Protection and Security Patrols	750	Walnut Avenue
20-12159	03/08/2020 09:42:15	Building/Business Check	750	Walnut Avenue
20-12308	03/09/2020 11:16:12	Protection and Security Patrols	750	Walnut Avenue
20-12417	03/10/2020 02:25:08	Protection and Security Patrols	750	Walnut Avenue
20-12565	03/10/2020 20:30:43	Suspicious Motor Vehicle	750	Walnut Avenue
20-12624	03/11/2020 08:27:59	Protection and Security Patrols	750	Walnut Avenue
20-12835	03/12/2020 14:26:01	Protection and Security Patrols	750	Walnut Avenue
20-12956	03/13/2020 16:45:01	Building/Business Check	750	Walnut Avenue
20-12982	03/13/2020 19:58:51	Protection and Security Patrols	750	Walnut Avenue
20-13003	03/13/2020 23:35:13	Protection and Security Patrols	750	Walnut Avenue
20-13157	03/15/2020 18:27:44	Protection and Security Patrols	750	Walnut Avenue
20-13432	03/17/2020 20:58:21	Protection and Security Patrols	750	Walnut Avenue
20-13452	03/18/2020 00:17:19	Protection and Security Patrols	750	Walnut Avenue
20-13480	03/18/2020 02:57:06	Protection and Security Patrols	750	Walnut Avenue
20-13491	03/18/2020 09:03:49	Protection and Security Patrols	750	Walnut Avenue
20-13564	03/19/2020 03:38:25	Protection and Security Patrols	750	Walnut Avenue
20-13583	03/19/2020 07:36:44	Protection and Security Patrols	750	Walnut Avenue
20-13648	03/19/2020 21:15:59	Protection and Security Patrols	750	Walnut Avenue
20-13682	03/20/2020 09:47:51	Protection and Security Patrols	750	Walnut Avenue
20-13747	03/20/2020 20:12:28	Suspicious Motor Vehicle	750	Walnut Avenue
20-13802	03/21/2020 10:24:09	Building/Business Check	750	Walnut Avenue
20-13836	03/21/2020 16:43:37	Building/Business Check	750	Walnut Avenue
20-13866	03/21/2020 21:38:27	Building/Business Check	750	Walnut Avenue
20-13917	03/22/2020 12:47:09	Assist Other Agency-Other Polic	750	Walnut Avenue
20-14073	03/23/2020 16:37:04	Building/Business Check	750	Walnut Avenue
20-14138	03/24/2020 08:37:54	Building/Business Check	750	Walnut Avenue

20-14307	03/25/2020 20:39:09	Protection and Security Patrols	750	Walnut Avenue
20-14322	03/26/2020 00:32:14	Protection and Security Patrols	750	Walnut Avenue
20-14414	03/26/2020 19:11:37	Protection and Security Patrols	750	Walnut Avenue
20-14440	03/27/2020 07:41:57	Protection and Security Patrols	750	Walnut Avenue
20-14477	03/27/2020 18:59:15	Protection and Security Patrols	750	Walnut Avenue
20-14546	03/28/2020 11:28:02	Protection and Security Patrols	750	Walnut Avenue
20-14576	03/28/2020 22:12:59	Protection and Security Patrols	750	Walnut Avenue
20-14628	03/29/2020 15:14:51	Building/Business Check	750	Walnut Avenue
20-14706	03/30/2020 09:02:41	Building/Business Check	750	Walnut Avenue
20-14807	03/30/2020 20:58:36	Building/Business Check	750	Walnut Avenue
20-14889	03/31/2020 12:41:01	Building/Business Check	750	Walnut Avenue
20-15010	04/01/2020 09:34:18	Building/Business Check	750	Walnut Avenue
20-15052	04/01/2020 16:24:11	Building/Business Check	750	Walnut Avenue
20-15125	04/02/2020 08:31:37	Protection and Security Patrols	750	Walnut Avenue
20-15129	04/02/2020 08:54:05	Protection and Security Patrols	750	Walnut Avenue
20-15202	04/02/2020 23:31:27	Protection and Security Patrols	750	Walnut Avenue
20-15216	04/03/2020 08:56:40	Protection and Security Patrols	750	Walnut Avenue
20-15291	04/04/2020 09:20:06	Protection and Security Patrols	750	Walnut Avenue
20-15652	04/10/2020 10:20:37	Building/Business Check	750	Walnut Avenue
20-15988	04/13/2020 20:06:14	Protection and Security Patrols	750	Walnut Avenue
20-16045	04/14/2020 08:57:51	Protection and Security Patrols	750	Walnut Avenue
20-16166	04/15/2020 21:28:18	Protection and Security Patrols	750	Walnut Avenue
20-16197	04/16/2020 04:43:36	Protection and Security Patrols	750	Walnut Avenue
20-16200	04/16/2020 07:49:13	Protection and Security Patrols	750	Walnut Avenue
20-16262	04/17/2020 02:33:21	Protection and Security Patrols	750	Walnut Avenue
20-16308	04/17/2020 20:34:47	Suspicious Motor Vehicle	750	Walnut Avenue
20-16540	04/22/2020 10:08:25	Building/Business Check	750	Walnut Avenue
20-16592	04/23/2020 00:10:47	Protection and Security Patrols	750	Walnut Avenue
20-16632	04/23/2020 09:55:36	Building/Business Check	750	Walnut Avenue
20-16669	04/23/2020 20:10:46	Protection and Security Patrols	750	Walnut Avenue
20-16719	04/24/2020 11:11:33	Building/Business Check	750	Walnut Avenue
20-16782	04/25/2020 09:21:33	Building/Business Check	750	Walnut Avenue
20-16905	04/26/2020 09:29:54	Protection and Security Patrols	750	Walnut Avenue
20-16949	04/26/2020 20:12:52	Protection and Security Patrols	750	Walnut Avenue
20-16985	04/27/2020 08:16:01	Protection and Security Patrols	750	Walnut Avenue
20-17034	04/27/2020 21:46:48	Protection and Security Patrols	750	Walnut Avenue
20-17150	04/29/2020 10:06:21	Protection and Security Patrols	750	Walnut Avenue
20-17513	05/05/2020 08:52:32	Building/Business Check	750	Walnut Avenue
20-17557	05/05/2020 18:39:13	Protection and Security Patrols	750	Walnut Avenue
20-17629	05/06/2020 08:06:15	Building/Business Check	750	Walnut Avenue
20-17683	05/06/2020 20:09:41	Protection and Security Patrols	750	Walnut Avenue
20-17807	05/07/2020 21:58:14	Protection and Security Patrols	750	Walnut Avenue
20-17861	05/08/2020 12:38:17	Lock-Out/Motor Vehicle	750	Walnut Avenue
20-17931	05/09/2020 09:10:44	Protection and Security Patrols	750	Walnut Avenue
20-17980	05/09/2020 23:34:23	Protection and Security Patrols	750	Walnut Avenue
20-18023	05/10/2020 13:28:56	Protection and Security Patrols	750	Walnut Avenue
20-18143	05/11/2020 19:47:51	Suspicious Motor Vehicle	750	Walnut Avenue
20-18145	05/11/2020 19:54:06	Protection and Security Patrols	750	Walnut Avenue

20-18191	05/12/2020 13:51:37	Protection and Security Patrols	750	Walnut Avenue
20-18389	05/16/2020 07:54:00	Building/Business Check	750	Walnut Avenue
20-18530	05/17/2020 18:24:06	Protection and Security Patrols	750	Walnut Avenue
20-18572	05/17/2020 22:45:09	Protection and Security Patrols	750	Walnut Avenue
20-18626	05/18/2020 14:48:32	Building/Business Check	750	Walnut Avenue
20-18744	05/19/2020 14:47:13	Building/Business Check	750	Walnut Avenue
20-18781	05/19/2020 21:25:56	Protection and Security Patrols	750	Walnut Avenue
20-18827	05/20/2020 08:10:30	Protection and Security Patrols	750	Walnut Avenue
20-18895	05/20/2020 19:36:01	Protection and Security Patrols	750	Walnut Avenue
20-18962	05/21/2020 09:13:36	Protection and Security Patrols	750	Walnut Avenue
20-19021	05/21/2020 20:05:24	Building/Business Check	750	Walnut Avenue
20-19024	05/21/2020 20:40:17	Protection and Security Patrols	750	Walnut Avenue
20-19151	05/22/2020 18:52:44	Building/Business Check	750	Walnut Avenue
20-19169	05/22/2020 21:28:32	Protection and Security Patrols	750	Walnut Avenue
20-19282	05/24/2020 11:17:28	Building/Business Check	750	Walnut Avenue
20-19304	05/24/2020 15:21:26	Building/Business Check	750	Walnut Avenue
20-19430	05/25/2020 15:15:43	Building/Business Check	750	Walnut Avenue
20-19454	05/25/2020 20:01:28	Protection and Security Patrols	750	Walnut Avenue
20-19470	05/25/2020 23:38:19	Protection and Security Patrols	750	Walnut Avenue
20-19509	05/26/2020 08:57:27	Building/Business Check	750	Walnut Avenue

Appendix M – Stormwater Management Statement

EXHIBIT 15

EXHIBIT 15



STORMWATER MANAGEMENT STATEMENT

To: Township of Cranford

Project: Hartz Mountain Industries, Inc.
Proposed Residential Redevelopment Plan
Tax Block 541, Lot 2
Township of Cranford, Union County, New Jersey

Dated: November 28, 2018

Reference: Zoning Plans
(Prepared by Stonefield Engineering & Design, LLC, last revised November 28, 2018)

Hartz Mountain Industries, Inc. is proposing the construction of a multi-family residential development with 5 residential buildings and two community clubhouses. The subject property is designated Block 541, Lot 2, commonly known as 750 Walnut Avenue. The total project area is 30.5 acres and will be divided into two phases. Approximately half of the site consisting of existing offices in the rear will remain operational as Phase 1 is built in the front of the site. The remaining portion of the project will be built during Phase 2. Phase 1 consists of two multi-family residential buildings with 433 total units. Phase 2 will add three additional buildings with 472 units for a total of 905 units for the full build out. The site is currently 65.5% impervious and contains two aboveground stormwater management basins to manage stormwater runoff.

This Stormwater Management Statement has been prepared to analyze the potential stormwater runoff impacts of the proposed project and discuss measures proposed to conform to the stormwater management requirements set forth by the Township of Cranford, Somerset-Union Soil Conservation District, and the New Jersey Department of Environmental Protection (NJDEP).

PRE-DEVELOPMENT DRAINAGE CONDITIONS

Under pre-development conditions the site is developed and consists of two office buildings and associated parking. About 42% of the site runoff is collected via catch basins and piped to an existing detention basin located at the northeast portion of Walnut Avenue. This basin discharges directly to an 18" RCP in Walnut Avenue, which is part of the municipal system. The remainder of the site is generally tributary to the detention basin located at the southern corner of the property. This basin also discharges directly to the municipal system within Walnut Avenue and connects to a 42" RCP. The 42" RCP is not directly connected to the 18" RCP, and thus two separate point of interests have been analyzed. It should be noted that per our analysis, both of the existing on-site basins are not sized to handle the 100-year storm event. The following table summarizes each existing drainage area utilized in the stormwater analysis.

TABLE 1: PRE-DEVELOPMENT DRAINAGE AREAS

<i>Drainage Area</i>	<i>Description</i>	<i>Area Extents</i>	<i>Impervious Area</i>	<i>Time of Concentration</i>
E-1	Runoff Tributary to Southeast Basin	801,600 SF	630,951 SF	10 Minutes
E-2	Runoff Tributary to Eastern Basin	395,371 SF	255,695 SF	10 Minutes
E-3	Uncollected Runoff	144,697 SF	6,373 SF	10 Minutes



PROPOSED DRAINAGE CONDITIONS

Under proposed conditions, the site will consist of the residential buildings and associated parking areas. The uncovered portion of the site will drain via sheet flow to proposed catch basins on-site. The proposed buildings will drain via roof leaders to connect to the proposed drainage system. The existing southeasterly aboveground basin is to remain and be expanded, while the existing easterly basin is proposed to be removed. Three basins, one aboveground, and two underground are proposed to replace the existing basin and provide further detention so that the all basins are designed for the 100-year storm event.

TABLE 2: POST-DEVELOPMENT DRAINAGE AREAS

<i>Drainage Area</i>	<i>Description</i>	<i>Area Extents</i>	<i>Impervious Area</i>	<i>Time of Concentration</i>
P-1A	Runoff Tributary to B-1A	767,481 SF	550,413 SF	10 Minutes
P-1B	Runoff Tributary to B-1B	90,292 SF	90,292 SF	10 Minutes
P-2A	Runoff Tributary to B-2A	154,386 SF	90,090 SF	10 Minutes
P-2B	Runoff Tributary to B-2B	195,136 SF	84,827 SF	10 Minutes
P-3	Uncollected Runoff	36,404 SF	35,365 SF	10 Minutes

STORMWATER MANAGEMENT ANALYSIS

The project disturbs more than one acre of land and is therefore defined as a Major Development as indicated in the Township Ordinance. The project is designed to conform to the stormwater management requirements set forth by the Township, Somerset-Union Soil Conservation District, and the New Jersey Department of Environmental Protection (NJDEP).

WATER QUALITY REQUIREMENTS

As the project results in a net decrease in impervious surfaces, water quality is naturally enhanced via the addition of lawn and landscaped areas.

GROUNDWATER RECHARGE REQUIREMENTS

As the site is reducing impervious coverage, groundwater recharge is naturally increased. Additionally, it is worth noting that the subject property is located within an Urban Planning Area defined by the NJDEP as the Metropolitan Planning Area (PA-1), where per NJAC 7:8-5.4, groundwater recharge requirements do not apply in portions of redeveloped area.

RUNOFF QUANTITY REQUIREMENTS

The proposed project will meet stormwater quantity requirements via designing stormwater management measures so that the post-construction peak runoff rates for the 2, 10, and 100 year storm events are 50%, 75%, and 80%, respectively, of the pre-construction peak runoff rates. It should be noted that since the existing basins are undersized, peak flow rates are higher for certain storm events. Therefore, as a conservative measure, the basins were not included as part of the existing conditions analysis. Under proposed conditions, during Phase 1, the existing southerly detention basin is to remain and be expanded. Three additional basins, one aboveground, and two underground are proposed to manage stormwater runoff. The underground basin south of Building 'A', will be encased in stone, as solely roof runoff will be conveyed. The Phase 2 development is proposed to tie into the proposed drainage system. Since the Phase 2 development results in a decrease of impervious surfaces when compared to the Phase 1 development, the facilities proposed in Phase 1 will be able to manage stormwater runoff. Stormwater runoff peak flow rates and volumes will be further reduced after the Phase 2 development is completed. The following are summary tables of the analyses. Refer to the appendix of this Statement for further information, including hydrographs and drainage area maps.



Stormwater Management Statement
Proposed Residential Redevelopment Plan
Township of Cranford, New Jersey
November 27, 2018

TABLE 3: QUANTITY COMPARISON POINTS OF INTEREST

Point of Interest	Area Description	Existing Tributary Drainage Areas	Proposed Tributary Drainage Areas
POI-1	Connection to 42" RCP	E-1, E-3	P-1A, P-1B, POI-2
POI-2	Connection to 18" RCP	E-2	P-2A, P-2B

TABLE 4: POI-1 STORMWATER PEAK DISCHARGE & VOLUME ANALYSIS SUMMARY

Storm Event	Pre-Development Peak Discharge	Reduction Required	Post-Development Peak Discharge	Reduction Achieved	Pre-Development Runoff Volume	Post-Development Runoff Volume
2-Year	70.48 CFS	50.0%	22.75 CFS	67.7%	268,373 CF	259,095 CF
10-Year	117.28 CFS	25.0%	43.75 CFS	62.7%	458,033 CF	447,056 CF
100-Year	208.76 CFS	20.0%	68.18 CFS	67.3%	841,752 CF	829,120 CF

*A minimum concentration of 10-minutes was utilized for all drainage areas.

TABLE 5: POI-2 STORMWATER PEAK DISCHARGE & VOLUME ANALYSIS SUMMARY

Storm Event	Pre-Development Peak Discharge	Reduction Required	Post-Development Peak Discharge	Reduction Achieved	Pre-Development Runoff Volume	Post-Development Runoff Volume
2-Year	20.63 CFS	50.0%	8.45 CFS	59.0%	77,275 CF	60,243 CF
10-Year	34.66 CFS	25.0%	13.46 CFS	61.2%	133,424 CF	108,203 CF
100-Year	61.83 CFS	20.0%	20.96 CFS	66.1%	246,941 CF	206,910 CF

*A minimum concentration of 10-minutes was utilized for all drainage areas.

As shown in the tables above, peak stormwater discharge rates and runoff volumes are reduced by at least the required amount for each storm event. Project hydrographs and more detailed data can be found in the Appendix of this Report.

CONCLUSION

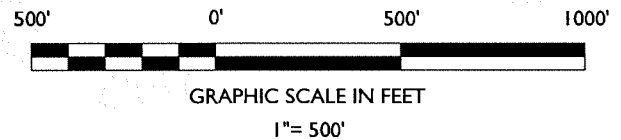
As the project meets Township and State stormwater management requirements and due to the overall decrease in impervious coverage as well as the proposed improvements, no adverse impacts to the municipal drainage system or adjacent properties are anticipated as a result of the project.

Prepared by:

Jeffrey A. Martell PE, PP, CME, LEED AP
New Jersey PE License No. 47290

Stonefield Engineering and Design, LLC

**APPENDIX A
PROJECT MAPS**



AERIAL MAP

SOURCE: GOOGLE EARTH PRO, IMAGERY DATED 04/19/2016

HARTZ MOUNTAIN PROPOSED RESIDENTIAL REDEVELOPMENT

BLOCK 541, LOT 2
750 WALNUT AVENUE (COUNTY ROUTE 632)
TOWNSHIP OF CRANFORD,
UNION COUNTY, NJ

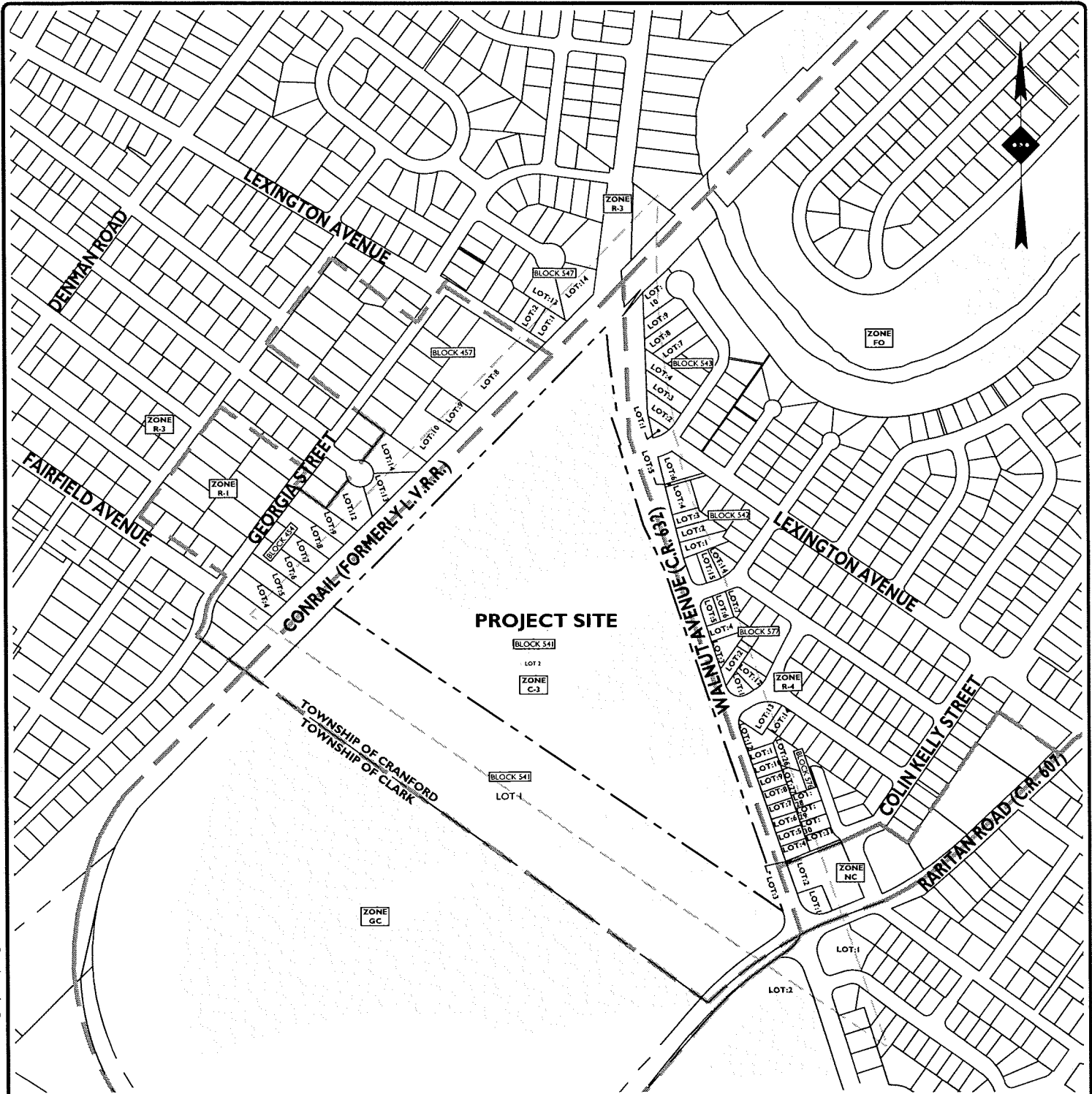
DRAWN BY:	CAM
CHECKED BY:	SO
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SCALE:	1" = 500'
PROJECT ID:	T-16509



STONEFIELD
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Phone 201.340.4468 · Fax 201.340.4472



PROJECT SITE

BLOCK 541
LOT 2
ZONE C-3

BLOCK 541
LOT 1

ZONE GC

500' 0' 500' 1000'



GRAPHIC SCALE IN FEET

1" = 500'

TAX AND ZONING MAP

SOURCE: TOWNSHIP OF CRANFORD TAX MAP PAGES 96, 97, 129, 133, & 142, AND TOWNSHIP OF CRANFORD ZONING MAP

**HARTZ MOUNTAIN
PROPOSED RESIDENTIAL REDEVELOPMENT**

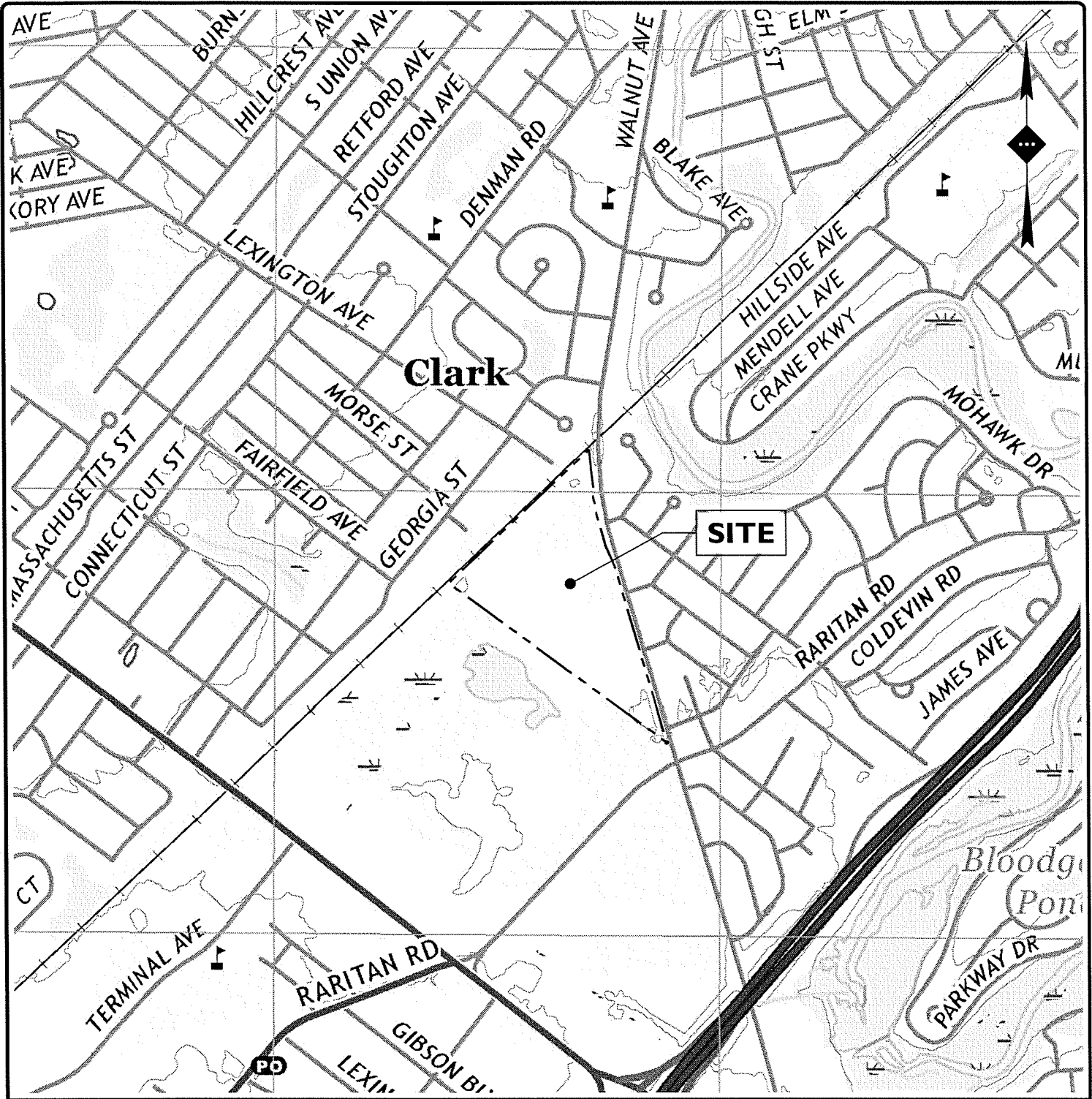
BLOCK 541, LOT 2
750 WALNUT AVENUE (COUNTY ROUTE 632)
TOWNSHIP OF CRANFORD,
UNION COUNTY, NJ

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CHECKED BY:	SO
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SCALE:	1" = 500'
PROJECT ID:	T-16509

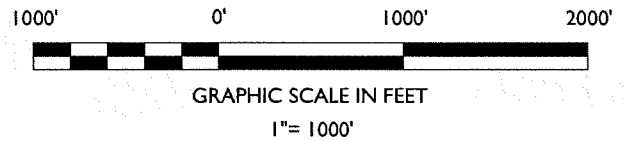


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USGS QUADRANGLE MAP



SOURCE: USGS 7.5 MINUTE SERIES, ROSELLE, NJ QUADRANGLE MAP, DATED 2018 AND 7.5 MINUTE SERIES, PERTH AMBOY, NJ-NY QUADRANGLE MAP, DATED 2018

HARTZ MOUNTAIN PROPOSED RESIDENTIAL REDEVELOPMENT

BLOCK 541, LOT 2
750 WALNUT AVENUE (COUNTY ROUTE 632)
TOWNSHIP OF CRANFORD,
UNION COUNTY, NJ

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PROJECT ID:	T-16509

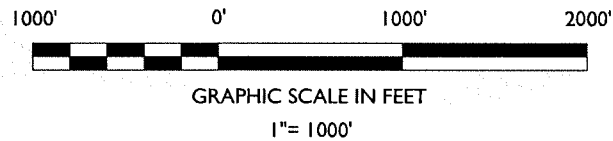


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FEMA FLOOD INSURANCE RATE MAP (FIRM)



SOURCE: EFFECTIVE FEMA FIRM MAPS 34039C0031F & 34039C0032F, DATED 09/20/2006

HARTZ MOUNTAIN PROPOSED RESIDENTIAL REDEVELOPMENT

BLOCK 541, LOT 2
750 WALNUT AVENUE (COUNTY ROUTE 632)
TOWNSHIP OF CRANFORD,
UNION COUNTY, NJ

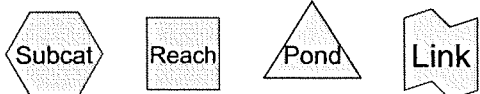
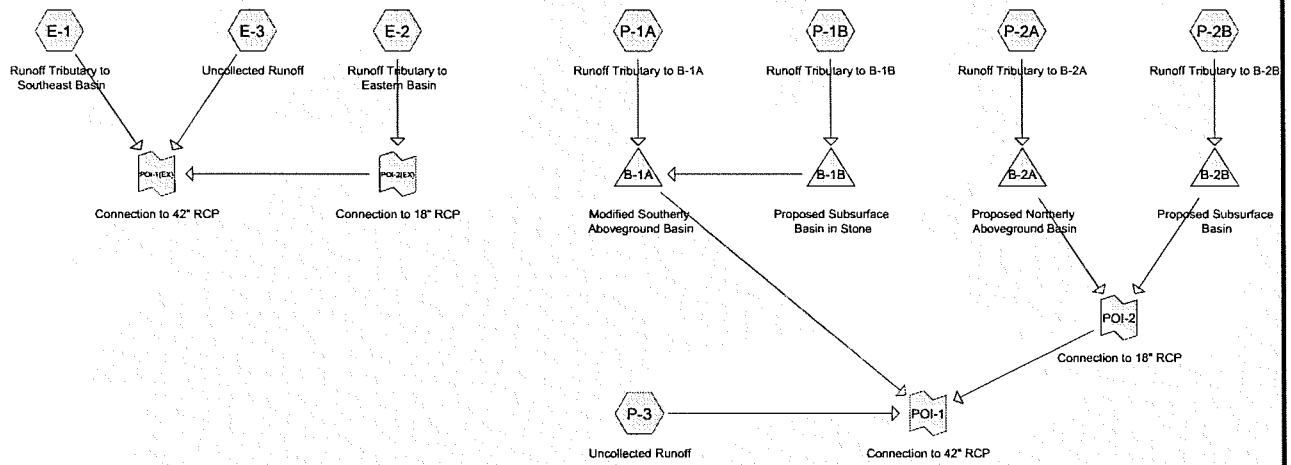
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PROJECT ID:	T-16509



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APPENDIX B
HYDROCAD DATA & ANALYSIS RESULTS



Routing Diagram for 2018-11-26 Calculations-ZC
 Prepared by {enter your company name here}, Printed 11/27/2018
 HydroCAD® 10.00-22 s/n 06682 © 2018 HydroCAD Software Solutions LLC

2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

Prepared by {enter your company name here}

Printed 11/27/2018

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Page 1

Summary for Subcatchment E-1: Runoff Tributary to Southeast Basin

Runoff = 45.71 cfs @ 12.17 hrs, Volume= 4.031 af, Depth= 2.63"

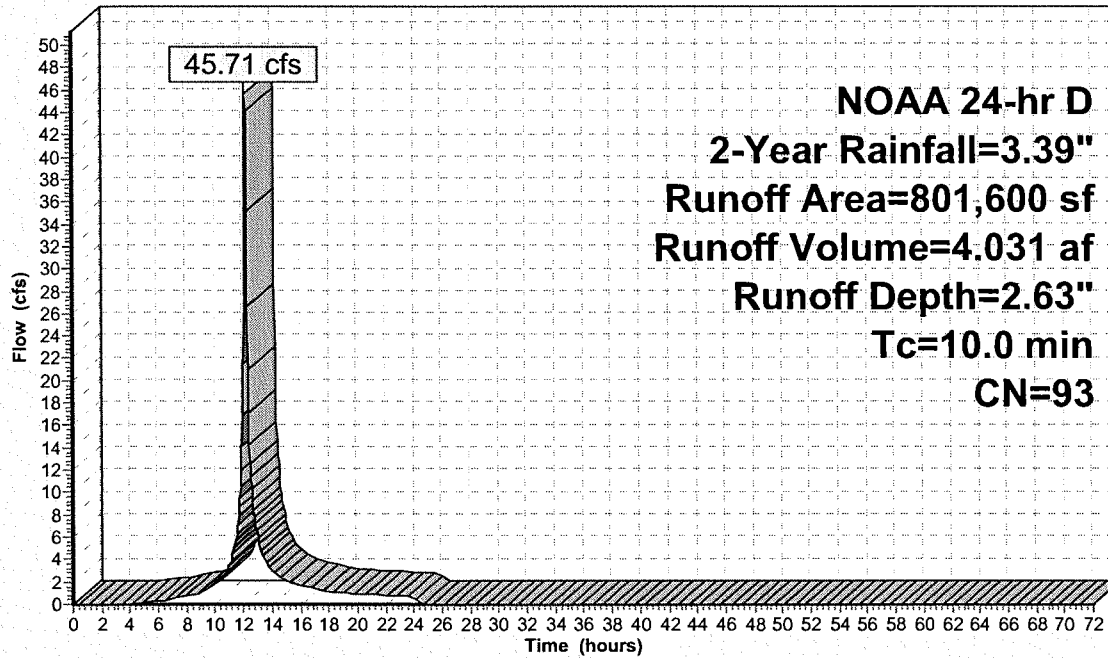
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

	Area (sf)	CN	Description
*	630,951	98	Impervious Surfaces
	92,120	74	>75% Grass cover, Good, HSG C
	78,529	80	>75% Grass cover, Good, HSG D
	801,600	93	Weighted Average
	170,649		21.29% Pervious Area
	630,951		78.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-1: Runoff Tributary to Southeast Basin

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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Page 2

Summary for Subcatchment E-2: Runoff Tributary to Eastern Basin

Runoff = 20.63 cfs @ 12.17 hrs, Volume= 1.774 af, Depth= 2.35"

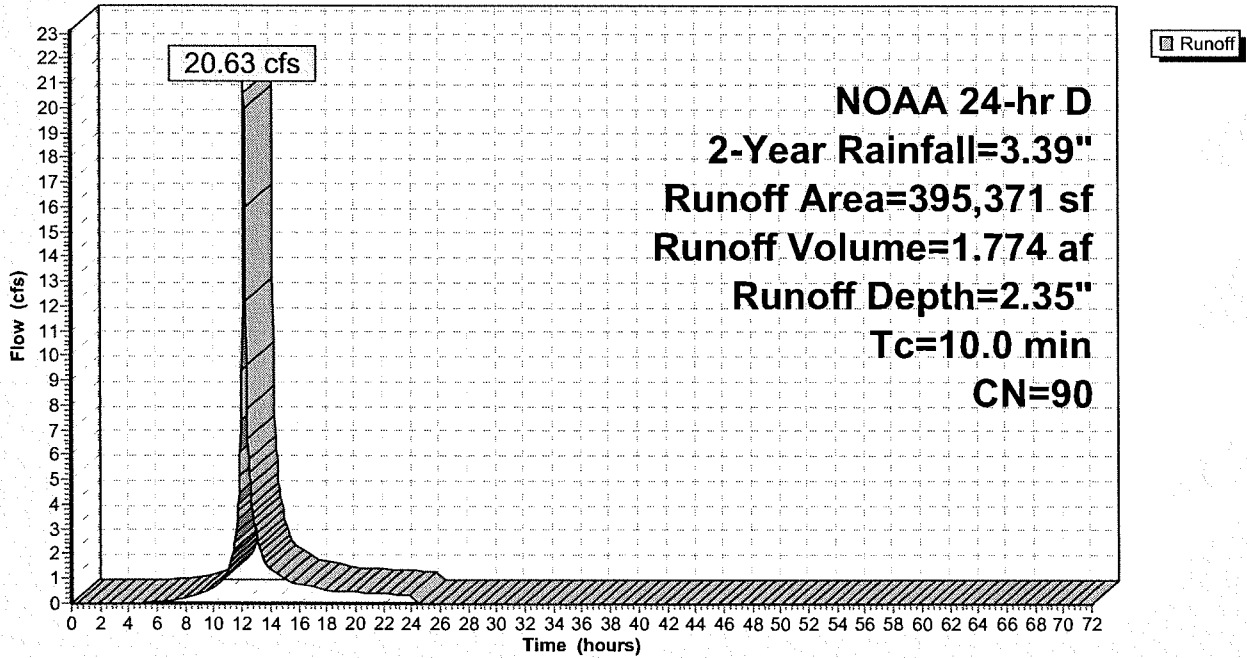
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

Area (sf)	CN	Description
* 255,695	98	Impervious Surfaces
109,755	74	>75% Grass cover, Good, HSG C
29,921	80	>75% Grass cover, Good, HSG D
395,371	90	Weighted Average
139,676		35.33% Pervious Area
255,695		64.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-2: Runoff Tributary to Eastern Basin

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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Page 3

Summary for Subcatchment E-3: Uncollected Runoff

Runoff = 4.15 cfs @ 12.18 hrs, Volume= 0.356 af, Depth= 1.29"

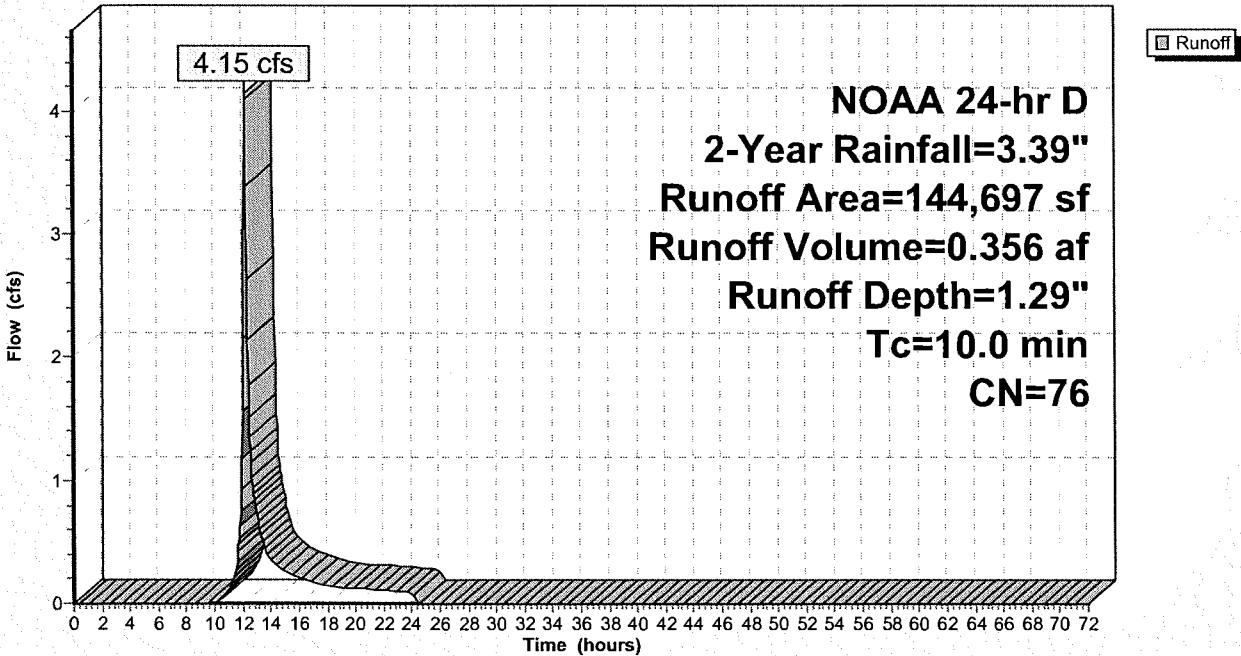
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

Area (sf)	CN	Description
* 6,373	98	Impervious Surfaces
124,884	74	>75% Grass cover, Good, HSG C
13,440	80	>75% Grass cover, Good, HSG D
144,697	76	Weighted Average
138,324		95.60% Pervious Area
6,373		4.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-3: Uncollected Runoff

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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Printed 11/27/2018

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Page 4

Summary for Subcatchment P-1A: Runoff Tributary to B-1A

Runoff = 42.76 cfs @ 12.17 hrs, Volume= 3.734 af, Depth= 2.53"

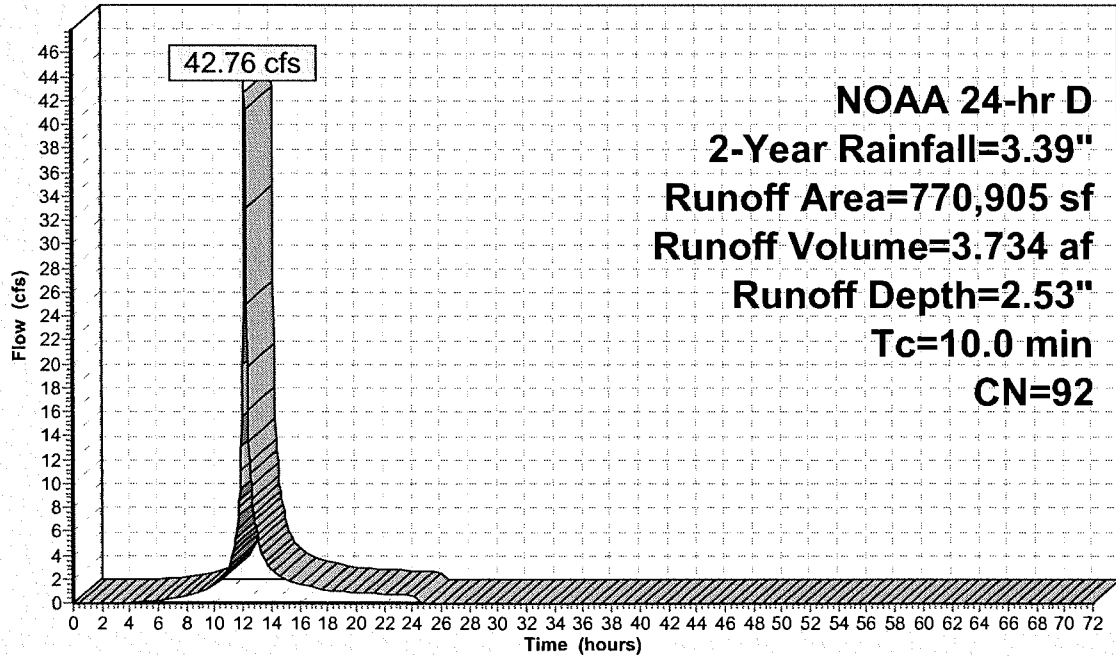
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

	Area (sf)	CN	Description
*	556,740	98	Impervious Surfaces
	101,064	74	>75% Grass cover, Good, HSG C
	113,101	80	>75% Grass cover, Good, HSG D
	770,905	92	Weighted Average
	214,165		27.78% Pervious Area
	556,740		72.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-1A: Runoff Tributary to B-1A

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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Page 5

Summary for Subcatchment P-1B: Runoff Tributary to B-1B

Runoff = 5.69 cfs @ 12.17 hrs, Volume= 0.545 af, Depth= 3.16"

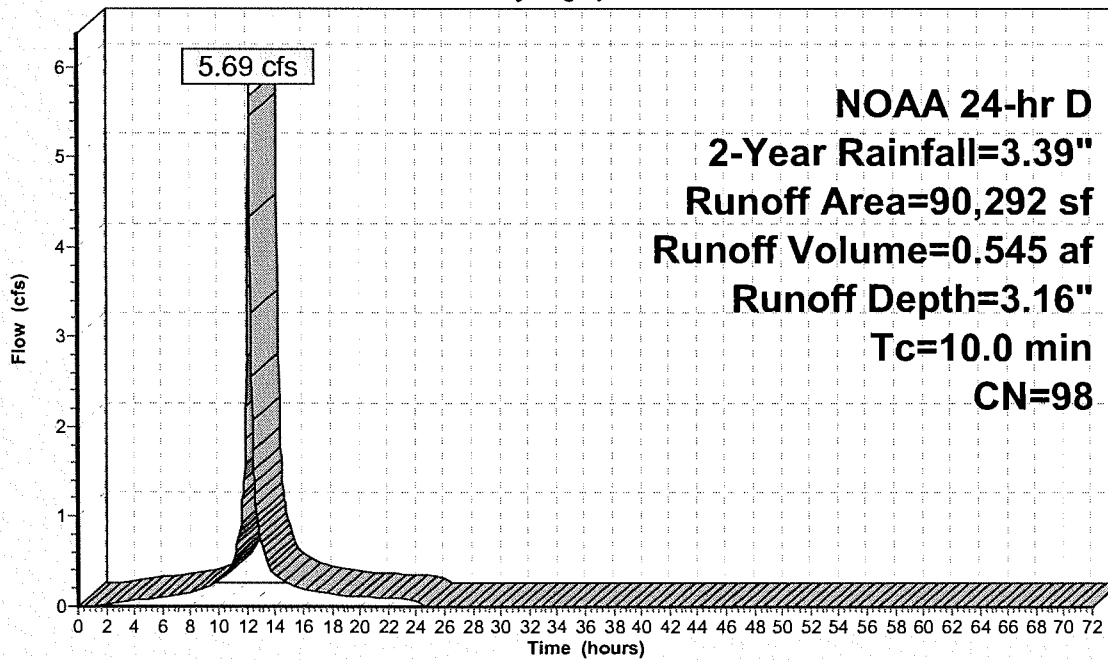
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

Area (sf)	CN	Description
* 90,292	98	Impervious Surfaces
90,292		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-1B: Runoff Tributary to B-1B

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

Prepared by {enter your company name here}

Printed 11/27/2018

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Page 6

Summary for Subcatchment P-2A: Runoff Tributary to B-2A

Runoff = 7.54 cfs @ 12.17 hrs, Volume= 0.642 af, Depth= 2.17"

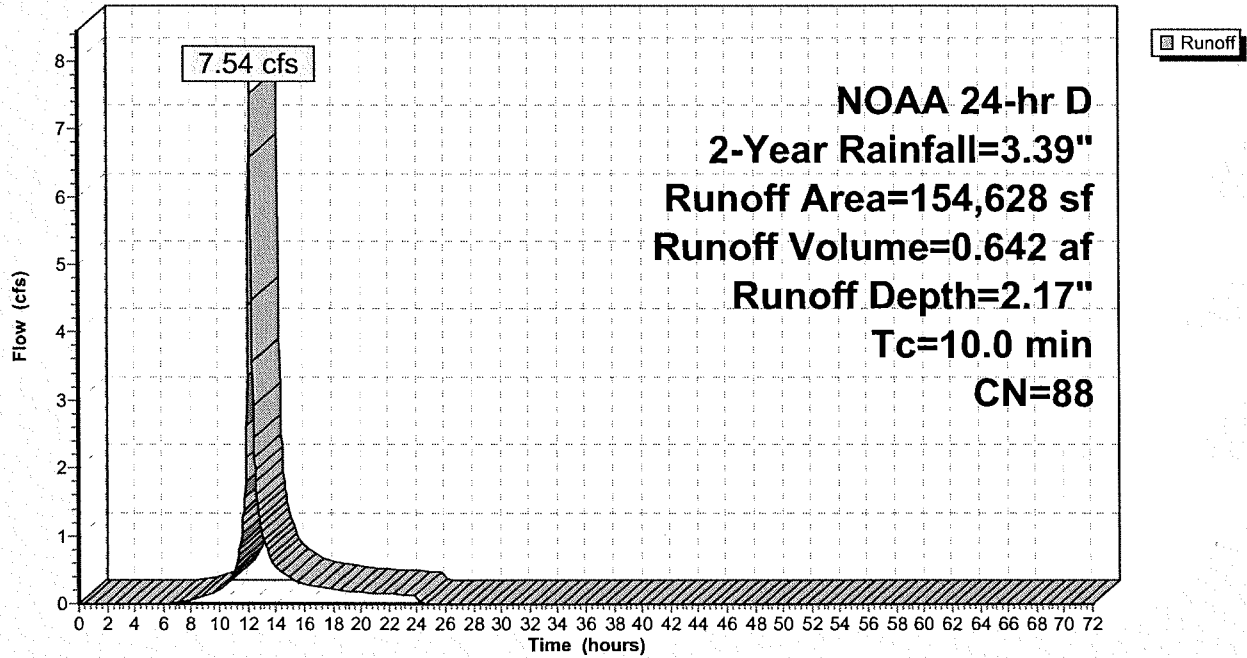
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

	Area (sf)	CN	Description
*	90,059	98	Impervious Surfaces
	51,674	74	>75% Grass cover, Good, HSG C
	12,895	80	>75% Grass cover, Good, HSG D
	154,628	88	Weighted Average
	64,569		41.76% Pervious Area
	90,059		58.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-2A: Runoff Tributary to B-2A

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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Page 7

Summary for Subcatchment P-2B: Runoff Tributary to B-2B

Runoff = 8.54 cfs @ 12.17 hrs, Volume= 0.721 af, Depth= 1.92"

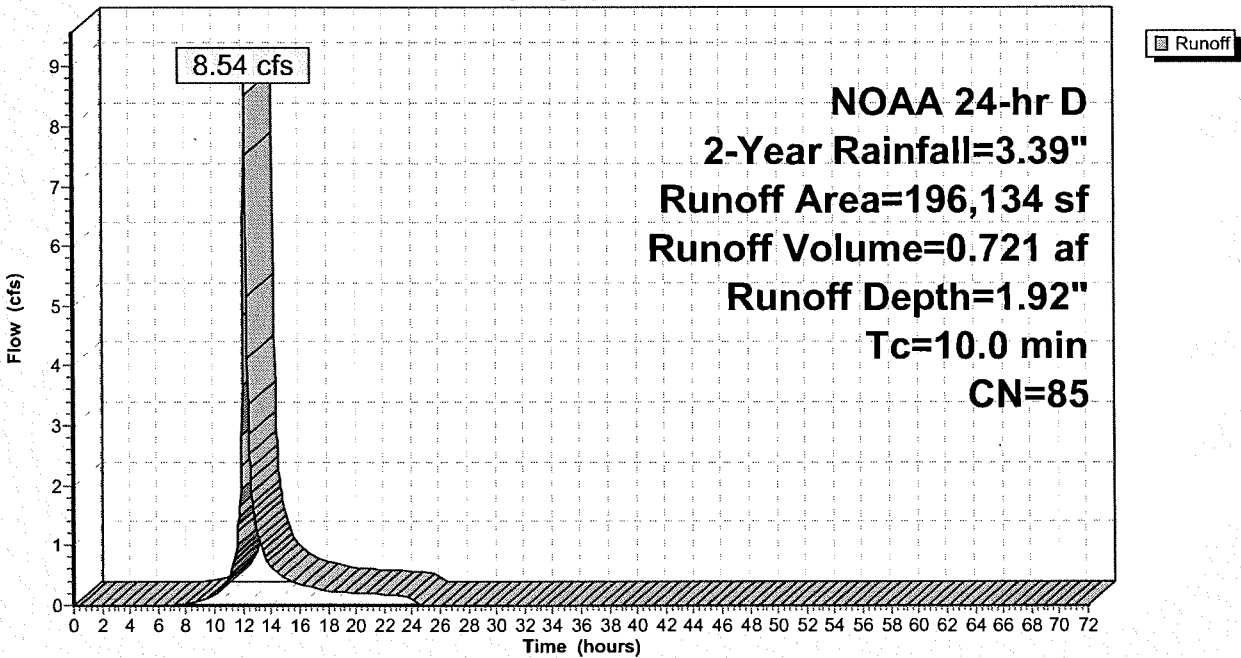
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

	Area (sf)	CN	Description
*	84,845	98	Impervious Surfaces
	97,305	74	>75% Grass cover, Good, HSG C
	13,984	80	>75% Grass cover, Good, HSG D
	196,134	85	Weighted Average
	111,289		56.74% Pervious Area
	84,845		43.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-2B: Runoff Tributary to B-2B

Hydrograph



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NOAA 24-hr D 2-Year Rainfall=3.39"

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Summary for Subcatchment P-3: Uncollected Runoff

Runoff = 3.72 cfs @ 12.18 hrs, Volume= 0.319 af, Depth= 1.29"

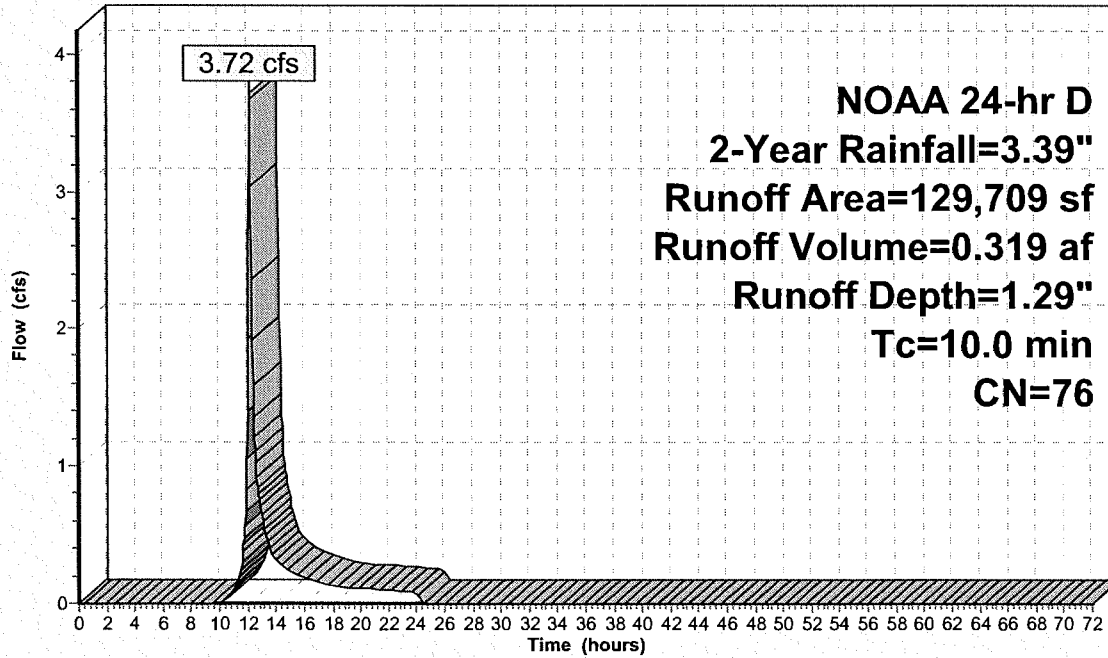
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2-Year Rainfall=3.39"

Area (sf)	CN	Description
* 6,994	98	Impervious Surfaces
111,650	74	>75% Grass cover, Good, HSG C
11,065	80	>75% Grass cover, Good, HSG D
129,709	76	Weighted Average
122,715		94.61% Pervious Area
6,994		5.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-3: Uncollected Runoff

Hydrograph



Runoff

2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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Summary for Pond B-1A: Modified Southerly Aboveground Basin

Inflow Area = 19.770 ac, 75.13% Impervious, Inflow Depth = 2.58" for 2-Year event
 Inflow = 45.26 cfs @ 12.17 hrs, Volume= 4.252 af
 Outflow = 12.97 cfs @ 12.57 hrs, Volume= 4.251 af, Atten= 71%, Lag= 23.9 min
 Primary = 12.97 cfs @ 12.57 hrs, Volume= 4.251 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 58.94' @ 12.57 hrs Surf.Area= 23,740 sf Storage= 59,926 cf

Plug-Flow detention time= 94.6 min calculated for 4.251 af (100% of inflow)
 Center-of-Mass det. time= 94.4 min (899.9 - 805.5)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	177,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
56.00	17,060	729.0	0	0	17,060
57.00	19,275	748.0	18,156	18,156	19,412
58.00	21,576	767.0	20,415	38,571	21,825
59.00	23,874	785.0	22,715	61,286	24,179
60.00	26,259	804.0	25,057	86,343	26,710
61.00	28,700	823.0	27,470	113,814	29,301
62.00	31,197	842.0	29,940	143,754	31,952
63.00	33,751	861.0	32,466	176,219	34,664
63.10	5,000	870.0	1,725	177,944	35,907

Device	Routing	Invert	Outlet Devices
#1	Primary	56.00'	24.0" Round 24" Outlet Pipe L= 19.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.00' / 55.14' S= 0.0453 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 3.14 sf
#2	Device 1	56.00'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	58.70'	24.0" Vert. 24" Orifice C= 0.600
#4	Secondary	63.00'	20.0' long x 10.0' breadth Spillway Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=12.96 cfs @ 12.57 hrs HW=58.94' (Free Discharge)

1=24" Outlet Pipe (Passes 12.96 cfs of 21.08 cfs potential flow)

2=18" Orifice (Orifice Controls 12.60 cfs @ 7.13 fps)

3=24" Orifice (Orifice Controls 0.36 cfs @ 1.67 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=56.00' (Free Discharge)

4=Spillway (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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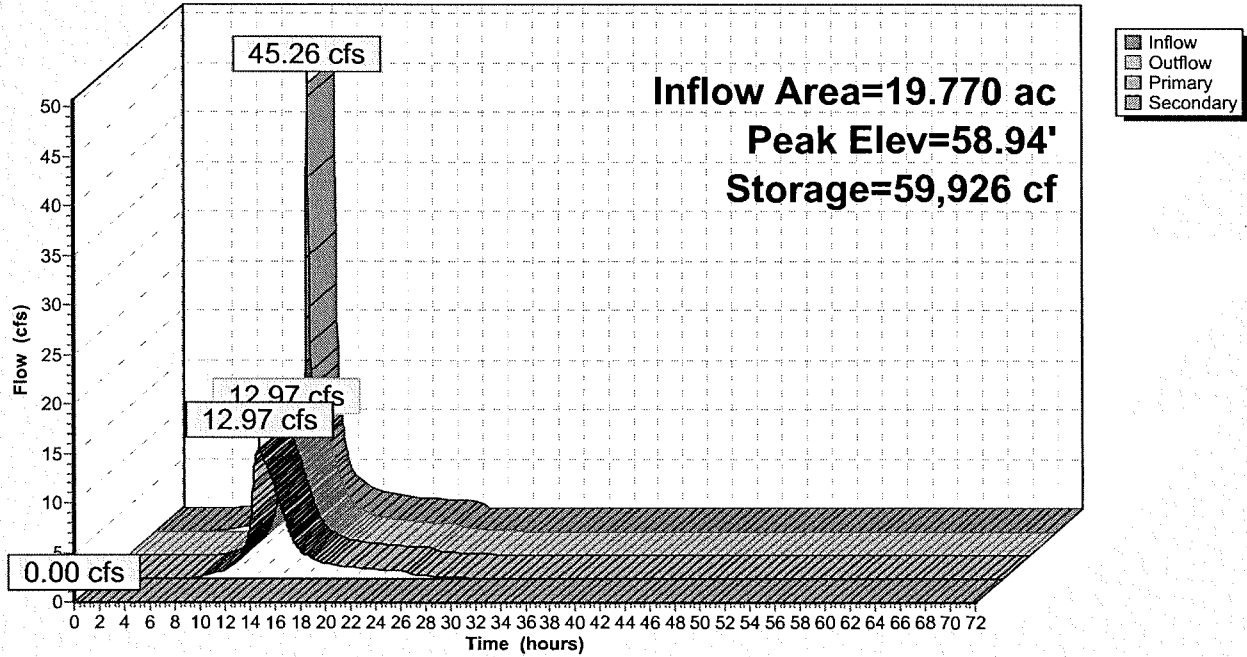
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Pond B-1A: Modified Southerly Aboveground Basin

Hydrograph



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NOAA 24-hr D 2-Year Rainfall=3.39"

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Summary for Pond B-1B: Proposed Subsurface Basin in Stone

Inflow Area = 2.073 ac, 100.00% Impervious, Inflow Depth = 3.16" for 2-Year event
 Inflow = 5.69 cfs @ 12.17 hrs, Volume= 0.545 af
 Outflow = 2.90 cfs @ 12.33 hrs, Volume= 0.518 af, Atten= 49%, Lag= 9.5 min
 Primary = 2.90 cfs @ 12.33 hrs, Volume= 0.518 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 66.57' @ 12.33 hrs Surf.Area= 0.074 ac Storage= 0.109 af

Plug-Flow detention time= 74.2 min calculated for 0.518 af (95% of inflow)
 Center-of-Mass det. time= 44.8 min (805.6 - 760.8)

Volume	Invert	Avail.Storage	Storage Description
#1	64.87'	0.114 af	36.0" Round Pipe Storage x 7 Inside #2 L= 100.0' S= 0.0010 '/ 0.155 af Overall - 3.0" Wall Thickness = 0.114 af
#2	63.87'	0.087 af	54.0" W x 60.0" H Box Stone x 7 L= 103.0' S= 0.0010 '/ 0.372 af Overall - 0.155 af Embedded = 0.218 af x 40.0% Voids
		0.201 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	64.87'	18.0" Round 18" Outlet Pipe L= 17.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 64.87' / 64.79' S= 0.0047 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	64.87'	12.0" W x 6.0" H Vert. 12" x 6" Slot C= 0.600
#3	Device 1	66.56'	30.0" W x 8.0" H Vert. 30" x 8" Slot C= 0.600
#4	Device 1	67.87'	6.0' long x 0.5' breadth 6' Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=2.90 cfs @ 12.33 hrs HW=66.57' (Free Discharge)

- 1=18" Outlet Pipe (Passes 2.90 cfs of 7.10 cfs potential flow)
- 2=12" x 6" Slot (Orifice Controls 2.89 cfs @ 5.78 fps)
- 3=30" x 8" Slot (Orifice Controls 0.00 cfs @ 0.25 fps)
- 4=6' Weir (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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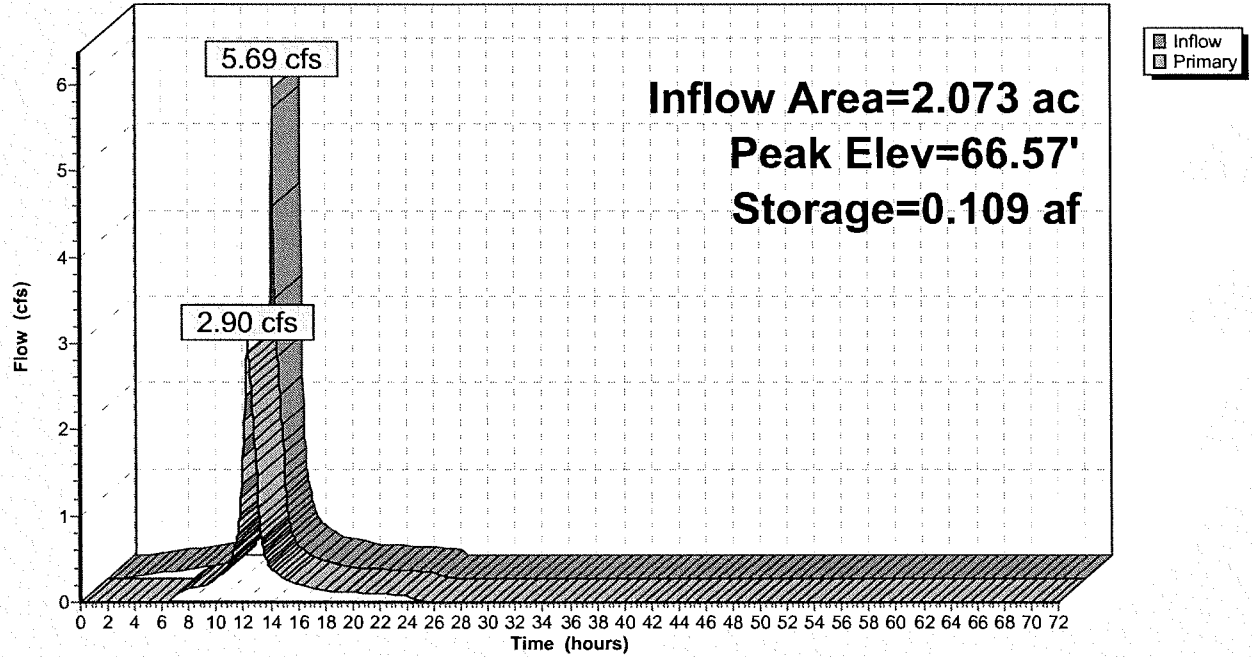
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Pond B-1B: Proposed Subsurface Basin in Stone

Hydrograph



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Summary for Pond B-2A: Proposed Northerly Aboveground Basin

Inflow Area = 3.550 ac, 58.24% Impervious, Inflow Depth = 2.17" for 2-Year event
 Inflow = 7.54 cfs @ 12.17 hrs, Volume= 0.642 af
 Outflow = 3.97 cfs @ 12.33 hrs, Volume= 0.641 af, Atten= 47%, Lag= 9.4 min
 Primary = 3.97 cfs @ 12.33 hrs, Volume= 0.641 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 70.18' @ 12.33 hrs Surf.Area= 6,169 sf Storage= 6,644 cf

Plug-Flow detention time= 63.1 min calculated for 0.641 af (100% of inflow)
 Center-of-Mass det. time= 64.4 min (888.9 - 824.5)

Volume	Invert	Avail.Storage	Storage Description
#1	69.00'	28,786 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
69.00	5,090	294.0	0	0	5,090
70.00	5,999	313.0	5,538	5,538	6,057
71.00	6,965	331.0	6,476	12,014	7,034
72.00	7,988	350.0	7,471	19,485	8,118
73.00	9,067	369.0	8,522	28,007	9,263
73.20	500	400.0	780	28,786	11,162

Device	Routing	Invert	Outlet Devices
#1	Primary	69.00'	15.0" Round 15" Outlet Pipe L= 107.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 69.00' / 68.47' S= 0.0050 ' / Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Primary	73.00'	80.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=3.96 cfs @ 12.33 hrs HW=70.18' (Free Discharge)

1=15" Outlet Pipe (Barrel Controls 3.96 cfs @ 4.27 fps)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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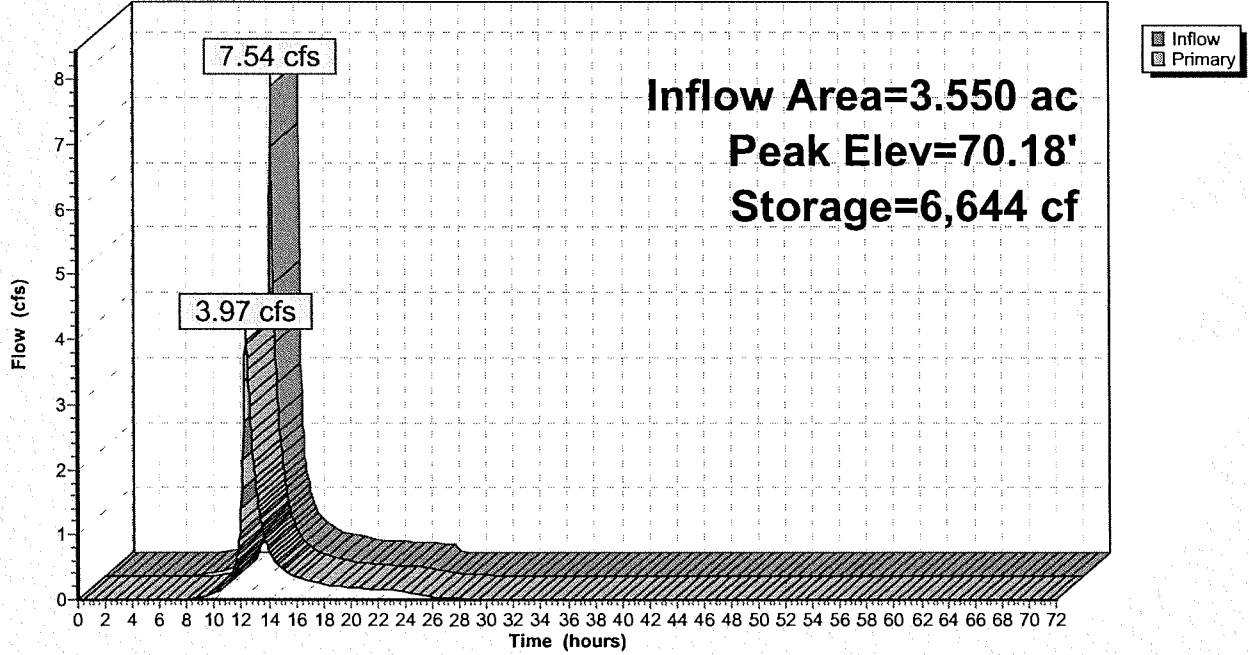
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Pond B-2A: Proposed Northerly Aboveground Basin

Hydrograph



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Summary for Pond B-2B: Proposed Subsurface Basin

Inflow Area = 4.503 ac, 43.26% Impervious, Inflow Depth = 1.92" for 2-Year event
 Inflow = 8.54 cfs @ 12.17 hrs, Volume= 0.721 af
 Outflow = 4.01 cfs @ 12.36 hrs, Volume= 0.721 af, Atten= 53%, Lag= 11.2 min
 Primary = 4.01 cfs @ 12.36 hrs, Volume= 0.721 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 67.17' @ 12.36 hrs Surf.Area= 0.228 ac Storage= 0.151 af

Plug-Flow detention time= 24.1 min calculated for 0.720 af (100% of inflow)
 Center-of-Mass det. time= 24.1 min (860.6 - 836.5)

Volume	Invert	Avail.Storage	Storage Description
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#1	66.10'	0.584 af	36.0" Round Pipe Storage x 12 L= 300.0' S= 0.0010 ' /'
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Device	Routing	Invert	Outlet Devices
--------	---------	--------	----------------

#1	Primary	66.10'	18.0" Round 18" Outlet Pipe L= 64.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.10' / 65.78' S= 0.0050 ' /' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	66.10'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	67.85'	12.0" Vert. 12" Orifice X 0.00 C= 0.600
#4	Primary	69.30'	6.0' long x 0.5' breadth 6 FT Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=4.00 cfs @ 12.36 hrs HW=67.16' (Free Discharge)

1=18" Outlet Pipe (Barrel Controls 4.00 cfs @ 4.18 fps)
 2=18" Orifice (Passes 4.00 cfs of 4.71 cfs potential flow)
 3=12" Orifice (Controls 0.00 cfs)
 4=6 FT Weir (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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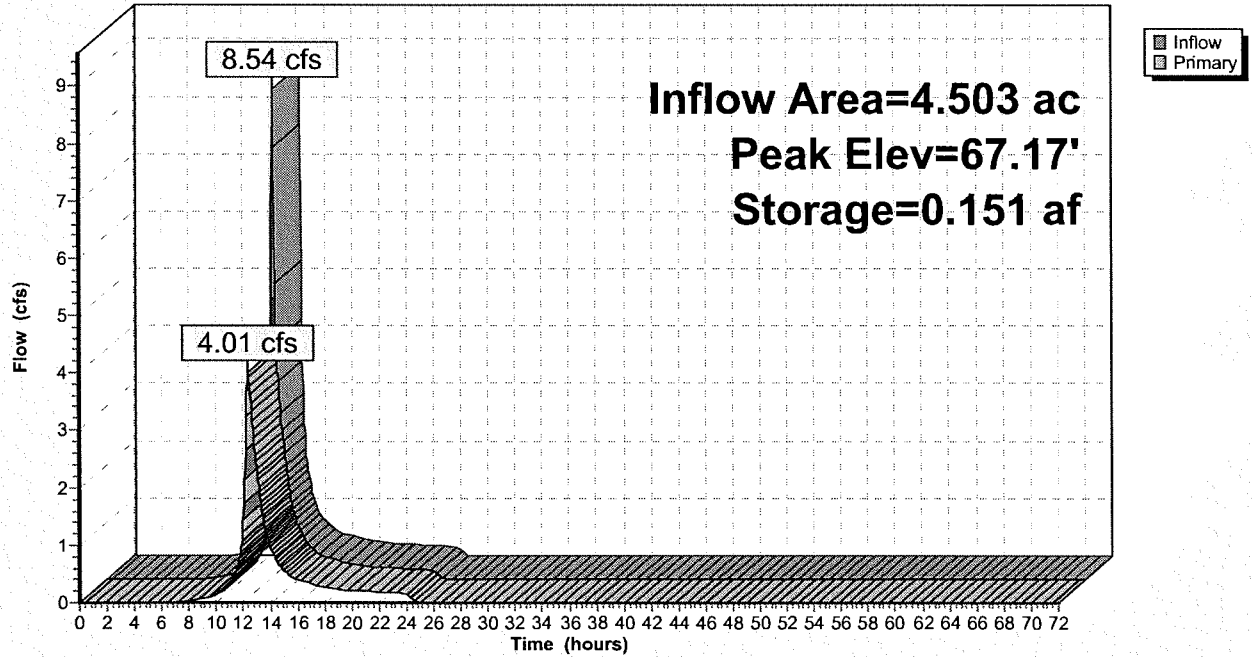
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Pond B-2B: Proposed Subsurface Basin

Hydrograph



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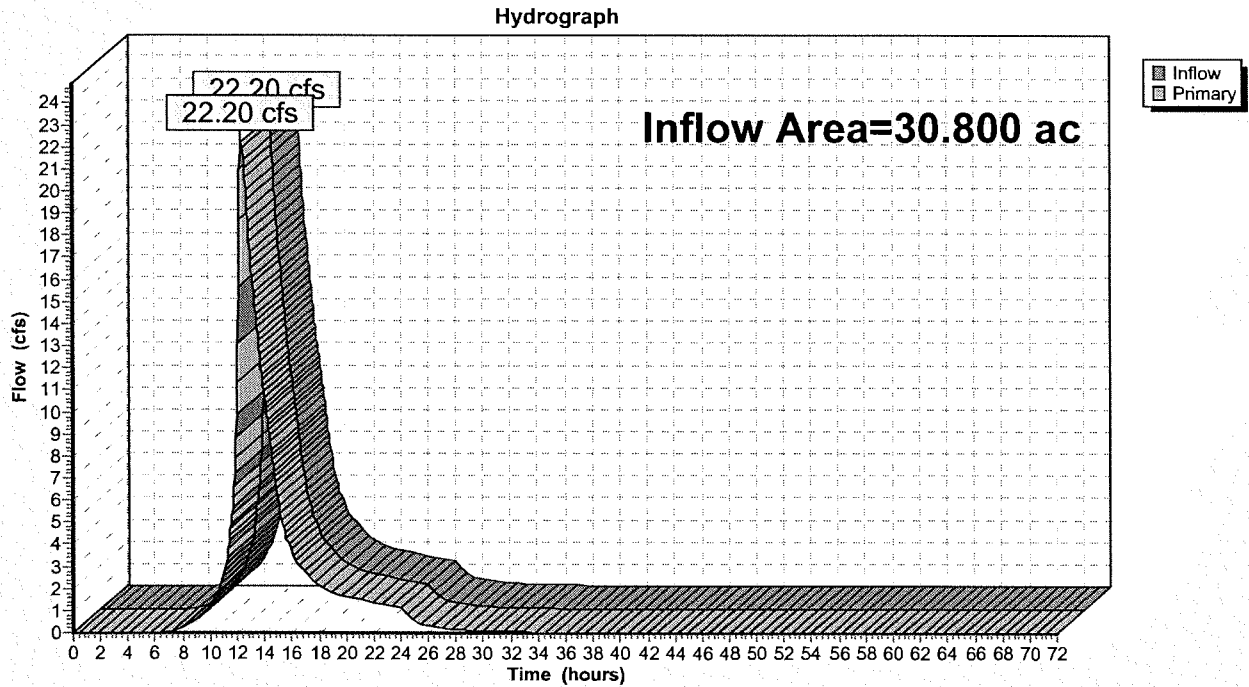
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Summary for Link POI-1: Connection to 42" RCP

Inflow Area = 30.800 ac, 61.78% Impervious, Inflow Depth = 2.31" for 2-Year event
Inflow = 22.20 cfs @ 12.33 hrs, Volume= 5.932 af
Primary = 22.20 cfs @ 12.33 hrs, Volume= 5.932 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-1: Connection to 42" RCP



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NOAA 24-hr D 2-Year Rainfall=3.39"

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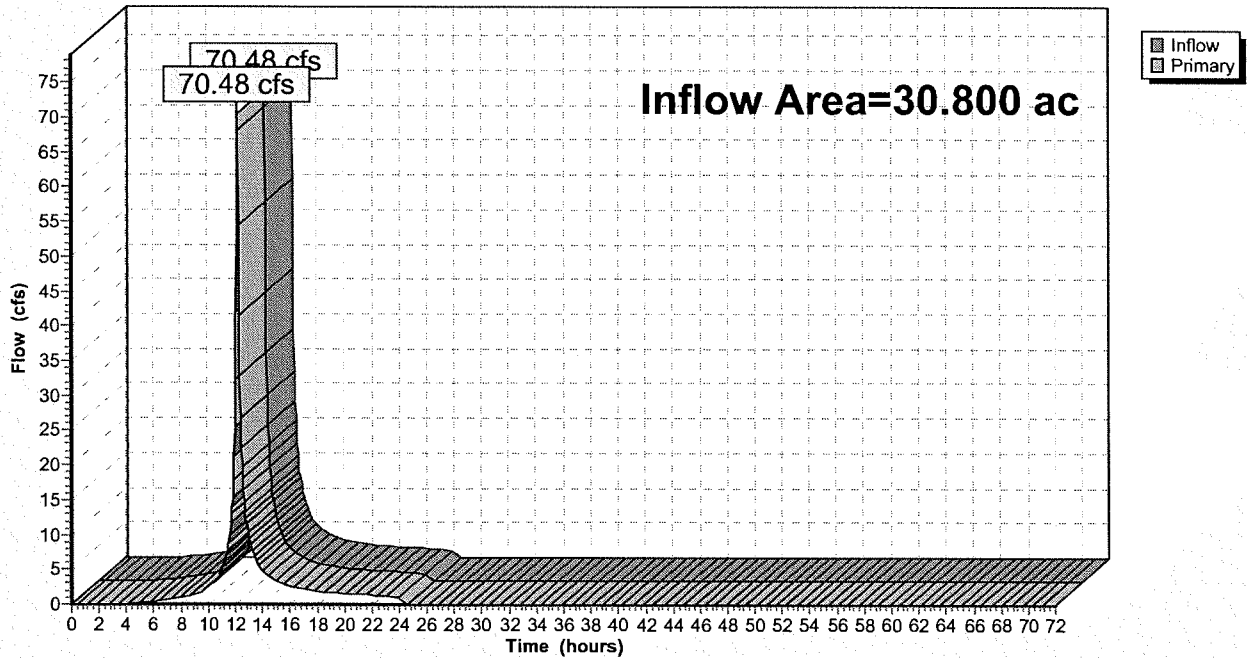
Summary for Link POI-1(EX): Connection to 42" RCP

Inflow Area = 30.800 ac, 66.56% Impervious, Inflow Depth = 2.40" for 2-Year event
 Inflow = 70.48 cfs @ 12.17 hrs, Volume= 6.161 af
 Primary = 70.48 cfs @ 12.17 hrs, Volume= 6.161 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-1(EX): Connection to 42" RCP

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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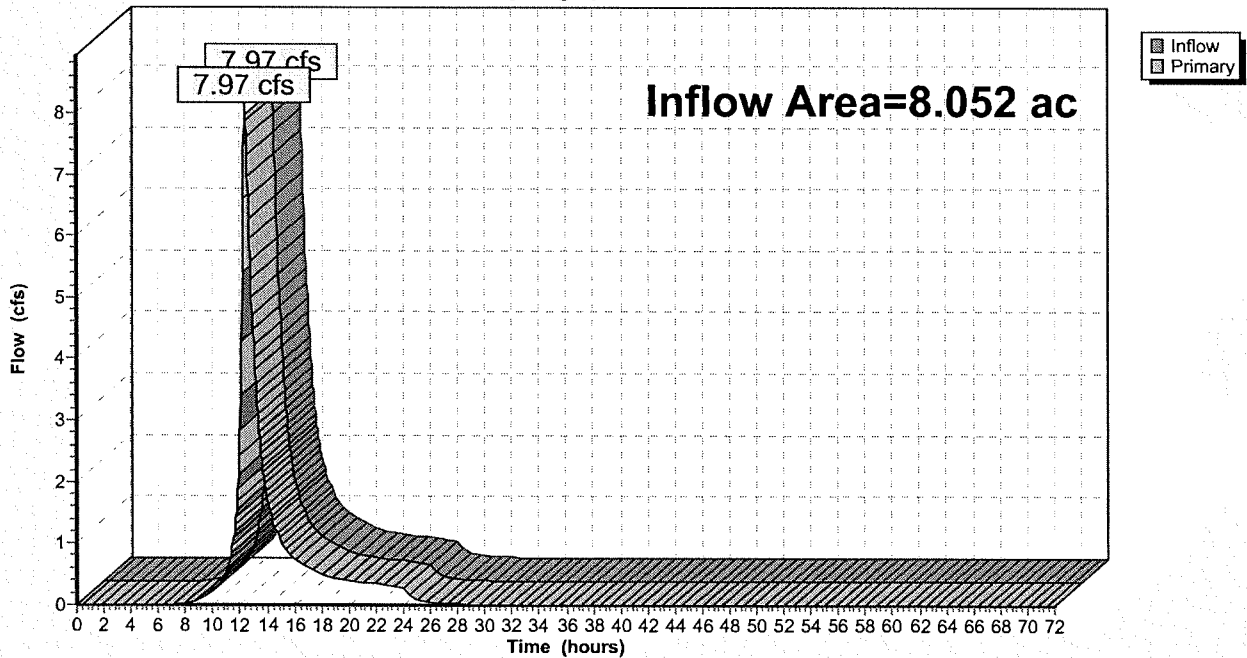
Summary for Link POI-2: Connection to 18" RCP

Inflow Area = 8.052 ac, 49.86% Impervious, Inflow Depth = 2.03" for 2-Year event
 Inflow = 7.97 cfs @ 12.35 hrs, Volume= 1.362 af
 Primary = 7.97 cfs @ 12.35 hrs, Volume= 1.362 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-2: Connection to 18" RCP

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 2-Year Rainfall=3.39"

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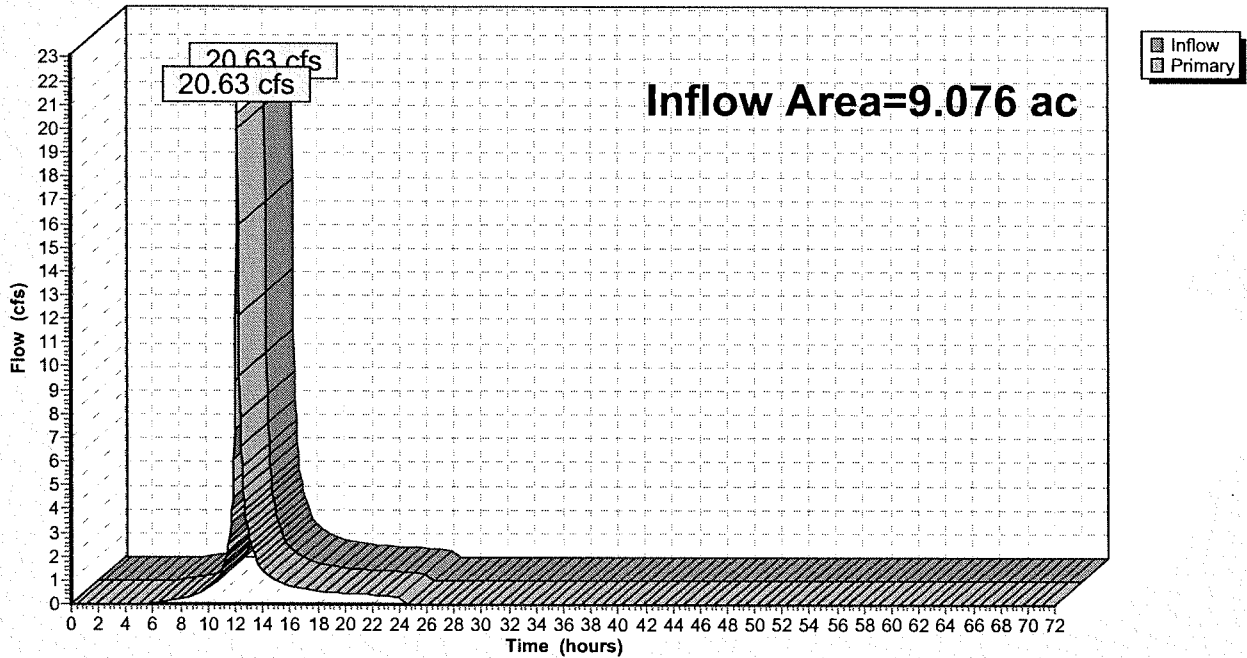
Summary for Link POI-2(EX): Connection to 18" RCP

Inflow Area = 9.076 ac, 64.67% Impervious, Inflow Depth = 2.35" for 2-Year event
 Inflow = 20.63 cfs @ 12.17 hrs, Volume= 1.774 af
 Primary = 20.63 cfs @ 12.17 hrs, Volume= 1.774 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-2(EX): Connection to 18" RCP

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment E-1: Runoff Tributary to Southeast Basin

Runoff = 73.82 cfs @ 12.17 hrs, Volume= 6.709 af, Depth= 4.37"

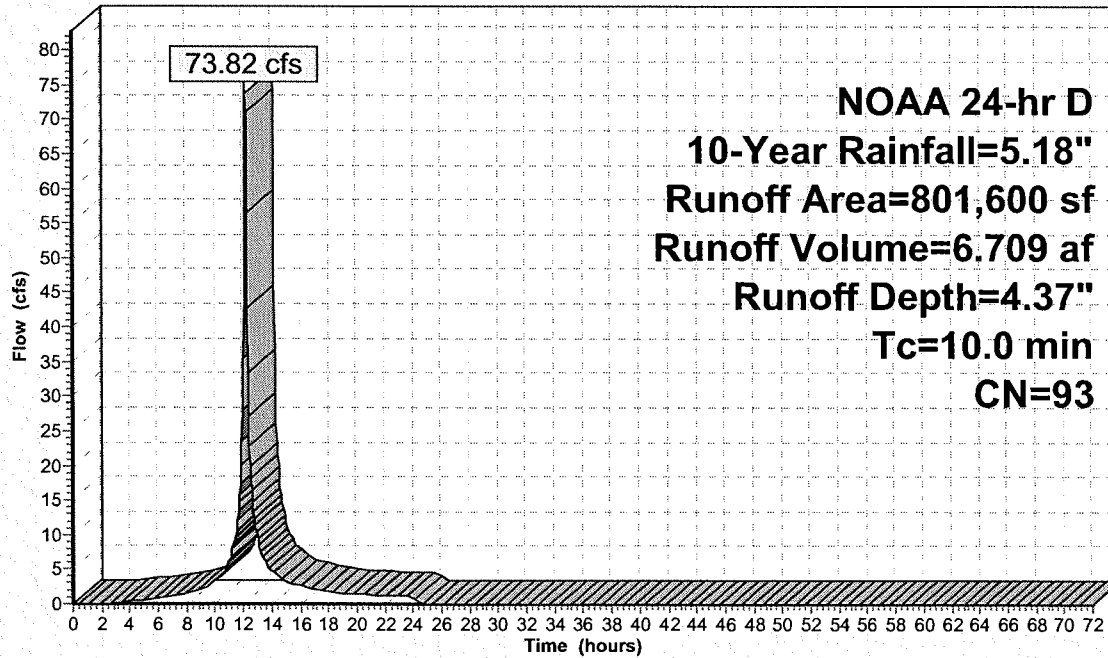
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
* 630,951	98	Impervious Surfaces
92,120	74	>75% Grass cover, Good, HSG C
78,529	80	>75% Grass cover, Good, HSG D
801,600	93	Weighted Average
170,649		21.29% Pervious Area
630,951		78.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-1: Runoff Tributary to Southeast Basin

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment E-2: Runoff Tributary to Eastern Basin

Runoff = 34.66 cfs @ 12.17 hrs, Volume= 3.063 af, Depth= 4.05"

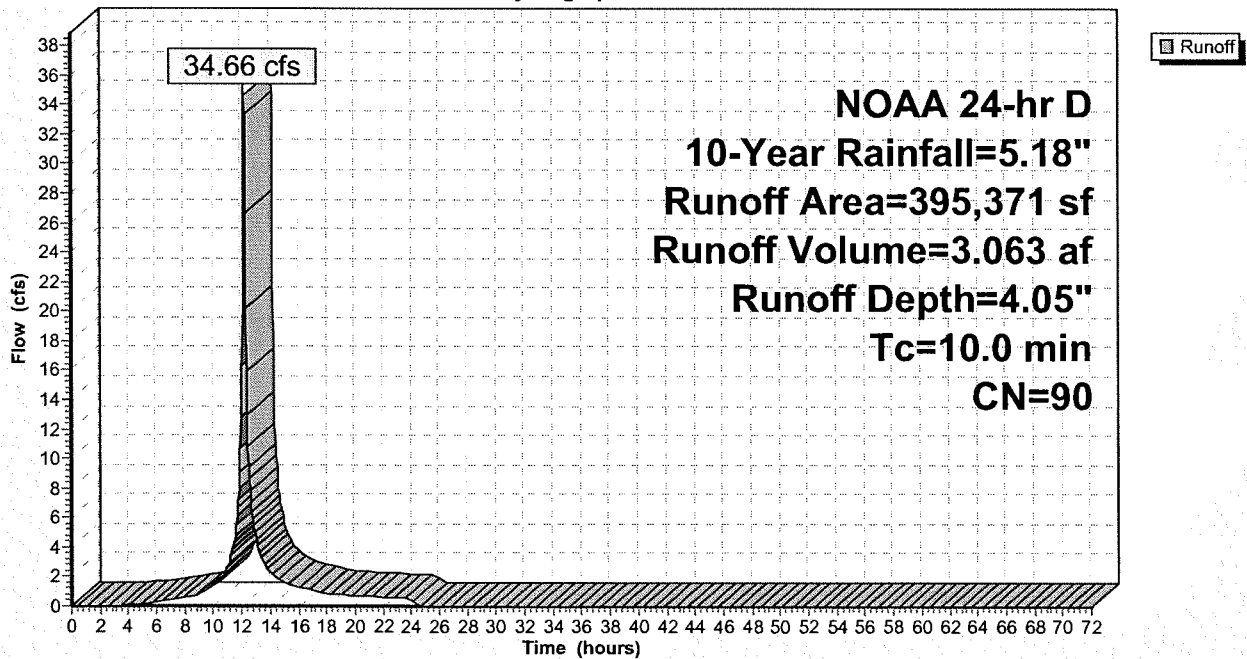
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
255,695	98	Impervious Surfaces
109,755	74	>75% Grass cover, Good, HSG C
29,921	80	>75% Grass cover, Good, HSG D
395,371	90	Weighted Average
139,676		35.33% Pervious Area
255,695		64.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-2: Runoff Tributary to Eastern Basin

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment E-3: Uncollected Runoff

Runoff = 8.81 cfs @ 12.18 hrs, Volume= 0.743 af, Depth= 2.68"

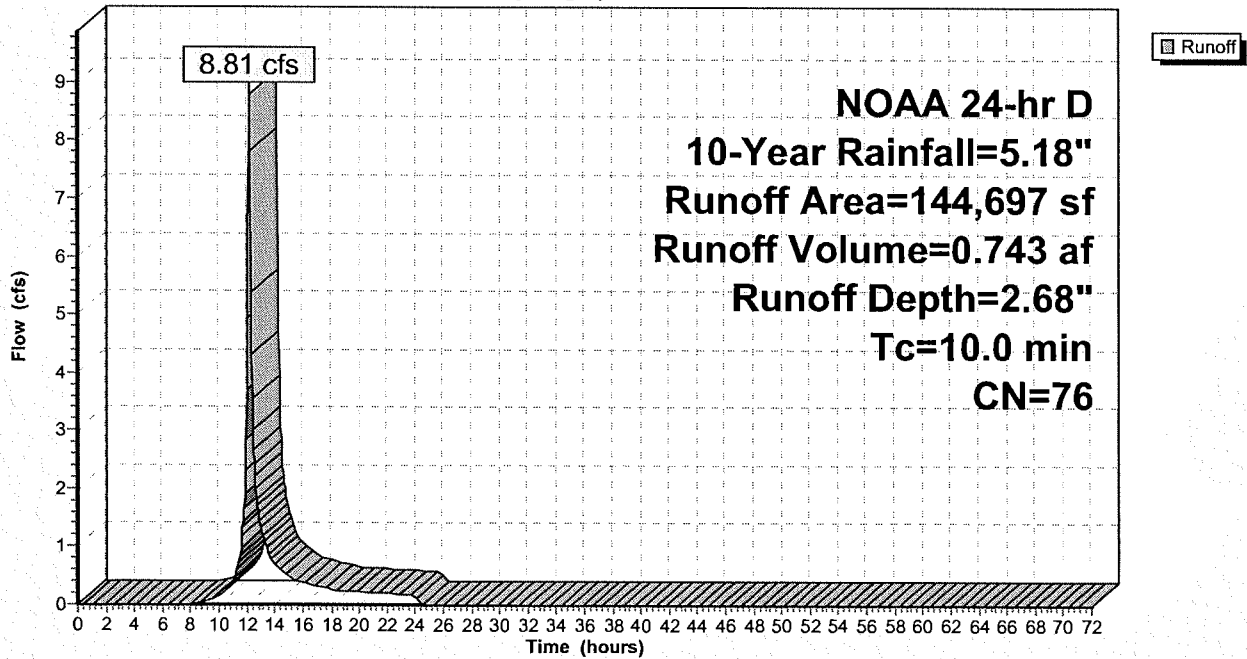
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
* 6,373	98	Impervious Surfaces
124,884	74	>75% Grass cover, Good, HSG C
13,440	80	>75% Grass cover, Good, HSG D
144,697	76	Weighted Average
138,324		95.60% Pervious Area
6,373		4.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-3: Uncollected Runoff

Hydrograph



2018-11-26 Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment P-1A: Runoff Tributary to B-1A

Runoff = 69.93 cfs @ 12.17 hrs, Volume= 6.290 af, Depth= 4.27"

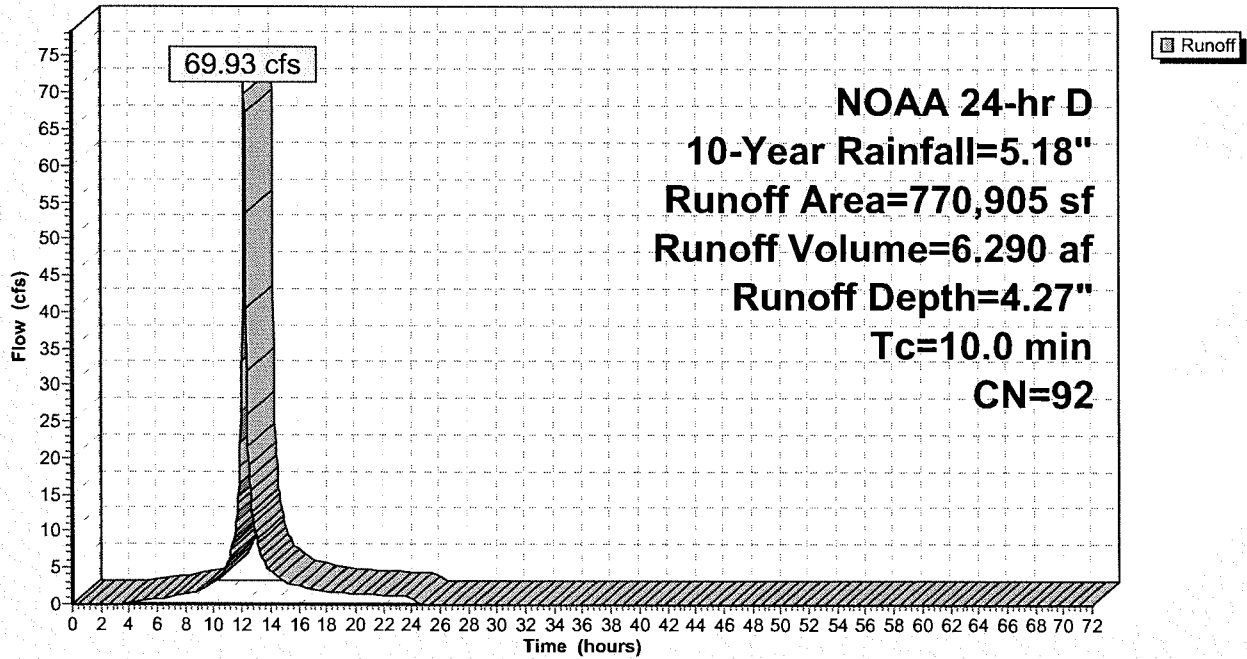
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
* 556,740	98	Impervious Surfaces
101,064	74	>75% Grass cover, Good, HSG C
113,101	80	>75% Grass cover, Good, HSG D
770,905	92	Weighted Average
214,165		27.78% Pervious Area
556,740		72.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-1A: Runoff Tributary to B-1A

Hydrograph



2018-11-26 Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment P-1B: Runoff Tributary to B-1B

Runoff = 8.75 cfs @ 12.17 hrs, Volume= 0.854 af, Depth= 4.94"

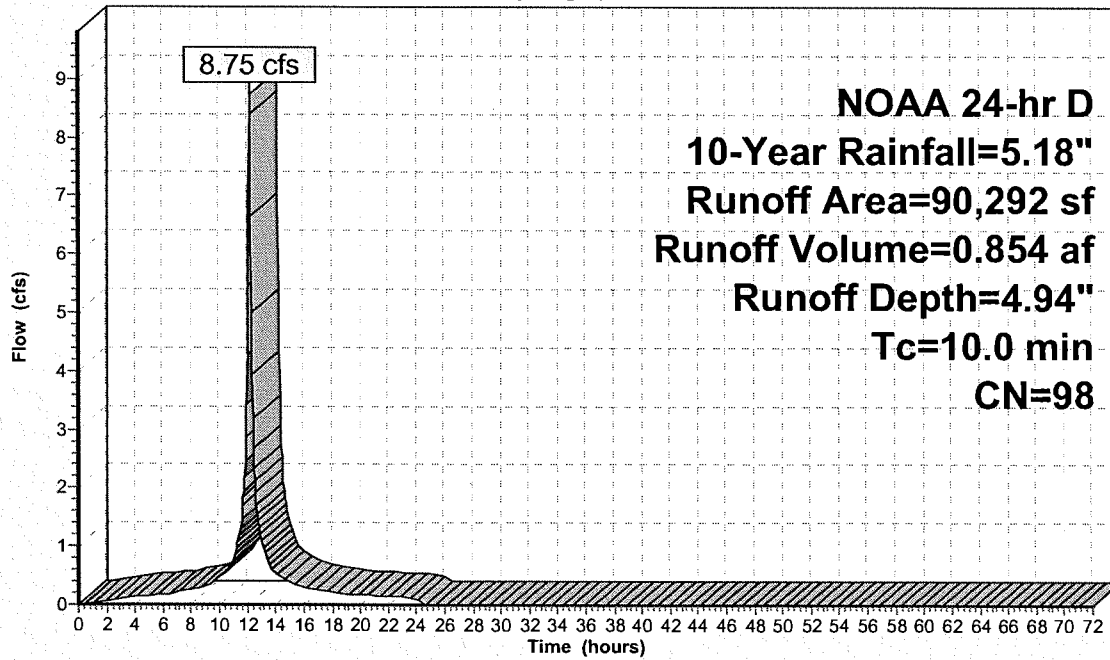
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
* 90,292	98	Impervious Surfaces
90,292		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-1B: Runoff Tributary to B-1B

Hydrograph



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NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment P-2A: Runoff Tributary to B-2A

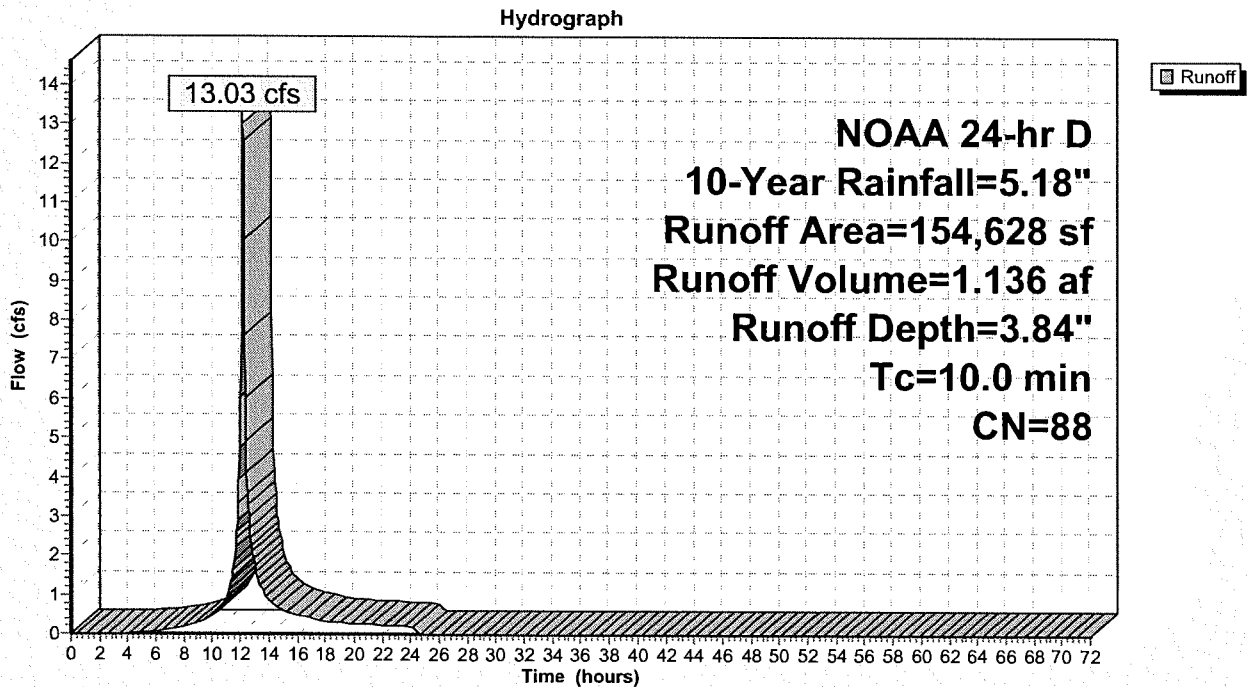
Runoff = 13.03 cfs @ 12.17 hrs, Volume= 1.136 af, Depth= 3.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

	Area (sf)	CN	Description
*	90,059	98	Impervious Surfaces
	51,674	74	>75% Grass cover, Good, HSG C
	12,895	80	>75% Grass cover, Good, HSG D
	154,628	88	Weighted Average
	64,569		41.76% Pervious Area
	90,059		58.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-2A: Runoff Tributary to B-2A



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Summary for Subcatchment P-2B: Runoff Tributary to B-2B

Runoff = 15.46 cfs @ 12.17 hrs, Volume= 1.326 af, Depth= 3.53"

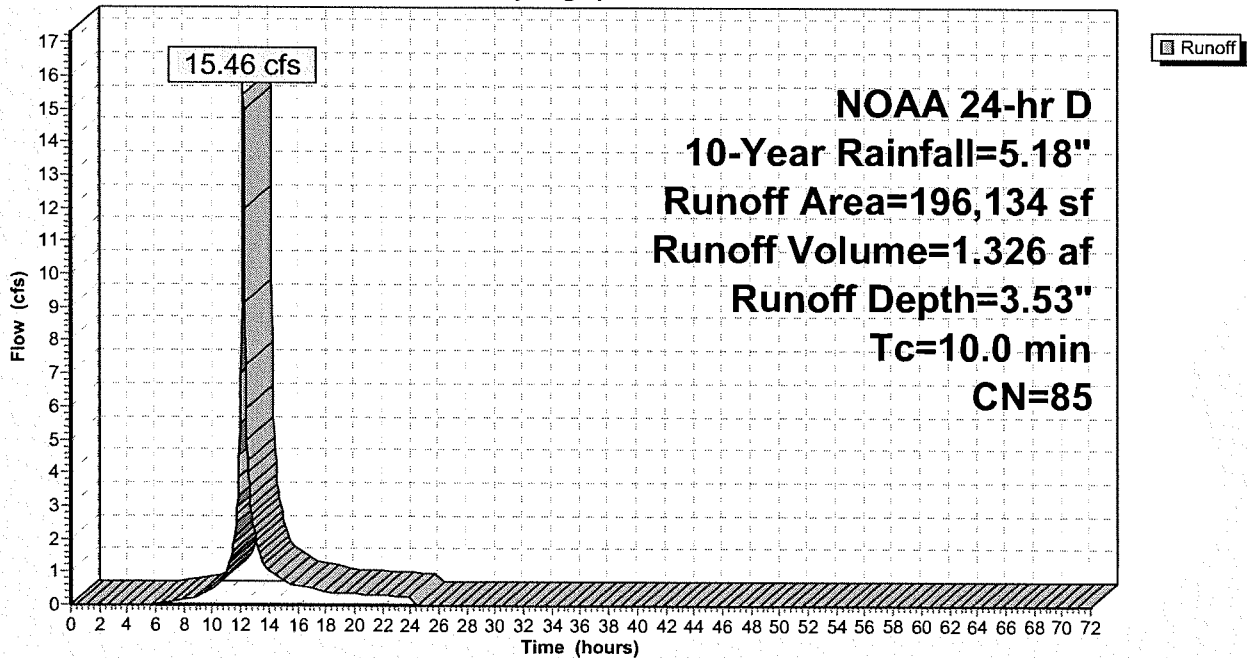
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
* 84,845	98	Impervious Surfaces
97,305	74	>75% Grass cover, Good, HSG C
13,984	80	>75% Grass cover, Good, HSG D
196,134	85	Weighted Average
111,289		56.74% Pervious Area
84,845		43.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-2B: Runoff Tributary to B-2B

Hydrograph



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NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Subcatchment P-3: Uncollected Runoff

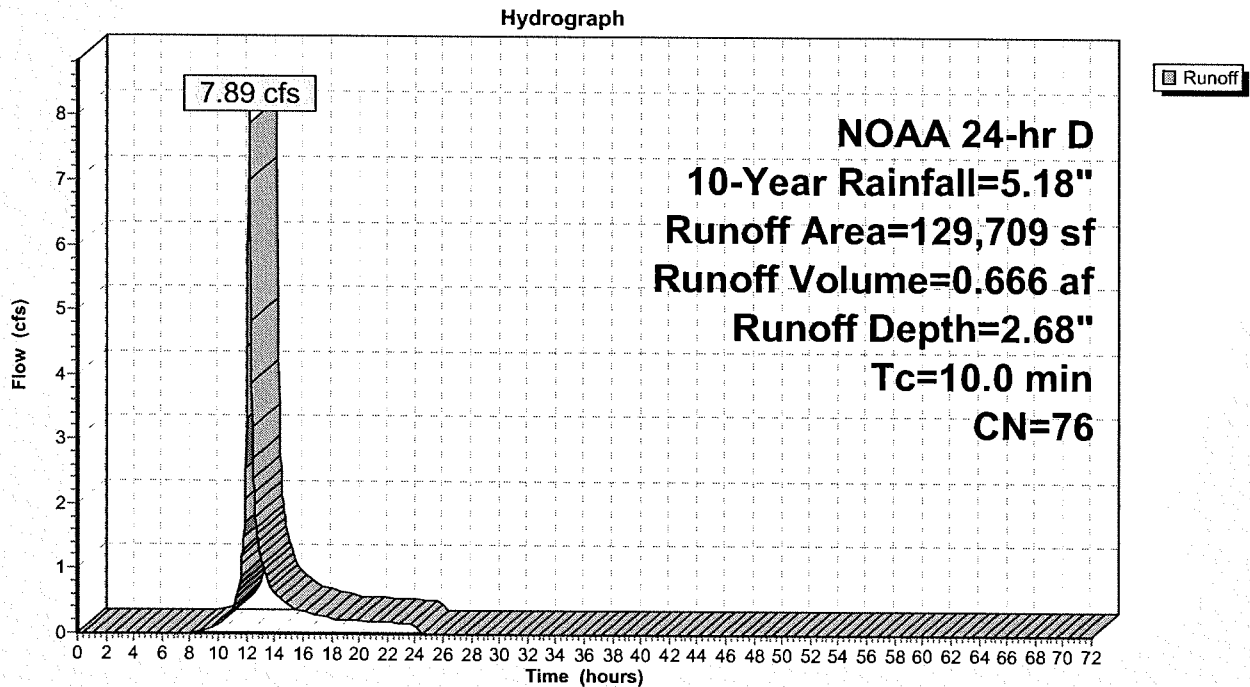
Runoff = 7.89 cfs @ 12.18 hrs, Volume= 0.666 af, Depth= 2.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10-Year Rainfall=5.18"

Area (sf)	CN	Description
* 6,994	98	Impervious Surfaces
111,650	74	>75% Grass cover, Good, HSG C
11,065	80	>75% Grass cover, Good, HSG D
129,709	76	Weighted Average
122,715		94.61% Pervious Area
6,994		5.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-3: Uncollected Runoff



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NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Pond B-1A: Modified Southerly Aboveground Basin

Inflow Area = 19.770 ac, 75.13% Impervious, Inflow Depth = 4.32" for 10-Year event
 Inflow = 74.69 cfs @ 12.18 hrs, Volume= 7.117 af
 Outflow = 27.13 cfs @ 12.44 hrs, Volume= 7.116 af, Atten= 64%, Lag= 15.5 min
 Primary = 27.13 cfs @ 12.44 hrs, Volume= 7.116 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 60.26' @ 12.44 hrs Surf.Area= 26,885 sf Storage= 93,274 cf

Plug-Flow detention time= 82.0 min calculated for 7.116 af (100% of inflow)
 Center-of-Mass det. time= 81.7 min (871.4 - 789.7)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	177,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
56.00	17,060	729.0	0	0	17,060
57.00	19,275	748.0	18,156	18,156	19,412
58.00	21,576	767.0	20,415	38,571	21,825
59.00	23,874	785.0	22,715	61,286	24,179
60.00	26,259	804.0	25,057	86,343	26,710
61.00	28,700	823.0	27,470	113,814	29,301
62.00	31,197	842.0	29,940	143,754	31,952
63.00	33,751	861.0	32,466	176,219	34,664
63.10	5,000	870.0	1,725	177,944	35,907

Device	Routing	Invert	Outlet Devices
#1	Primary	56.00'	24.0" Round 24" Outlet Pipe L= 19.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.00' / 55.14' S= 0.0453 ' S= 0.0453 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 3.14 sf
#2	Device 1	56.00'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	58.70'	24.0" Vert. 24" Orifice C= 0.600
#4	Secondary	63.00'	20.0' long x 10.0' breadth Spillway Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=27.10 cfs @ 12.44 hrs HW=60.26' (Free Discharge)

1=24" Outlet Pipe (Passes 27.10 cfs of 27.30 cfs potential flow)

2=18" Orifice (Orifice Controls 15.94 cfs @ 9.02 fps)

3=24" Orifice (Orifice Controls 11.16 cfs @ 4.25 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=56.00' (Free Discharge)

4=Spillway (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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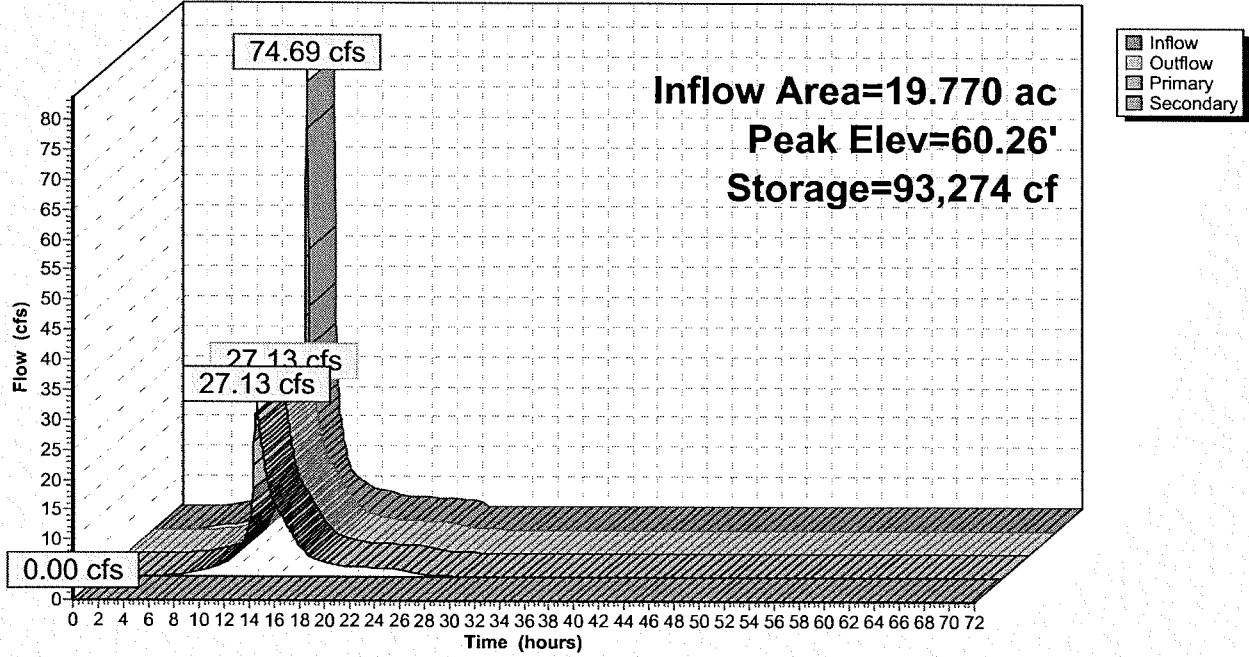
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Pond B-1A: Modified Southerly Aboveground Basin

Hydrograph



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NOAA 24-hr D 10-Year Rainfall=5.18"

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Summary for Pond B-1B: Proposed Subsurface Basin in Stone

Inflow Area = 2.073 ac, 100.00% Impervious, Inflow Depth = 4.94" for 10-Year event
 Inflow = 8.75 cfs @ 12.17 hrs, Volume= 0.854 af
 Outflow = 6.84 cfs @ 12.25 hrs, Volume= 0.827 af, Atten= 22%, Lag= 5.2 min
 Primary = 6.84 cfs @ 12.25 hrs, Volume= 0.827 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 67.13' @ 12.26 hrs Surf.Area= 0.074 ac Storage= 0.139 af

Plug-Flow detention time= 56.9 min calculated for 0.827 af (97% of inflow)
 Center-of-Mass det. time= 36.0 min (788.4 - 752.4)

Volume	Invert	Avail.Storage	Storage Description
#1	64.87'	0.114 af	36.0" Round Pipe Storage x 7 Inside #2 L= 100.0' S= 0.0010 '/ 0.155 af Overall - 3.0" Wall Thickness = 0.114 af
#2	63.87'	0.087 af	54.0" W x 60.0" H Box Stone x 7 L= 103.0' S= 0.0010 '/ 0.372 af Overall - 0.155 af Embedded = 0.218 af x 40.0% Voids
		0.201 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	64.87'	18.0" Round 18" Outlet Pipe L= 17.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 64.87' / 64.79' S= 0.0047 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	64.87'	12.0" W x 6.0" H Vert. 12" x 6" Slot C= 0.600
#3	Device 1	66.56'	30.0" W x 8.0" H Vert. 30" x 8" Slot C= 0.600
#4	Device 1	67.87'	6.0' long x 0.5' breadth 6' Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=6.78 cfs @ 12.25 hrs HW=67.12' (Free Discharge)

- 1=18" Outlet Pipe (Passes 6.78 cfs of 9.96 cfs potential flow)
- 2=12" x 6" Slot (Orifice Controls 3.40 cfs @ 6.81 fps)
- 3=30" x 8" Slot (Orifice Controls 3.38 cfs @ 2.41 fps)
- 4=6' Weir (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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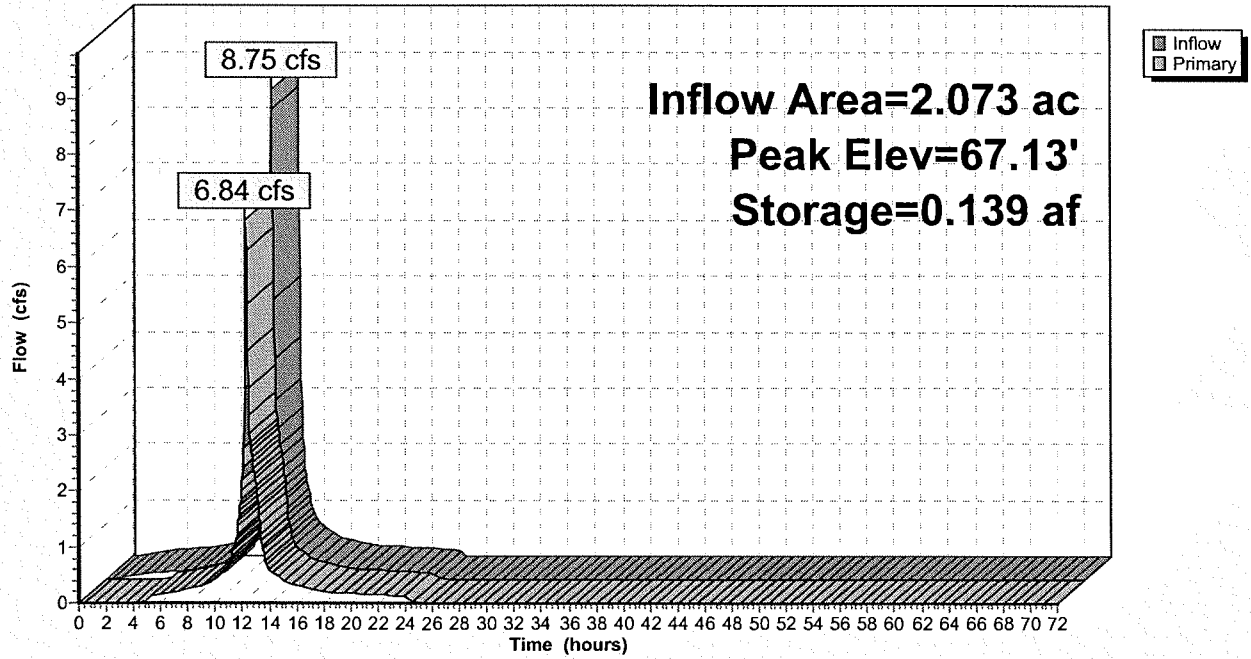
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Pond B-1B: Proposed Subsurface Basin in Stone

Hydrograph



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Summary for Pond B-2A: Proposed Northerly Aboveground Basin

Inflow Area = 3.550 ac, 58.24% Impervious, Inflow Depth = 3.84" for 10-Year event
 Inflow = 13.03 cfs @ 12.17 hrs, Volume= 1.136 af
 Outflow = 5.88 cfs @ 12.36 hrs, Volume= 1.136 af, Atten= 55%, Lag= 11.4 min
 Primary = 5.88 cfs @ 12.36 hrs, Volume= 1.136 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 70.89' @ 12.36 hrs Surf.Area= 6,857 sf Storage= 11,266 cf

Plug-Flow detention time= 52.3 min calculated for 1.136 af (100% of inflow)
 Center-of-Mass det. time= 52.1 min (858.6 - 806.5)

Volume	Invert	Avail.Storage	Storage Description
#1	69.00'	28,786 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
69.00	5,090	294.0	0	0	5,090
70.00	5,999	313.0	5,538	5,538	6,057
71.00	6,965	331.0	6,476	12,014	7,034
72.00	7,988	350.0	7,471	19,485	8,118
73.00	9,067	369.0	8,522	28,007	9,263
73.20	500	400.0	780	28,786	11,162

Device	Routing	Invert	Outlet Devices
#1	Primary	69.00'	15.0" Round 15" Outlet Pipe L= 107.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 69.00' / 68.47' S= 0.0050 ' / Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Primary	73.00'	80.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=5.87 cfs @ 12.36 hrs HW=70.89' (Free Discharge)

1=15" Outlet Pipe (Barrel Controls 5.87 cfs @ 4.79 fps)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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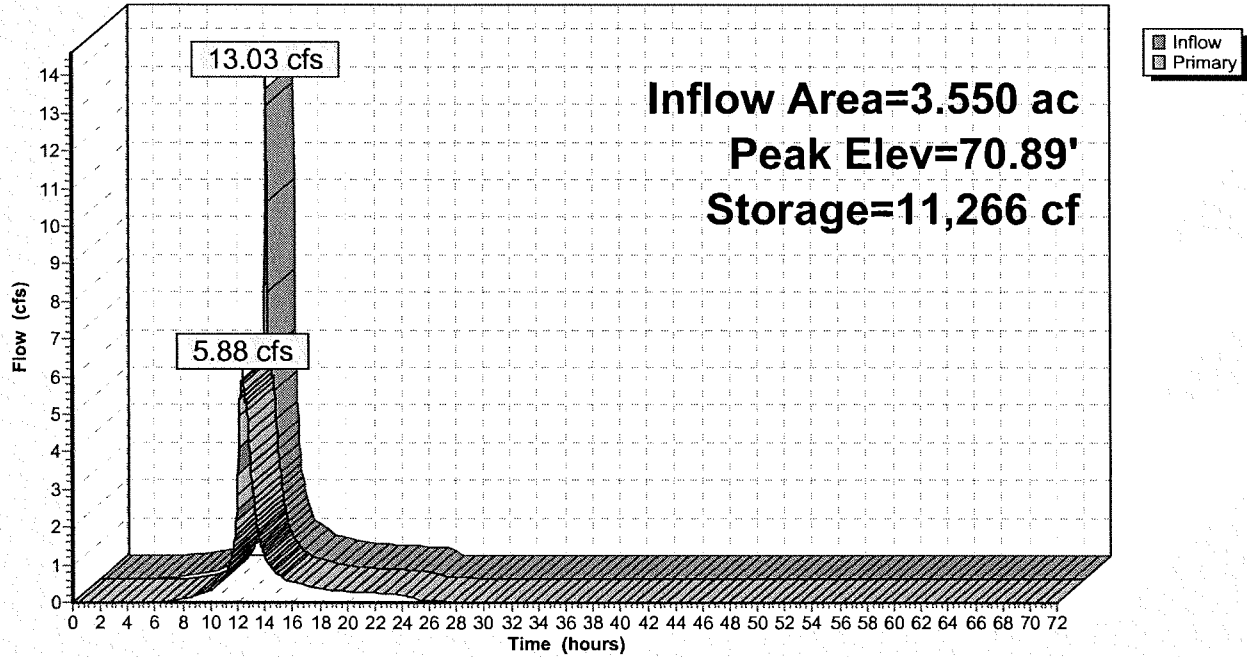
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Pond B-2A: Proposed Northerly Aboveground Basin

Hydrograph



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Summary for Pond B-2B: Proposed Subsurface Basin

Inflow Area = 4.503 ac, 43.26% Impervious, Inflow Depth = 3.53" for 10-Year event
 Inflow = 15.46 cfs @ 12.17 hrs, Volume= 1.326 af
 Outflow = 7.28 cfs @ 12.35 hrs, Volume= 1.326 af, Atten= 53%, Lag= 10.9 min
 Primary = 7.28 cfs @ 12.35 hrs, Volume= 1.326 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 67.71' @ 12.35 hrs Surf.Area= 0.247 ac Storage= 0.282 af

Plug-Flow detention time= 25.5 min calculated for 1.326 af (100% of inflow)
 Center-of-Mass det. time= 25.4 min (842.6 - 817.2)

Volume	Invert	Avail.Storage	Storage Description
#1	66.10'	0.584 af	36.0" Round Pipe Storage x 12 L= 300.0' S= 0.0010 'f'

Device	Routing	Invert	Outlet Devices
#1	Primary	66.10'	18.0" Round 18" Outlet Pipe L= 64.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.10' / 65.78' S= 0.0050 'f' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	66.10'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	67.85'	12.0" Vert. 12" Orifice X 0.00 C= 0.600
#4	Primary	69.30'	6.0' long x 0.5' breadth 6 FT Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=7.28 cfs @ 12.35 hrs HW=67.71' (Free Discharge)

- 1=18" Outlet Pipe (Barrel Controls 7.28 cfs @ 4.78 fps)
- 2=18" Orifice (Passes 7.28 cfs of 7.88 cfs potential flow)
- 3=12" Orifice (Controls 0.00 cfs)
- 4=6 FT Weir (Controls 0.00 cfs)

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NOAA 24-hr D 10-Year Rainfall=5.18"

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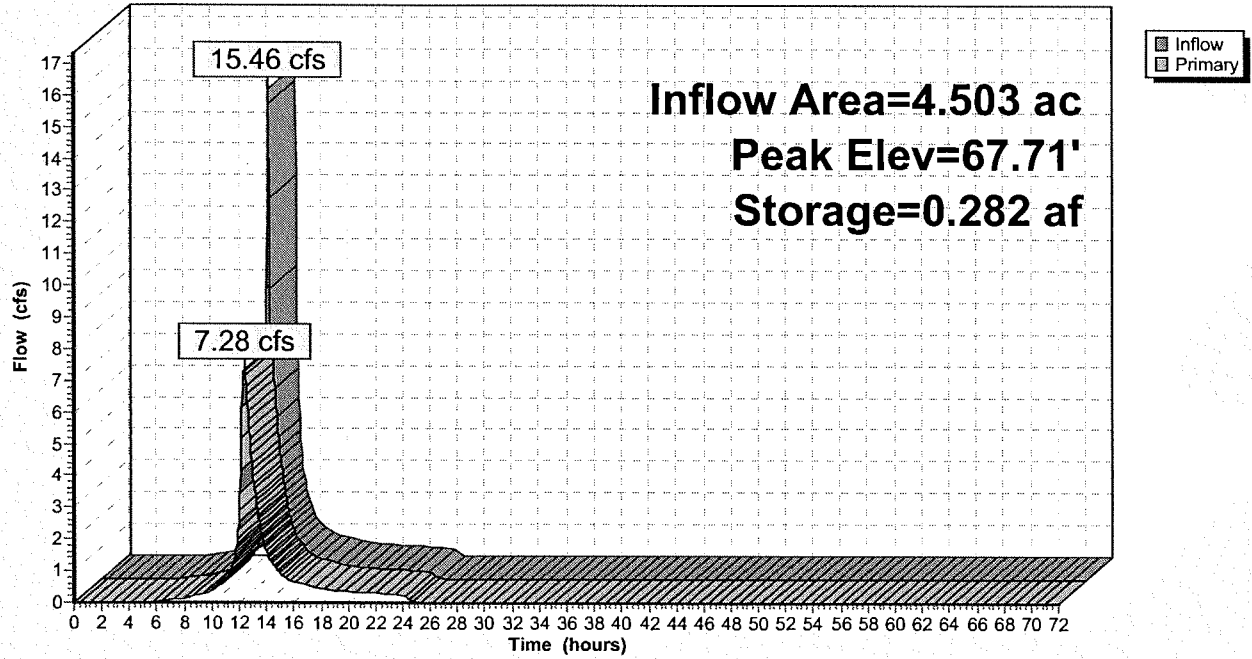
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Pond B-2B: Proposed Subsurface Basin

Hydrograph



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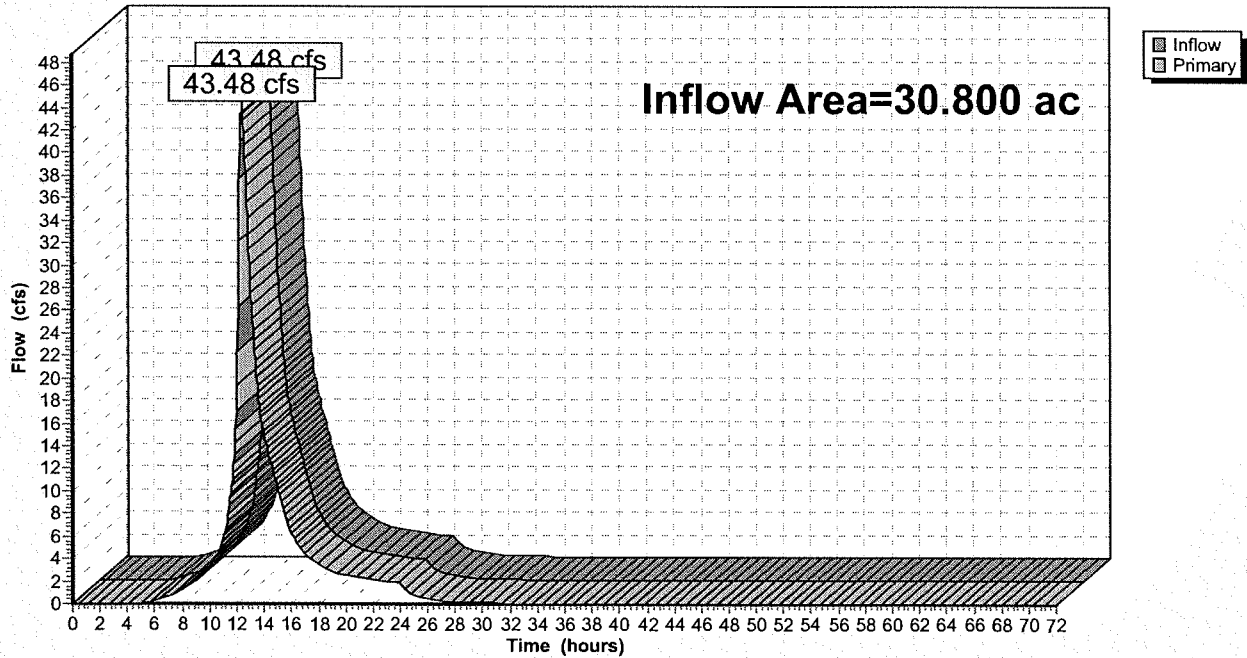
Summary for Link POI-1: Connection to 42" RCP

Inflow Area = 30.800 ac, 61.78% Impervious, Inflow Depth = 3.99" for 10-Year event
 Inflow = 43.48 cfs @ 12.37 hrs, Volume= 10.244 af
 Primary = 43.48 cfs @ 12.37 hrs, Volume= 10.244 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-1: Connection to 42" RCP

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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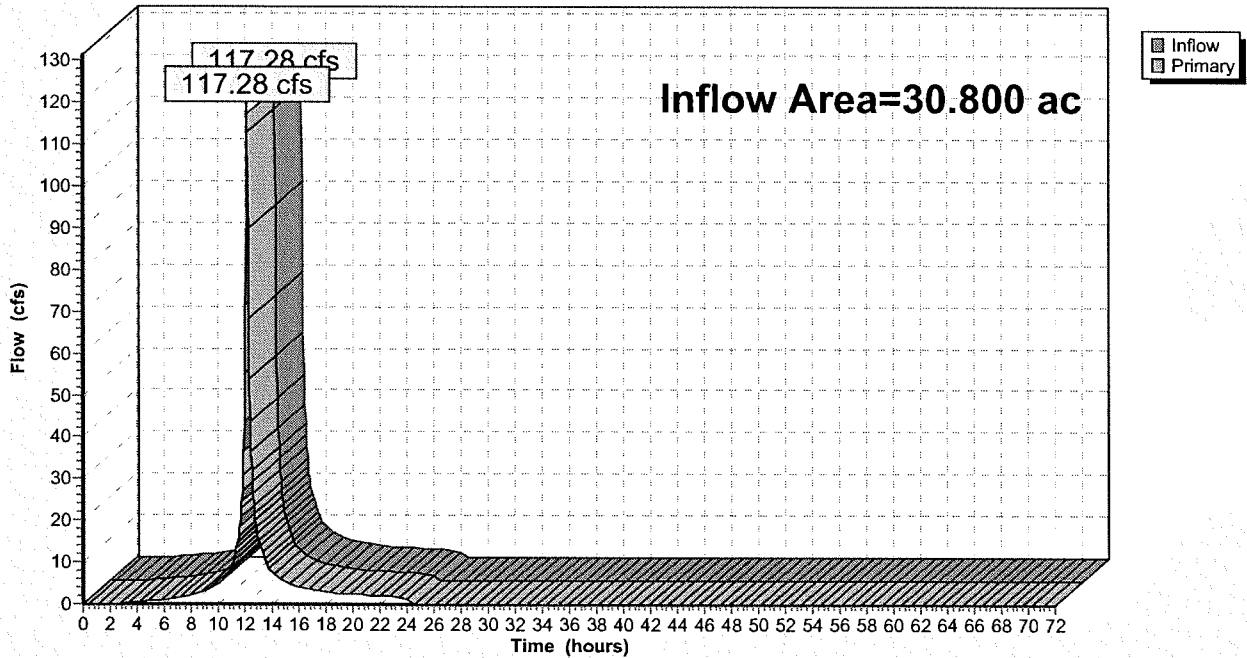
Summary for Link POI-1(EX): Connection to 42" RCP

Inflow Area = 30.800 ac, 66.56% Impervious, Inflow Depth = 4.10" for 10-Year event
 Inflow = 117.28 cfs @ 12.17 hrs, Volume= 10.515 af
 Primary = 117.28 cfs @ 12.17 hrs, Volume= 10.515 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-1(EX): Connection to 42" RCP

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 10-Year Rainfall=5.18"

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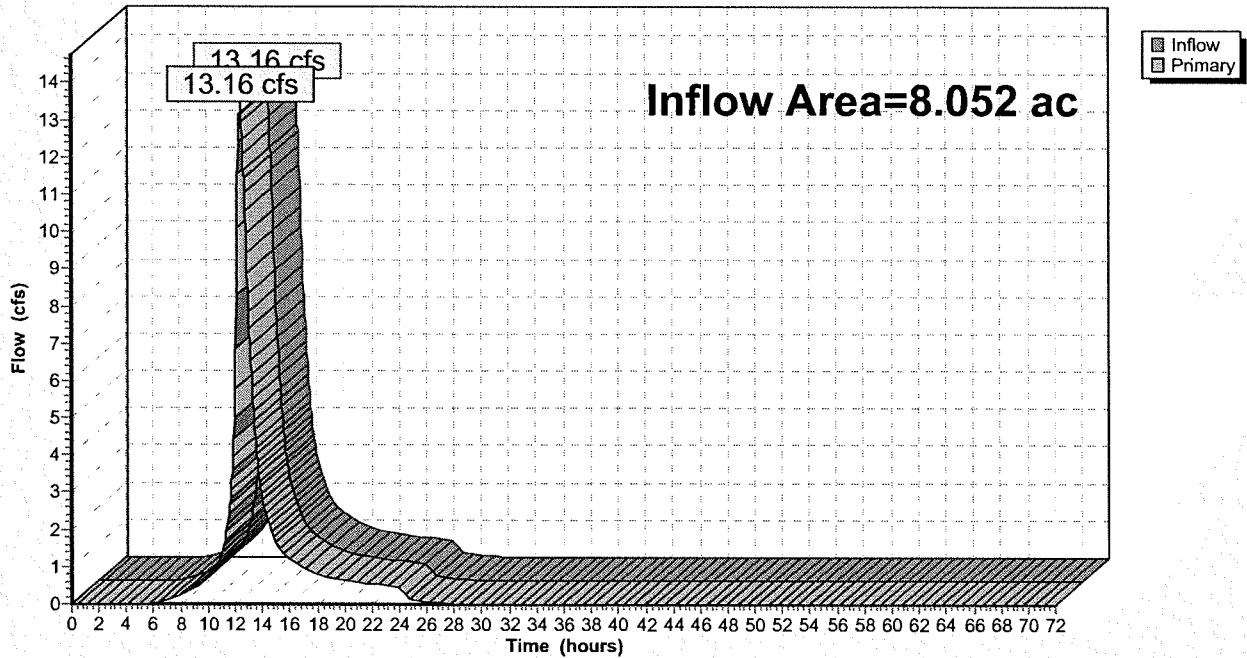
Summary for Link POI-2: Connection to 18" RCP

Inflow Area = 8.052 ac, 49.86% Impervious, Inflow Depth = 3.67" for 10-Year event
 Inflow = 13.16 cfs @ 12.36 hrs, Volume= 2.462 af
 Primary = 13.16 cfs @ 12.36 hrs, Volume= 2.462 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-2: Connection to 18" RCP

Hydrograph



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NOAA 24-hr D 10-Year Rainfall=5.18"

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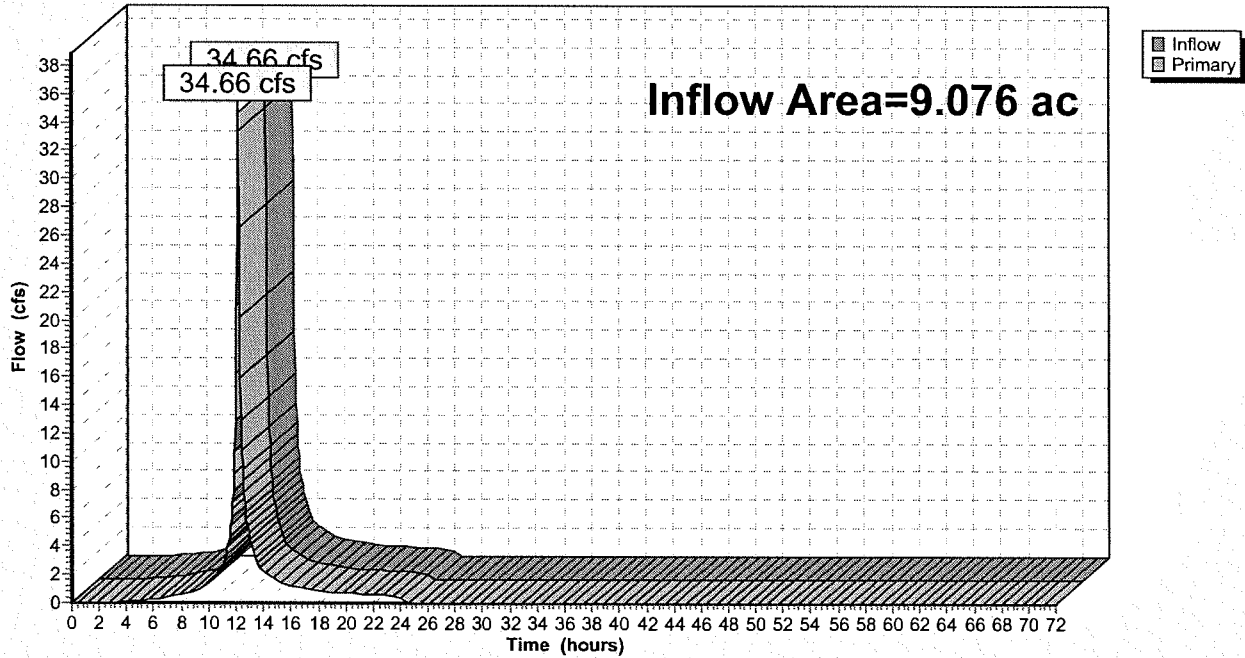
Summary for Link POI-2(EX): Connection to 18" RCP

Inflow Area = 9.076 ac, 64.67% Impervious, Inflow Depth = 4.05" for 10-Year event
 Inflow = 34.66 cfs @ 12.17 hrs, Volume= 3.063 af
 Primary = 34.66 cfs @ 12.17 hrs, Volume= 3.063 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-2(EX): Connection to 18" RCP

Hydrograph



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NOAA 24-hr D 100-Year Rainfall=8.70"

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Summary for Subcatchment E-1: Runoff Tributary to Southeast Basin

Runoff = 128.17 cfs @ 12.17 hrs, Volume= 12.050 af, Depth= 7.86"

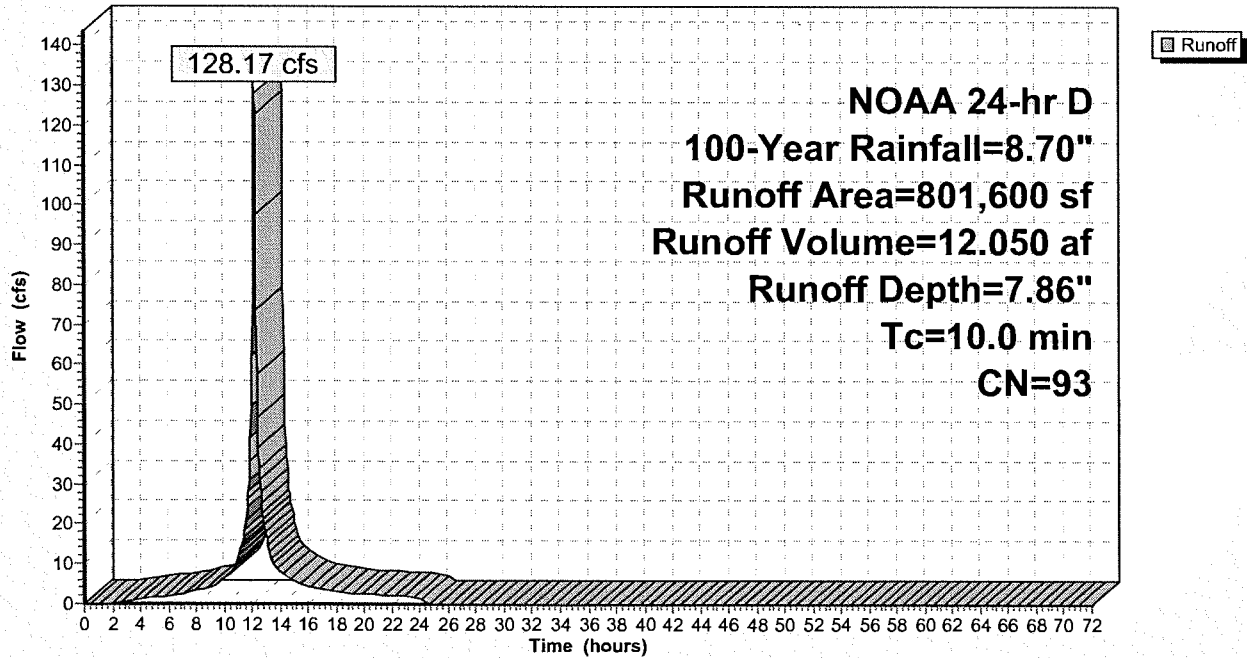
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 630,951	98	Impervious Surfaces
92,120	74	>75% Grass cover, Good, HSG C
78,529	80	>75% Grass cover, Good, HSG D
801,600	93	Weighted Average
170,649		21.29% Pervious Area
630,951		78.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-1: Runoff Tributary to Southeast Basin

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 100-Year Rainfall=8.70"

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Summary for Subcatchment E-2: Runoff Tributary to Eastern Basin

Runoff = 61.83 cfs @ 12.17 hrs, Volume= 5.669 af, Depth= 7.50"

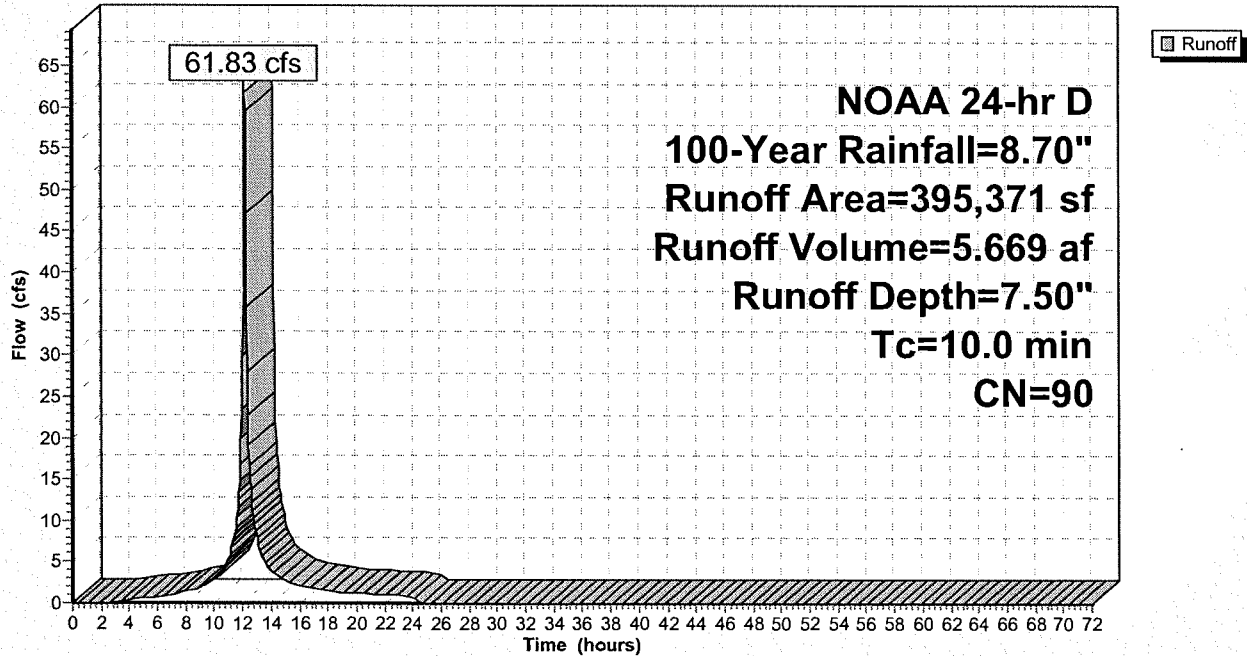
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
255,695	98	Impervious Surfaces
109,755	74	>75% Grass cover, Good, HSG C
29,921	80	>75% Grass cover, Good, HSG D
395,371	90	Weighted Average
139,676		35.33% Pervious Area
255,695		64.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-2: Runoff Tributary to Eastern Basin

Hydrograph



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Summary for Subcatchment E-3: Uncollected Runoff

Runoff = 18.77 cfs @ 12.17 hrs, Volume= 1.605 af, Depth= 5.80"

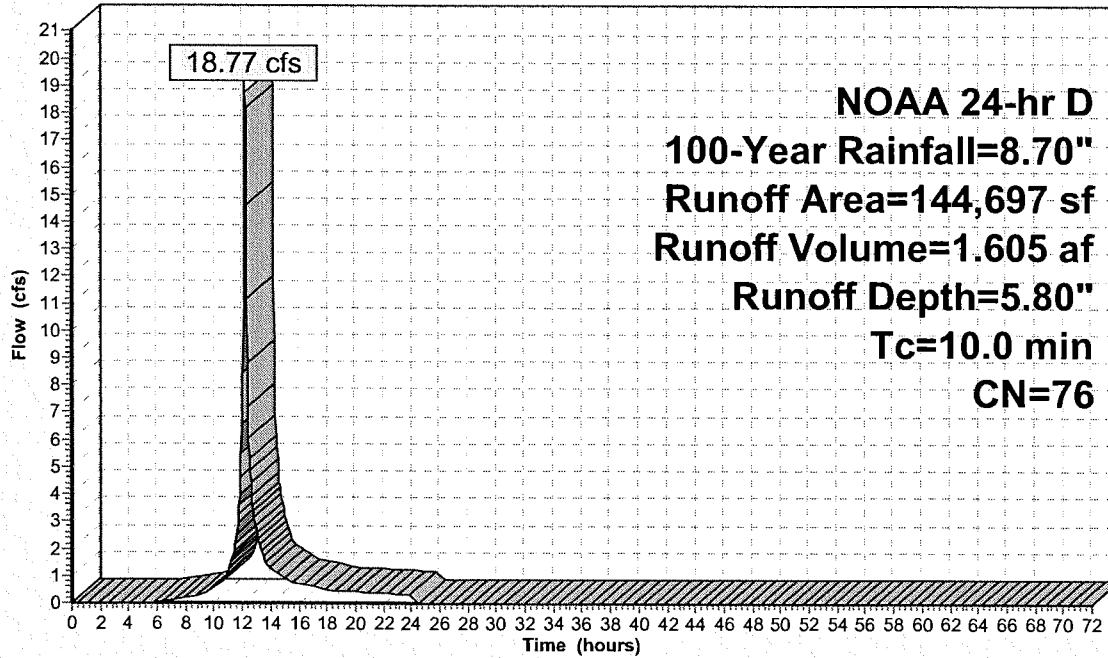
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 6,373	98	Impervious Surfaces
124,884	74	>75% Grass cover, Good, HSG C
13,440	80	>75% Grass cover, Good, HSG D
144,697	76	Weighted Average
138,324		95.60% Pervious Area
6,373		4.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment E-3: Uncollected Runoff

Hydrograph



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Summary for Subcatchment P-1A: Runoff Tributary to B-1A

Runoff = 122.44 cfs @ 12.17 hrs, Volume= 11.410 af, Depth= 7.74"

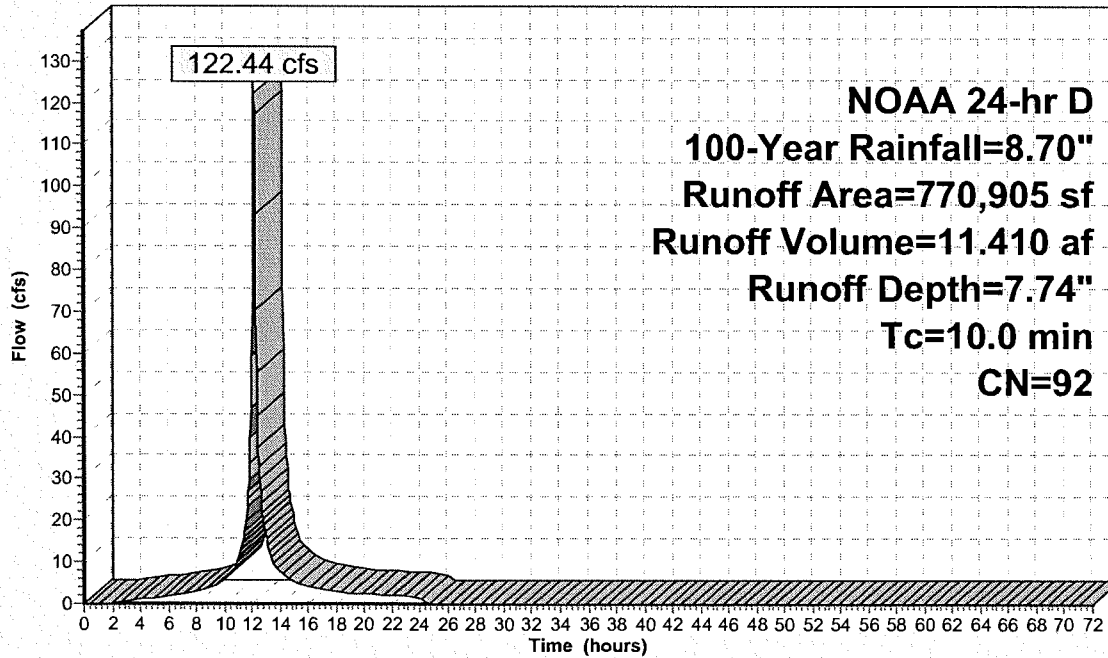
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 556,740	98	Impervious Surfaces
101,064	74	>75% Grass cover, Good, HSG C
113,101	80	>75% Grass cover, Good, HSG D
770,905	92	Weighted Average
214,165		27.78% Pervious Area
556,740		72.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-1A: Runoff Tributary to B-1A

Hydrograph



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Summary for Subcatchment P-1B: Runoff Tributary to B-1B

Runoff = 14.74 cfs @ 12.17 hrs, Volume= 1.461 af, Depth= 8.46"

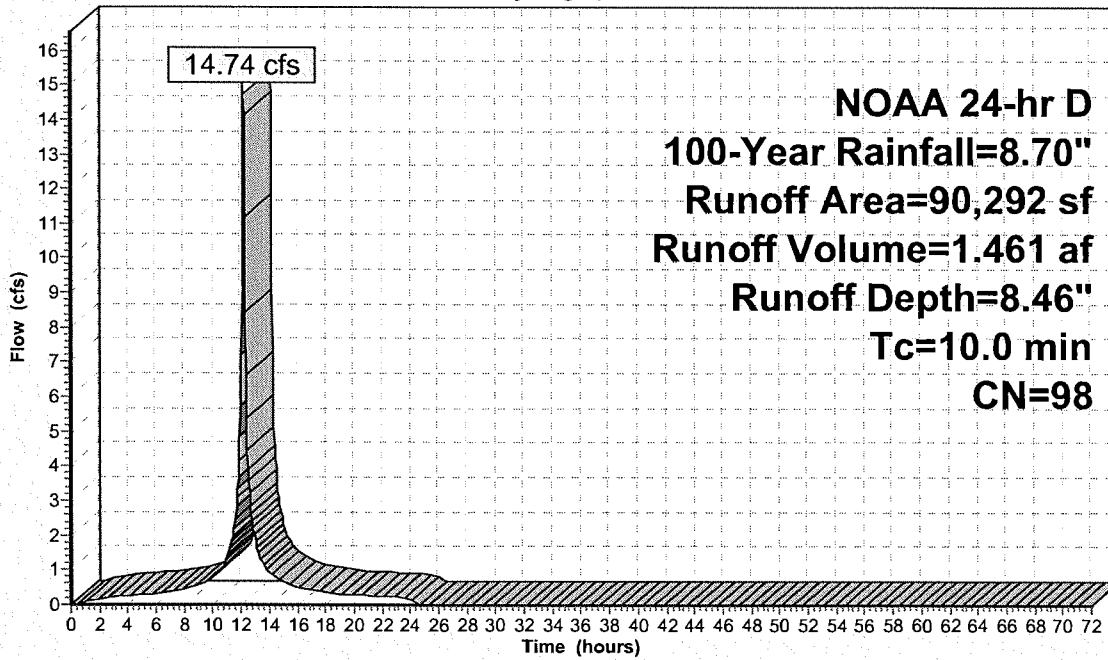
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 90,292	98	Impervious Surfaces
90,292		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-1B: Runoff Tributary to B-1B

Hydrograph



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Summary for Subcatchment P-2A: Runoff Tributary to B-2A

Runoff = 23.74 cfs @ 12.17 hrs, Volume= 2.146 af, Depth= 7.25"

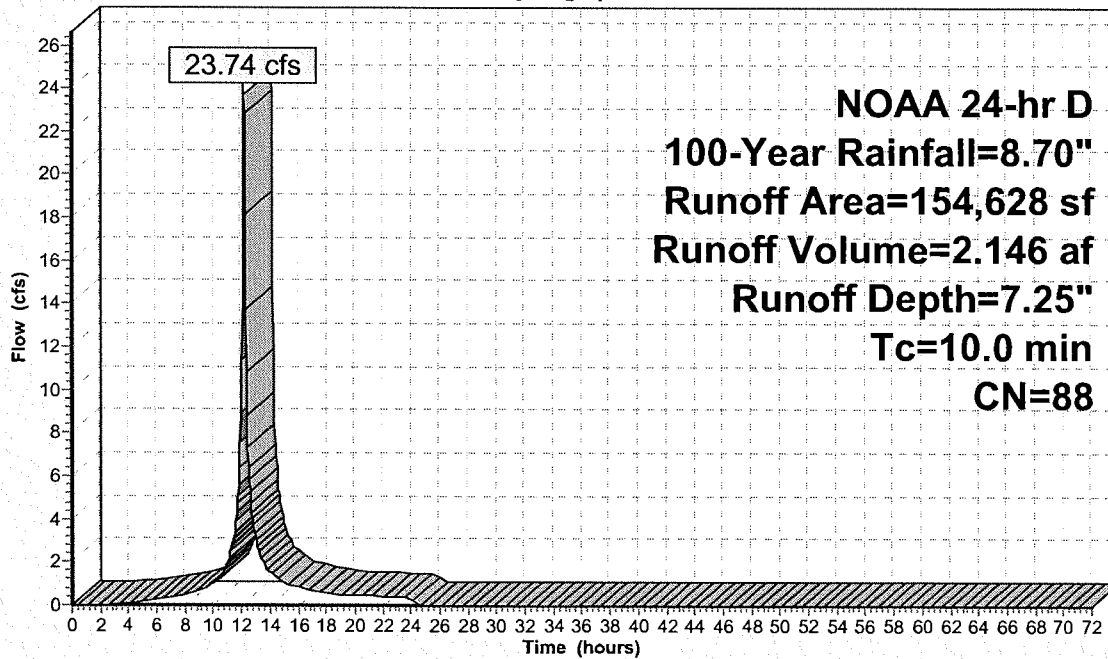
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 90,059	98	Impervious Surfaces
51,674	74	>75% Grass cover, Good, HSG C
12,895	80	>75% Grass cover, Good, HSG D
154,628	88	Weighted Average
64,569		41.76% Pervious Area
90,059		58.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-2A: Runoff Tributary to B-2A

Hydrograph



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Summary for Subcatchment P-2B: Runoff Tributary to B-2B

Runoff = 29.13 cfs @ 12.17 hrs, Volume= 2.585 af, Depth= 6.89"

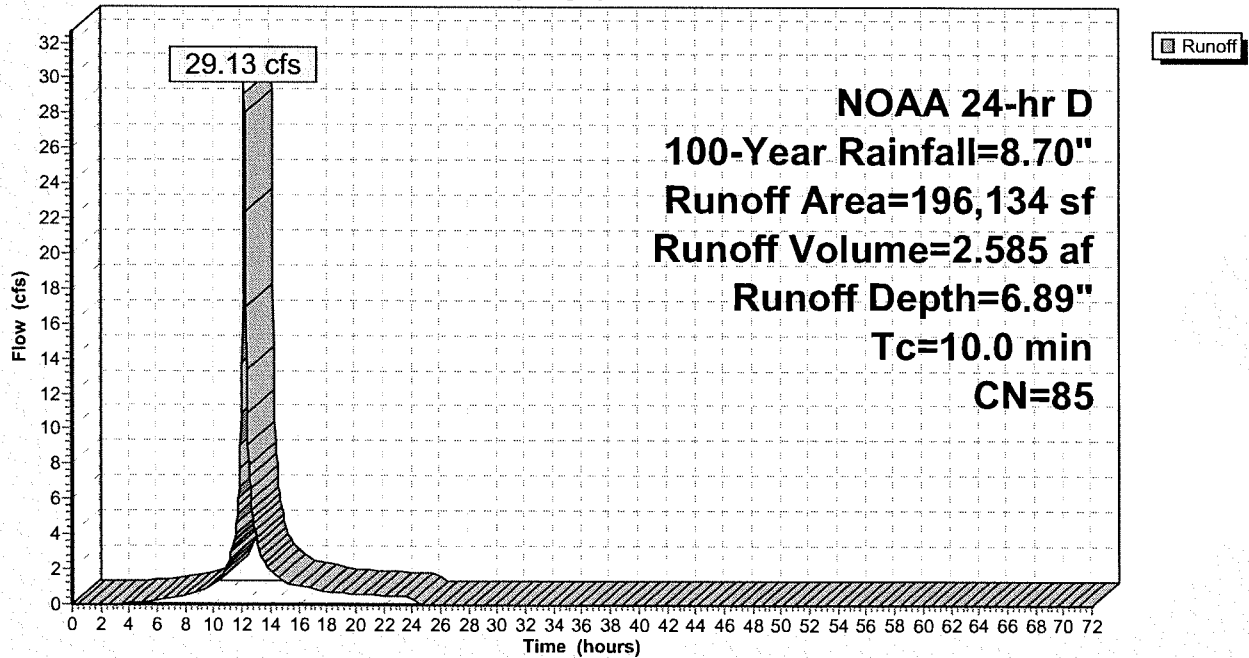
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 84,845	98	Impervious Surfaces
97,305	74	>75% Grass cover, Good, HSG C
13,984	80	>75% Grass cover, Good, HSG D
196,134	85	Weighted Average
111,289		56.74% Pervious Area
84,845		43.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-2B: Runoff Tributary to B-2B

Hydrograph



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Summary for Subcatchment P-3: Uncollected Runoff

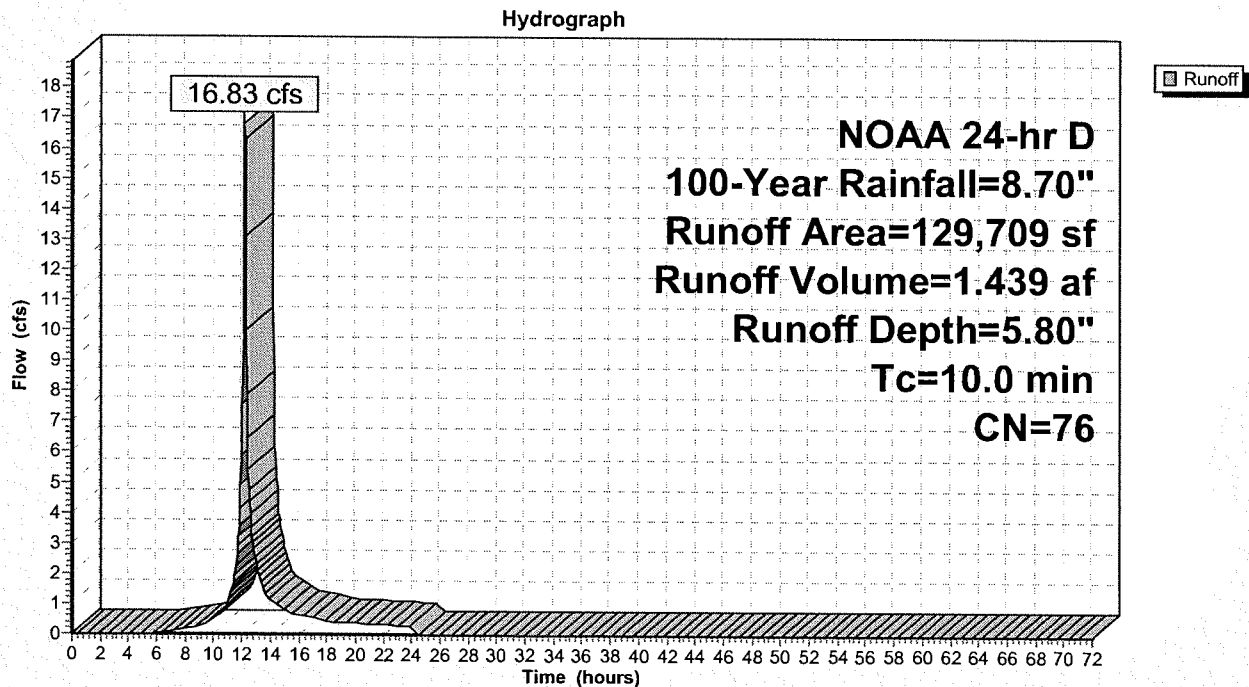
Runoff = 16.83 cfs @ 12.17 hrs, Volume= 1.439 af, Depth= 5.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 100-Year Rainfall=8.70"

Area (sf)	CN	Description
* 6,994	98	Impervious Surfaces
111,650	74	>75% Grass cover, Good, HSG C
11,065	80	>75% Grass cover, Good, HSG D
129,709	76	Weighted Average
122,715		94.61% Pervious Area
6,994		5.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment P-3: Uncollected Runoff



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NOAA 24-hr D 100-Year Rainfall=8.70"

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Summary for Pond B-1A: Modified Southerly Aboveground Basin

Inflow Area = 19.770 ac, 75.13% Impervious, Inflow Depth = 7.80" for 100-Year event
 Inflow = 133.96 cfs @ 12.17 hrs, Volume= 12.845 af
 Outflow = 36.73 cfs @ 12.52 hrs, Volume= 12.844 af, Atten= 73%, Lag= 20.8 min
 Primary = 36.73 cfs @ 12.52 hrs, Volume= 12.844 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 62.90' @ 12.52 hrs Surf.Area= 33,484 sf Storage= 172,760 cf

Plug-Flow detention time= 76.5 min calculated for 12.844 af (100% of inflow)
 Center-of-Mass det. time= 76.2 min (849.6 - 773.4)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	177,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
56.00	17,060	729.0	0	0	17,060
57.00	19,275	748.0	18,156	18,156	19,412
58.00	21,576	767.0	20,415	38,571	21,825
59.00	23,874	785.0	22,715	61,286	24,179
60.00	26,259	804.0	25,057	86,343	26,710
61.00	28,700	823.0	27,470	113,814	29,301
62.00	31,197	842.0	29,940	143,754	31,952
63.00	33,751	861.0	32,466	176,219	34,664
63.10	5,000	870.0	1,725	177,944	35,907

Device	Routing	Invert	Outlet Devices
#1	Primary	56.00'	24.0" Round 24" Outlet Pipe L= 19.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.00' / 55.14' S= 0.0453 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 3.14 sf
#2	Device 1	56.00'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	58.70'	24.0" Vert. 24" Orifice C= 0.600
#4	Secondary	63.00'	20.0' long x 10.0' breadth Spillway Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=36.72 cfs @ 12.52 hrs HW=62.89' (Free Discharge)
 1=24" Outlet Pipe (Inlet Controls 36.72 cfs @ 11.69 fps)
 2=18" Orifice (Passes < 21.09 cfs potential flow)
 3=24" Orifice (Passes < 27.03 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=56.00' (Free Discharge)
 4=Spillway (Controls 0.00 cfs)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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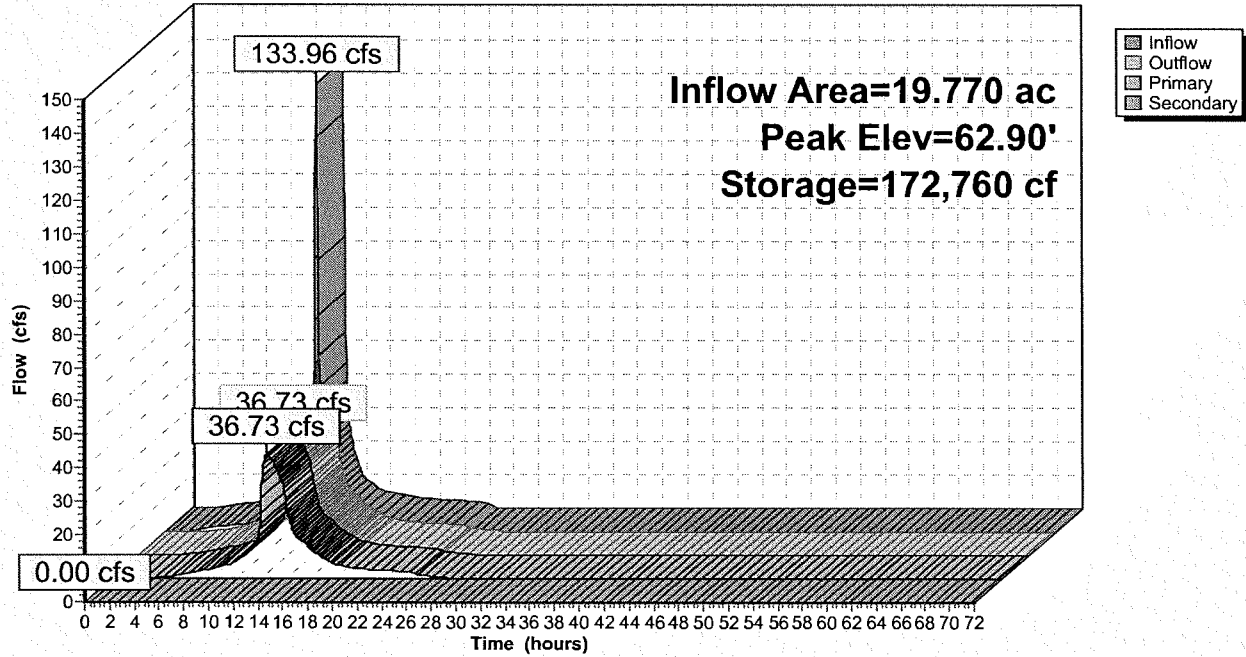
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Pond B-1A: Modified Southerly Aboveground Basin

Hydrograph



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Summary for Pond B-1B: Proposed Subsurface Basin in Stone

Inflow Area = 2.073 ac, 100.00% Impervious, Inflow Depth = 8.46" for 100-Year event
 Inflow = 14.74 cfs @ 12.17 hrs, Volume= 1.461 af
 Outflow = 12.98 cfs @ 12.22 hrs, Volume= 1.434 af, Atten= 12%, Lag= 3.3 min
 Primary = 12.98 cfs @ 12.22 hrs, Volume= 1.434 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 68.00' @ 12.22 hrs Surf.Area= 0.074 ac Storage= 0.174 af

Plug-Flow detention time= 40.3 min calculated for 1.434 af (98% of inflow)
 Center-of-Mass det. time= 27.2 min (771.8 - 744.7)

Volume	Invert	Avail.Storage	Storage Description
#1	64.87'	0.114 af	36.0" Round Pipe Storage x 7 Inside #2 L= 100.0' S= 0.0010 'f
#2	63.87'	0.087 af	0.155 af Overall - 3.0" Wall Thickness = 0.114 af 54.0" W x 60.0" H Box Stone x 7 L= 103.0' S= 0.0010 'f 0.372 af Overall - 0.155 af Embedded = 0.218 af x 40.0% Voids
		0.201 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	64.87'	18.0" Round 18" Outlet Pipe L= 17.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 64.87' / 64.79' S= 0.0047 'f Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	64.87'	12.0" W x 6.0" H Vert. 12" x 6" Slot C= 0.600
#3	Device 1	66.56'	30.0" W x 8.0" H Vert. 30" x 8" Slot C= 0.600
#4	Device 1	67.87'	6.0' long x 0.5' breadth 6' Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=12.72 cfs @ 12.22 hrs HW=67.96' (Free Discharge)

- 1=18" Outlet Pipe (Passes 12.72 cfs of 13.01 cfs potential flow)
- 2=12" x 6" Slot (Orifice Controls 4.05 cfs @ 8.11 fps)
- 3=30" x 8" Slot (Orifice Controls 8.24 cfs @ 4.94 fps)
- 4=6' Weir (Weir Controls 0.42 cfs @ 0.82 fps)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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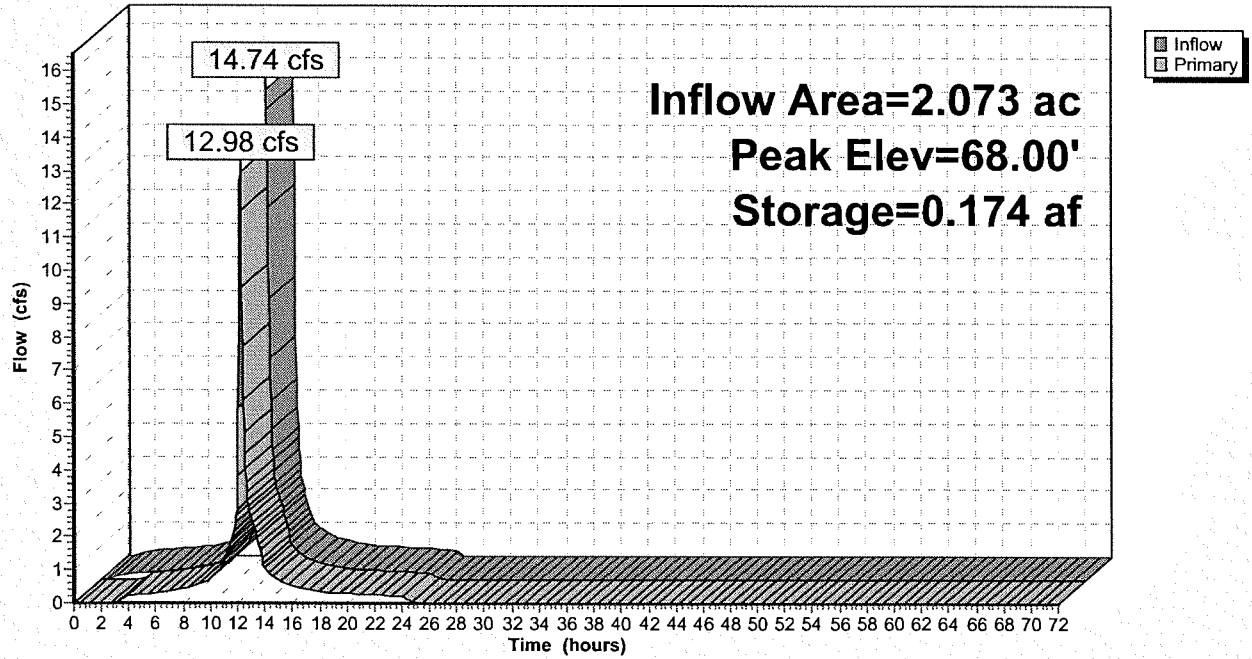
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Pond B-1B: Proposed Subsurface Basin in Stone

Hydrograph



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Summary for Pond B-2A: Proposed Northerly Aboveground Basin

Inflow Area = 3.550 ac, 58.24% Impervious, Inflow Depth = 7.25" for 100-Year event
 Inflow = 23.74 cfs @ 12.17 hrs, Volume= 2.146 af
 Outflow = 8.74 cfs @ 12.41 hrs, Volume= 2.146 af, Atten= 63%, Lag= 14.2 min
 Primary = 8.74 cfs @ 12.41 hrs, Volume= 2.146 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 72.31' @ 12.41 hrs Surf.Area= 8,312 sf Storage= 21,987 cf

Plug-Flow detention time= 44.5 min calculated for 2.144 af (100% of inflow)
 Center-of-Mass det. time= 45.5 min (833.0 - 787.5)

Volume	Invert	Avail.Storage	Storage Description
#1	69.00'	28,786 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
69.00	5,090	294.0	0	0	5,090
70.00	5,999	313.0	5,538	5,538	6,057
71.00	6,965	331.0	6,476	12,014	7,034
72.00	7,988	350.0	7,471	19,485	8,118
73.00	9,067	369.0	8,522	28,007	9,263
73.20	500	400.0	780	28,786	11,162

Device	Routing	Invert	Outlet Devices
#1	Primary	69.00'	15.0" Round 15" Outlet Pipe L= 107.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 69.00' / 68.47' S= 0.0050 ' S= 0.0050 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Primary	73.00'	80.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=8.73 cfs @ 12.41 hrs HW=72.30' (Free Discharge)

1=15" Outlet Pipe (Barrel Controls 8.73 cfs @ 7.12 fps)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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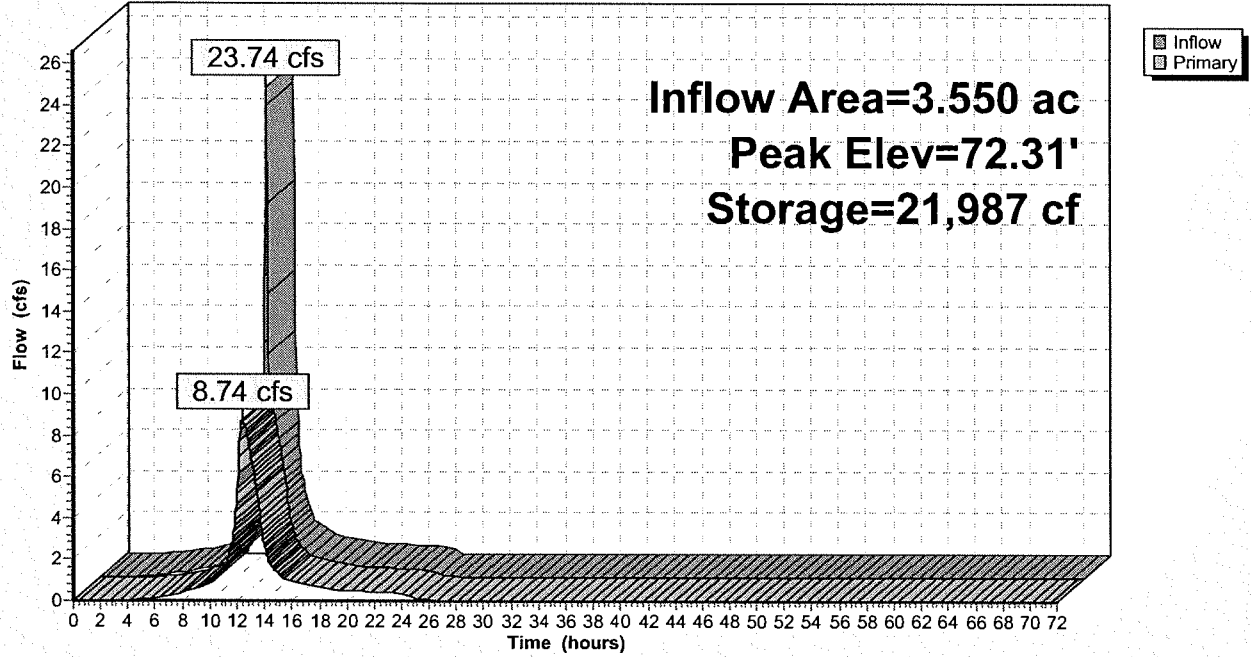
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Pond B-2A: Proposed Northerly Aboveground Basin

Hydrograph



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Summary for Pond B-2B: Proposed Subsurface Basin

Inflow Area = 4.503 ac, 43.26% Impervious, Inflow Depth = 6.89" for 100-Year event
 Inflow = 29.13 cfs @ 12.17 hrs, Volume= 2.585 af
 Outflow = 12.68 cfs @ 12.37 hrs, Volume= 2.585 af, Atten= 56%, Lag= 11.8 min
 Primary = 12.68 cfs @ 12.37 hrs, Volume= 2.585 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 69.07' @ 12.37 hrs Surf.Area= 0.114 ac Storage= 0.569 af

Plug-Flow detention time= 27.9 min calculated for 2.585 af (100% of inflow)
 Center-of-Mass det. time= 27.9 min (824.4 - 796.6)

Volume	Invert	Avail.Storage	Storage Description
#1	66.10'	0.584 af	36.0" Round Pipe Storage x 12 L= 300.0' S= 0.0010 '/'

Device	Routing	Invert	Outlet Devices
#1	Primary	66.10'	18.0" Round 18" Outlet Pipe L= 64.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.10' / 65.78' S= 0.0050 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	66.10'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	67.85'	12.0" Vert. 12" Orifice X 0.00 C= 0.600
#4	Primary	69.30'	6.0' long x 0.5' breadth 6 FT Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=12.64 cfs @ 12.37 hrs HW=69.06' (Free Discharge)

- 1=18" Outlet Pipe (Controls 12.64 cfs)
- 2=18" Orifice (Orifice Controls 12.64 cfs @ 7.15 fps)
- 3=12" Orifice (Controls 0.00 cfs)
- 4=6 FT Weir (Controls 0.00 cfs)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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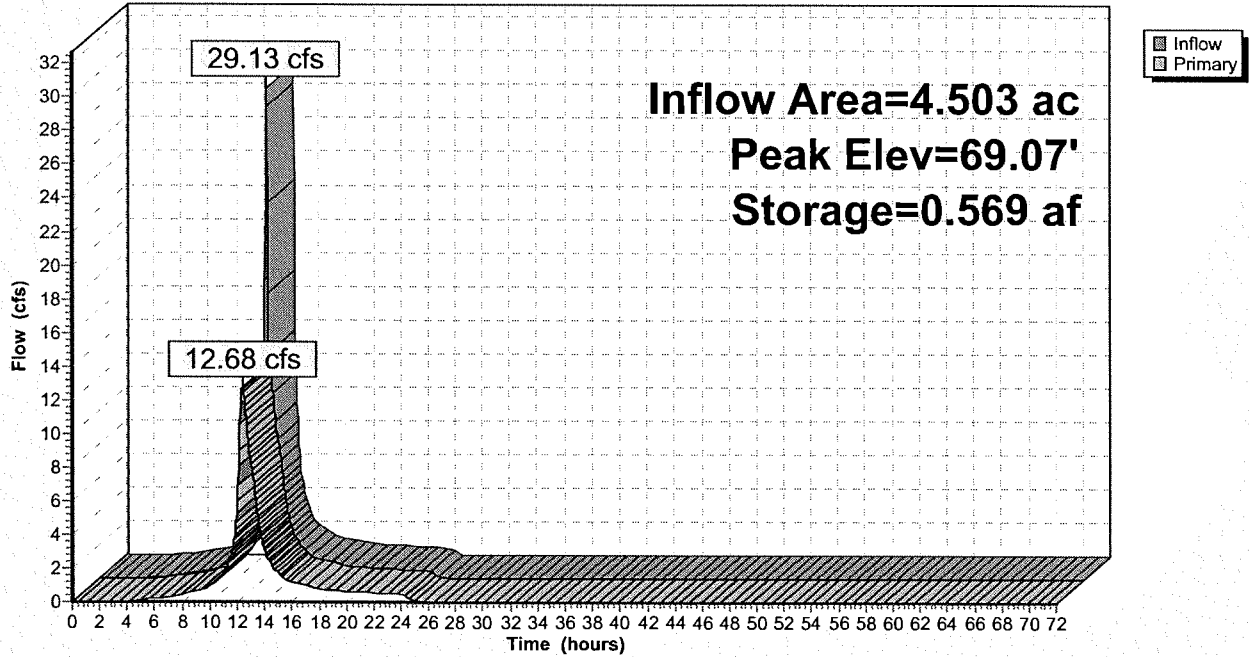
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Pond B-2B: Proposed Subsurface Basin

Hydrograph



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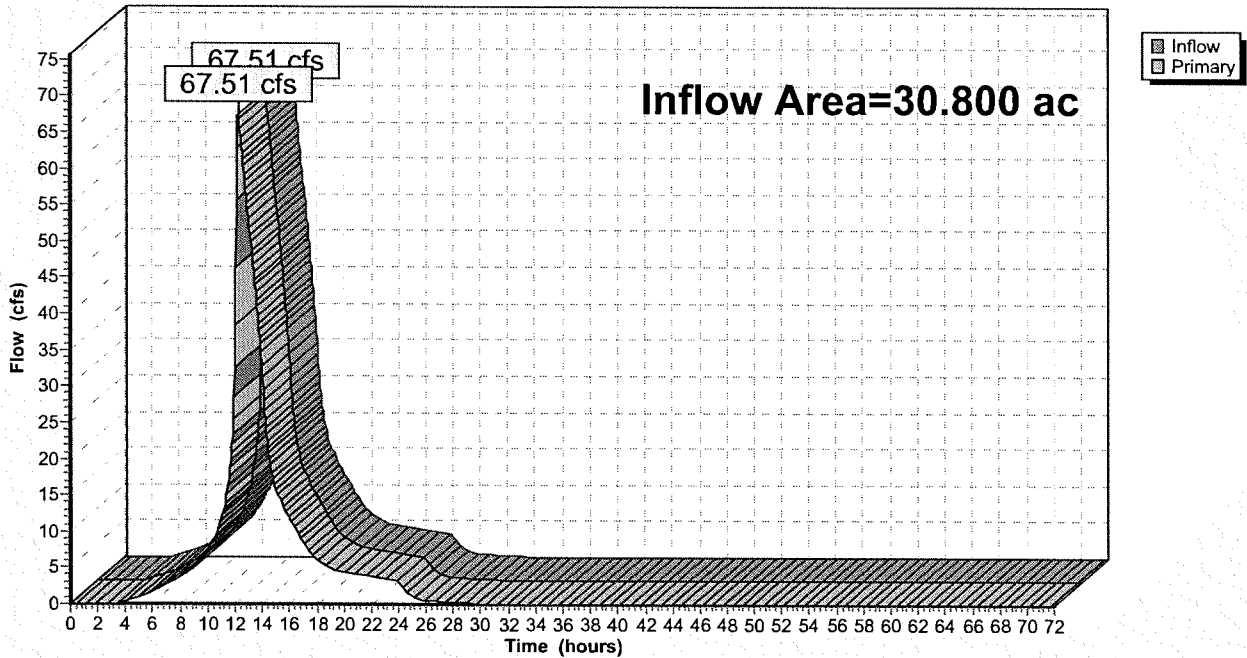
Summary for Link POI-1: Connection to 42" RCP

Inflow Area = 30.800 ac, 61.78% Impervious, Inflow Depth = 7.41" for 100-Year event
 Inflow = 67.51 cfs @ 12.23 hrs, Volume= 19.014 af
 Primary = 67.51 cfs @ 12.23 hrs, Volume= 19.014 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-1: Connection to 42" RCP

Hydrograph



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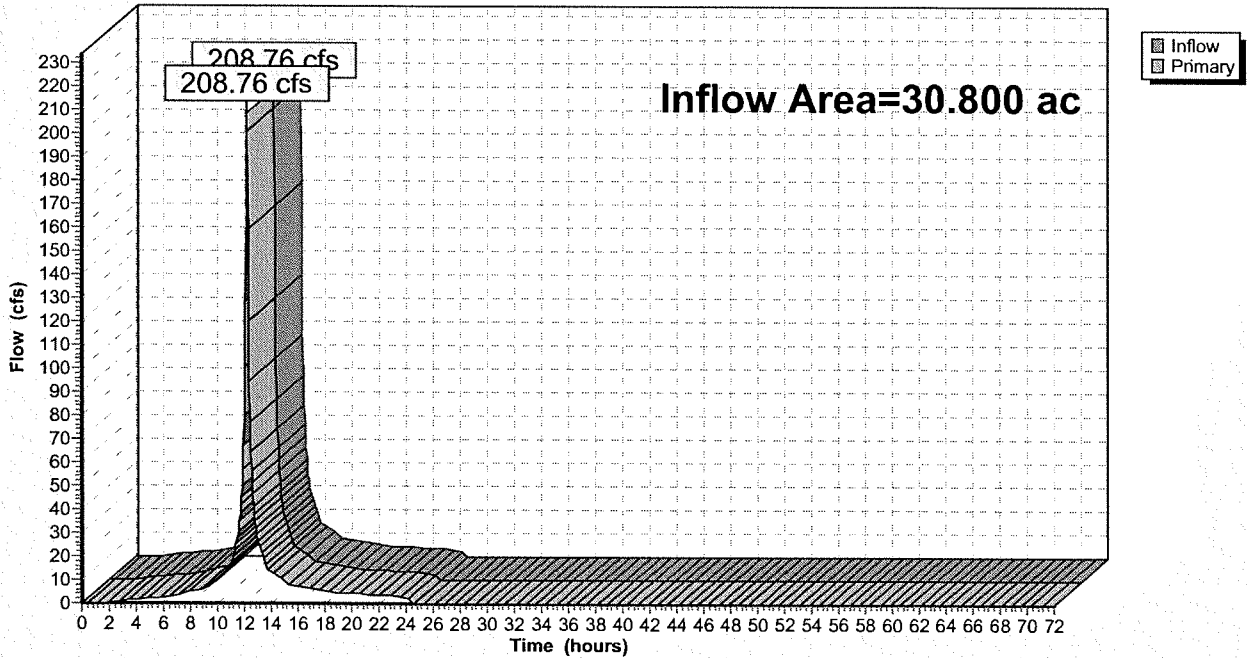
Summary for Link POI-1(EX): Connection to 42" RCP

Inflow Area = 30.800 ac, 66.56% Impervious, Inflow Depth = 7.53" for 100-Year event
 Inflow = 208.76 cfs @ 12.17 hrs, Volume= 19.324 af
 Primary = 208.76 cfs @ 12.17 hrs, Volume= 19.324 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-1(EX): Connection to 42" RCP

Hydrograph



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NOAA 24-hr D 100-Year Rainfall=8.70"

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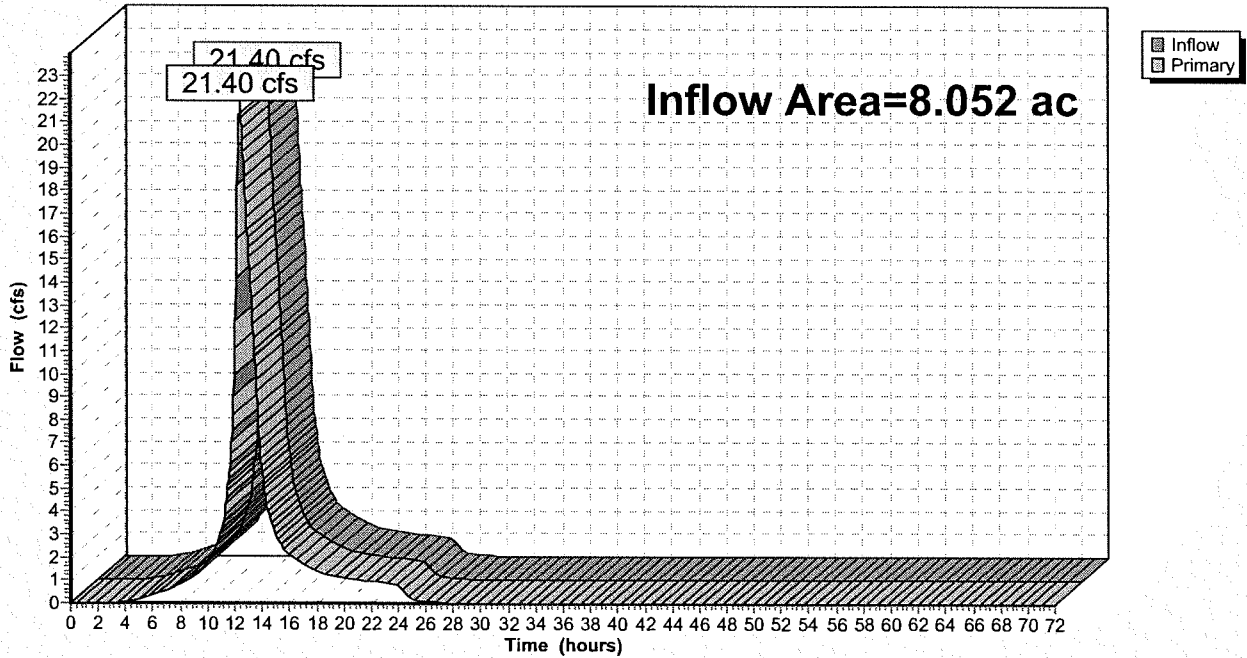
Summary for Link POI-2: Connection to 18" RCP

Inflow Area = 8.052 ac, 49.86% Impervious, Inflow Depth = 7.05" for 100-Year event
 Inflow = 21.40 cfs @ 12.37 hrs, Volume= 4.731 af
 Primary = 21.40 cfs @ 12.37 hrs, Volume= 4.731 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-2: Connection to 18" RCP

Hydrograph



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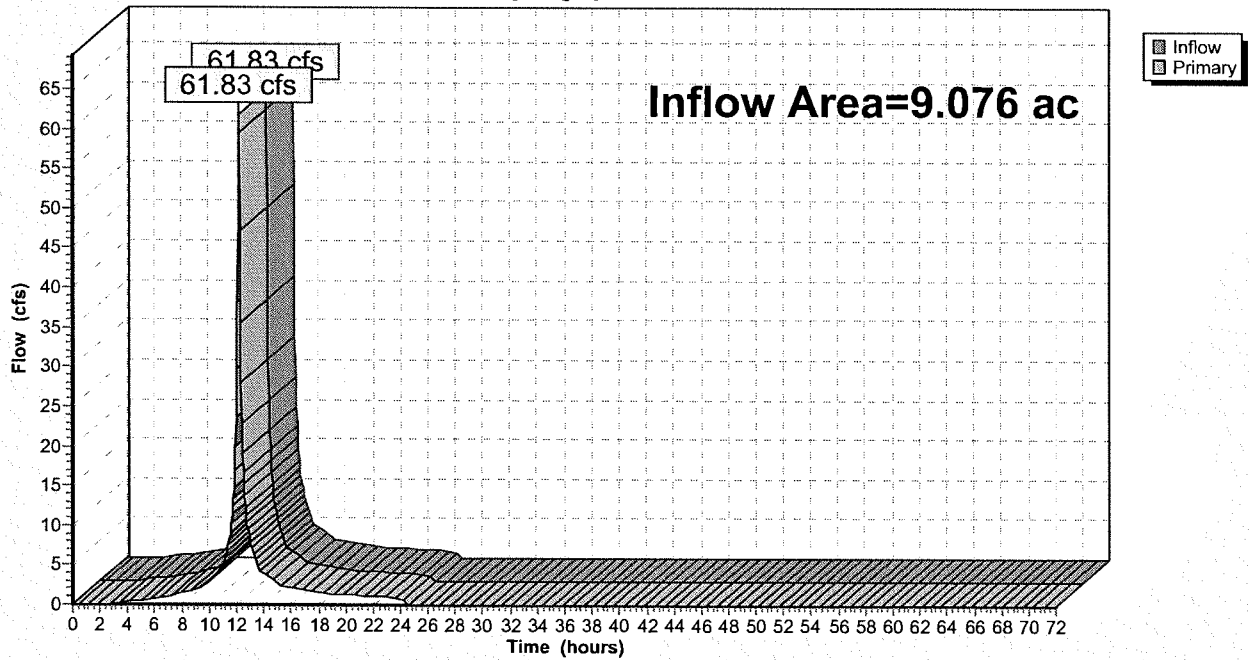
Summary for Link POI-2(EX): Connection to 18" RCP

Inflow Area = 9.076 ac, 64.67% Impervious, Inflow Depth = 7.50" for 100-Year event
 Inflow = 61.83 cfs @ 12.17 hrs, Volume= 5.669 af
 Primary = 61.83 cfs @ 12.17 hrs, Volume= 5.669 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link POI-2(EX): Connection to 18" RCP

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 100-Year Rainfall=8.70"

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Page 1

Summary for Pond B-1A: Modified Southerly Aboveground Basin

Inflow Area = 19.770 ac, 75.13% Impervious, Inflow Depth = 7.80" for 100-Year event
 Inflow = 133.96 cfs @ 12.17 hrs, Volume= 12.845 af
 Outflow = 36.73 cfs @ 12.52 hrs, Volume= 12.844 af, Atten= 73%, Lag= 20.8 min
 Primary = 36.73 cfs @ 12.52 hrs, Volume= 12.844 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 62.90' @ 12.52 hrs Surf.Area= 33,484 sf Storage= 172,760 cf

Plug-Flow detention time= 76.5 min calculated for 12.844 af (100% of inflow)
 Center-of-Mass det. time= 76.2 min (849.6 - 773.4)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	177,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
56.00	17,060	729.0	0	0	17,060
57.00	19,275	748.0	18,156	18,156	19,412
58.00	21,576	767.0	20,415	38,571	21,825
59.00	23,874	785.0	22,715	61,286	24,179
60.00	26,259	804.0	25,057	86,343	26,710
61.00	28,700	823.0	27,470	113,814	29,301
62.00	31,197	842.0	29,940	143,754	31,952
63.00	33,751	861.0	32,466	176,219	34,664
63.10	5,000	870.0	1,725	177,944	35,907

Device	Routing	Invert	Outlet Devices
#1	Primary	56.00'	24.0" Round 24" Outlet Pipe L= 19.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 56.00' / 55.14' S= 0.0453 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 3.14 sf
#2	Device 1	56.00'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	58.70'	24.0" Vert. 24" Orifice C= 0.600
#4	Secondary	63.00'	20.0' long x 10.0' breadth Spillway Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=36.72 cfs @ 12.52 hrs HW=62.89' (Free Discharge)

↑ **1=24" Outlet Pipe** (Inlet Controls 36.72 cfs @ 11.69 fps)

↑ **2=18" Orifice** (Passes < 21.09 cfs potential flow)

↑ **3=24" Orifice** (Passes < 27.03 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=56.00' (Free Discharge)

↑ **4=Spillway** (Controls 0.00 cfs)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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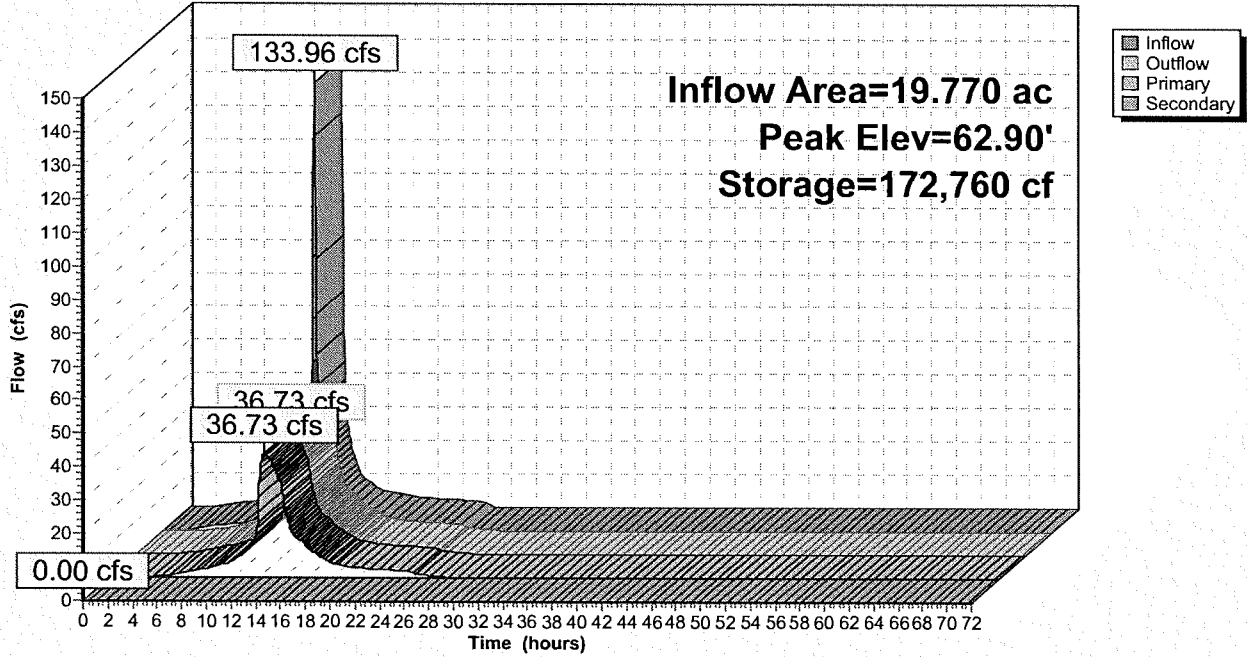
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Pond B-1A: Modified Southerly Aboveground Basin

Hydrograph



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Stage-Discharge for Pond B-1A: Modified Southerly Aboveground Basin

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
56.00	0.00	0.00	0.00	61.30	31.37	31.37	0.00
56.10	0.05	0.05	0.00	61.40	31.73	31.73	0.00
56.20	0.21	0.21	0.00	61.50	32.09	32.09	0.00
56.30	0.47	0.47	0.00	61.60	32.44	32.44	0.00
56.40	0.81	0.81	0.00	61.70	32.79	32.79	0.00
56.50	1.24	1.24	0.00	61.80	33.14	33.14	0.00
56.60	1.74	1.74	0.00	61.90	33.48	33.48	0.00
56.70	2.30	2.30	0.00	62.00	33.82	33.82	0.00
56.80	2.92	2.92	0.00	62.10	34.16	34.16	0.00
56.90	3.58	3.58	0.00	62.20	34.49	34.49	0.00
57.00	4.26	4.26	0.00	62.30	34.82	34.82	0.00
57.10	4.96	4.96	0.00	62.40	35.15	35.15	0.00
57.20	5.65	5.65	0.00	62.50	35.48	35.48	0.00
57.30	6.32	6.32	0.00	62.60	35.80	35.80	0.00
57.40	6.92	6.92	0.00	62.70	36.11	36.11	0.00
57.50	7.37	7.37	0.00	62.80	36.43	36.43	0.00
57.60	7.84	7.84	0.00	62.90	36.74	36.74	0.00
57.70	8.29	8.29	0.00	63.00	37.05	37.05	0.00
57.80	8.72	8.72	0.00	63.10	38.93	37.36	1.57
57.90	9.12	9.12	0.00				
58.00	9.51	9.51	0.00				
58.10	9.89	9.89	0.00				
58.20	10.25	10.25	0.00				
58.30	10.59	10.59	0.00				
58.40	10.93	10.93	0.00				
58.50	11.26	11.26	0.00				
58.60	11.57	11.57	0.00				
58.70	11.88	11.88	0.00				
58.80	12.25	12.25	0.00				
58.90	12.73	12.73	0.00				
59.00	13.31	13.31	0.00				
59.10	14.01	14.01	0.00				
59.20	14.80	14.80	0.00				
59.30	15.68	15.68	0.00				
59.40	16.64	16.64	0.00				
59.50	17.68	17.68	0.00				
59.60	18.79	18.79	0.00				
59.70	19.96	19.96	0.00				
59.80	21.18	21.18	0.00				
59.90	22.44	22.44	0.00				
60.00	23.73	23.73	0.00				
60.10	25.04	25.04	0.00				
60.20	26.34	26.34	0.00				
60.30	27.48	27.48	0.00				
60.40	27.89	27.89	0.00				
60.50	28.30	28.30	0.00				
60.60	28.70	28.70	0.00				
60.70	29.10	29.10	0.00				
60.80	29.49	29.49	0.00				
60.90	29.87	29.87	0.00				
61.00	30.25	30.25	0.00				
61.10	30.63	30.63	0.00				
61.20	31.00	31.00	0.00				

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Stage-Area-Storage for Pond B-1A: Modified Southerly Aboveground Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
56.00	17,060	0	61.30	29,438	122,534
56.10	17,275	1,717	61.40	29,686	125,490
56.20	17,492	3,455	61.50	29,935	128,472
56.30	17,710	5,215	61.60	30,186	131,478
56.40	17,930	6,997	61.70	30,437	134,509
56.50	18,151	8,801	61.80	30,689	137,565
56.60	18,373	10,627	61.90	30,943	140,647
56.70	18,596	12,476	62.00	31,197	143,754
56.80	18,821	14,347	62.10	31,448	146,886
56.90	19,047	16,240	62.20	31,700	150,043
57.00	19,275	18,156	62.30	31,953	153,226
57.10	19,499	20,095	62.40	32,207	156,434
57.20	19,725	22,056	62.50	32,461	159,667
57.30	19,952	24,040	62.60	32,717	162,926
57.40	20,180	26,047	62.70	32,974	166,211
57.50	20,409	28,076	62.80	33,232	169,521
57.60	20,640	30,128	62.90	33,491	172,857
57.70	20,872	32,204	63.00	33,751	176,219
57.80	21,105	34,303	63.10	5,000	177,944
57.90	21,340	36,425			
58.00	21,576	38,571			
58.10	21,801	40,740			
58.20	22,026	42,931			
58.30	22,253	45,145			
58.40	22,481	47,382			
58.50	22,710	49,641			
58.60	22,941	51,924			
58.70	23,172	54,230			
58.80	23,405	56,558			
58.90	23,639	58,911			
59.00	23,874	61,286			
59.10	24,107	63,685			
59.20	24,342	66,108			
59.30	24,578	68,554			
59.40	24,814	71,023			
59.50	25,052	73,517			
59.60	25,291	76,034			
59.70	25,532	78,575			
59.80	25,773	81,140			
59.90	26,015	83,730			
60.00	26,259	86,343			
60.10	26,498	88,981			
60.20	26,739	91,643			
60.30	26,980	94,329			
60.40	27,222	97,039			
60.50	27,466	99,773			
60.60	27,711	102,532			
60.70	27,956	105,316			
60.80	28,203	108,123			
60.90	28,451	110,956			
61.00	28,700	113,814			
61.10	28,945	116,696			
61.20	29,191	119,603			

2018-11-26 Calculations-ZC

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Summary for Pond B-1B: Proposed Subsurface Basin in Stone

Inflow Area = 2.073 ac, 100.00% Impervious, Inflow Depth = 8.46" for 100-Year event
 Inflow = 14.74 cfs @ 12.17 hrs, Volume= 1.461 af
 Outflow = 12.98 cfs @ 12.22 hrs, Volume= 1.434 af, Atten= 12%, Lag= 3.3 min
 Primary = 12.98 cfs @ 12.22 hrs, Volume= 1.434 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 68.00' @ 12.22 hrs Surf.Area= 0.074 ac Storage= 0.174 af

Plug-Flow detention time= 40.3 min calculated for 1.434 af (98% of inflow)
 Center-of-Mass det. time= 27.2 min (771.8 - 744.7)

Volume	Invert	Avail.Storage	Storage Description
#1	64.87'	0.114 af	36.0" Round Pipe Storage x 7 Inside #2 L= 100.0' S= 0.0010 '/'
#2	63.87'	0.087 af	54.0" W x 60.0" H Box Stone x 7 L= 103.0' S= 0.0010 '/'
			0.372 af Overall - 0.155 af Embedded = 0.218 af x 40.0% Voids
		0.201 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	64.87'	18.0" Round 18" Outlet Pipe L= 17.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 64.87' / 64.79' S= 0.0047 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	64.87'	12.0" W x 6.0" H Vert. 12" x 6" Slot C= 0.600
#3	Device 1	66.56'	30.0" W x 8.0" H Vert. 30" x 8" Slot C= 0.600
#4	Device 1	67.87'	6.0' long x 0.5' breadth 6' Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=12.72 cfs @ 12.22 hrs HW=67.96' (Free Discharge)

- 1=18" Outlet Pipe (Passes 12.72 cfs of 13.01 cfs potential flow)
- 2=12" x 6" Slot (Orifice Controls 4.05 cfs @ 8.11 fps)
- 3=30" x 8" Slot (Orifice Controls 8.24 cfs @ 4.94 fps)
- 4=6' Weir (Weir Controls 0.42 cfs @ 0.82 fps)

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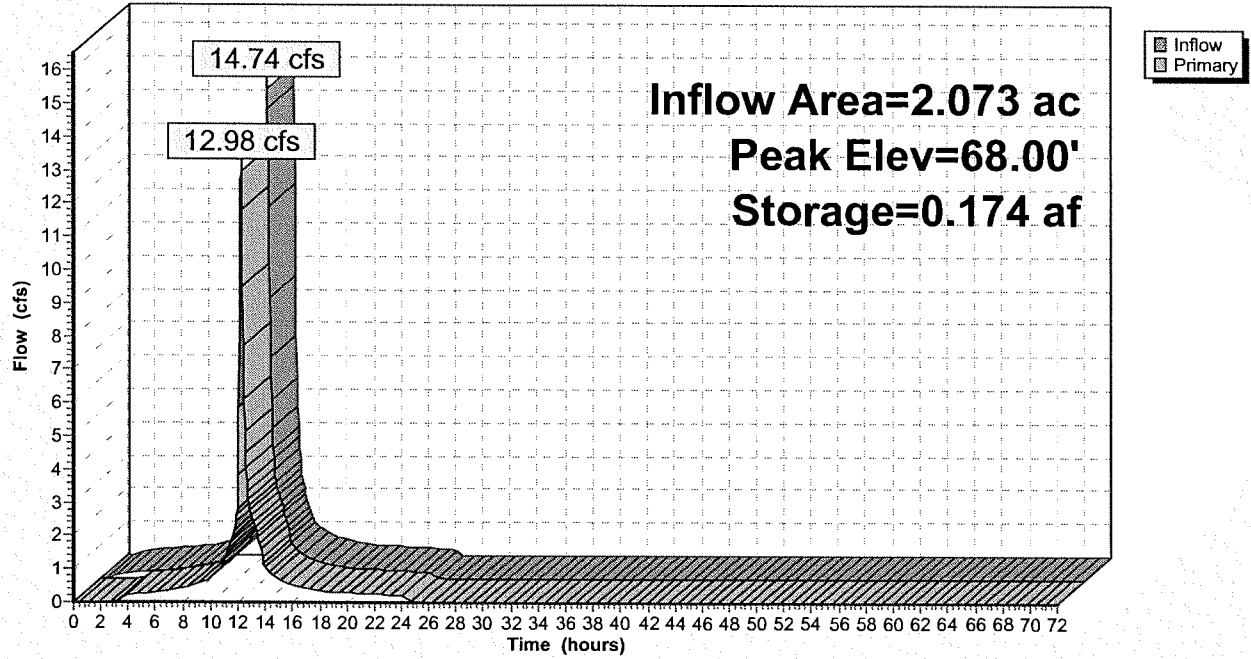
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Pond B-1B: Proposed Subsurface Basin in Stone

Hydrograph



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Stage-Discharge for Pond B-1B: Proposed Subsurface Basin in Stone

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
63.87	0.00	65.99	2.24	68.11	13.43
63.91	0.00	66.03	2.29	68.15	13.53
63.95	0.00	66.07	2.34	68.19	13.64
63.99	0.00	66.11	2.39	68.23	13.75
64.03	0.00	66.15	2.44	68.27	13.85
64.07	0.00	66.19	2.48	68.31	13.96
64.11	0.00	66.23	2.53	68.35	14.06
64.15	0.00	66.27	2.58	68.39	14.16
64.19	0.00	66.31	2.62	68.43	14.26
64.23	0.00	66.35	2.67	68.47	14.36
64.27	0.00	66.39	2.71	68.51	14.46
64.31	0.00	66.43	2.75	68.55	14.56
64.35	0.00	66.47	2.79	68.59	14.66
64.39	0.00	66.51	2.83	68.63	14.76
64.43	0.00	66.55	2.88	68.67	14.86
64.47	0.00	66.59	2.96	68.71	14.96
64.51	0.00	66.63	3.10	68.75	15.05
64.55	0.00	66.67	3.29	68.79	15.15
64.59	0.00	66.71	3.50	68.83	15.24
64.63	0.00	66.75	3.74	68.87	15.34
64.67	0.00	66.79	3.99	68.91	15.43
64.71	0.00	66.83	4.27	68.95	15.53
64.75	0.00	66.87	4.57		
64.79	0.00	66.91	4.88		
64.83	0.00	66.95	5.21		
64.87	0.00	66.99	5.55		
64.91	0.01	67.03	5.91		
64.95	0.03	67.07	6.28		
64.99	0.06	67.11	6.67		
65.03	0.11	67.15	7.06		
65.07	0.16	67.19	7.47		
65.11	0.23	67.23	7.89		
65.15	0.31	67.27	8.26		
65.19	0.40	67.31	8.58		
65.23	0.50	67.35	8.88		
65.27	0.61	67.39	9.16		
65.31	0.72	67.43	9.43		
65.35	0.85	67.47	9.69		
65.39	0.98	67.51	9.94		
65.43	1.13	67.55	10.18		
65.47	1.28	67.59	10.41		
65.51	1.43	67.63	10.64		
65.55	1.55	67.67	10.86		
65.59	1.63	67.71	11.07		
65.63	1.70	67.75	11.28		
65.67	1.77	67.79	11.49		
65.71	1.83	67.83	11.69		
65.75	1.90	67.87	11.88		
65.79	1.96	67.91	12.21		
65.83	2.02	67.95	12.64		
65.87	2.08	67.99	13.10		
65.91	2.13	68.03	13.21		
65.95	2.18	68.07	13.32		

2018-11-26 Calculations-ZC

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Stage-Area-Storage for Pond B-1B: Proposed Subsurface Basin in Stone

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
63.87	0.000	65.99	0.077	68.11	0.177
63.91	0.000	66.03	0.079	68.15	0.178
63.95	0.001	66.07	0.081	68.19	0.179
63.99	0.002	66.11	0.083	68.23	0.180
64.03	0.003	66.15	0.085	68.27	0.181
64.07	0.004	66.19	0.088	68.31	0.182
64.11	0.006	66.23	0.090	68.35	0.184
64.15	0.007	66.27	0.092	68.39	0.185
64.19	0.008	66.31	0.094	68.43	0.186
64.23	0.009	66.35	0.096	68.47	0.187
64.27	0.010	66.39	0.099	68.51	0.188
64.31	0.012	66.43	0.101	68.55	0.190
64.35	0.013	66.47	0.103	68.59	0.191
64.39	0.014	66.51	0.105	68.63	0.192
64.43	0.015	66.55	0.108	68.67	0.193
64.47	0.016	66.59	0.110	68.71	0.194
64.51	0.018	66.63	0.112	68.75	0.196
64.55	0.019	66.67	0.114	68.79	0.197
64.59	0.020	66.71	0.116	68.83	0.198
64.63	0.021	66.75	0.119	68.87	0.199
64.67	0.022	66.79	0.121	68.91	0.200
64.71	0.023	66.83	0.123	68.95	0.201
64.75	0.024	66.87	0.125		
64.79	0.025	66.91	0.127		
64.83	0.026	66.95	0.129		
64.87	0.027	66.99	0.132		
64.91	0.028	67.03	0.134		
64.95	0.029	67.07	0.136		
64.99	0.030	67.11	0.138		
65.03	0.031	67.15	0.140		
65.07	0.032	67.19	0.142		
65.11	0.034	67.23	0.144		
65.15	0.036	67.27	0.146		
65.19	0.037	67.31	0.148		
65.23	0.039	67.35	0.150		
65.27	0.041	67.39	0.152		
65.31	0.042	67.43	0.154		
65.35	0.044	67.47	0.156		
65.39	0.046	67.51	0.157		
65.43	0.048	67.55	0.159		
65.47	0.050	67.59	0.161		
65.51	0.052	67.63	0.163		
65.55	0.054	67.67	0.164		
65.59	0.056	67.71	0.166		
65.63	0.058	67.75	0.167		
65.67	0.060	67.79	0.169		
65.71	0.062	67.83	0.170		
65.75	0.064	67.87	0.171		
65.79	0.066	67.91	0.173		
65.83	0.068	67.95	0.173		
65.87	0.070	67.99	0.174		
65.91	0.072	68.03	0.175		
65.95	0.074	68.07	0.176		

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Summary for Pond B-2A: Proposed Northerly Aboveground Basin

Inflow Area = 3.550 ac, 58.24% Impervious, Inflow Depth = 7.25" for 100-Year event
 Inflow = 23.74 cfs @ 12.17 hrs, Volume= 2.146 af
 Outflow = 8.74 cfs @ 12.41 hrs, Volume= 2.146 af, Atten= 63%, Lag= 14.2 min
 Primary = 8.74 cfs @ 12.41 hrs, Volume= 2.146 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 72.31' @ 12.41 hrs Surf.Area= 8,312 sf Storage= 21,987 cf

Plug-Flow detention time= 44.5 min calculated for 2.144 af (100% of inflow)
 Center-of-Mass det. time= 45.5 min (833.0 - 787.5)

Volume	Invert	Avail.Storage	Storage Description			
#1	69.00'	28,786 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
69.00	5,090	294.0	0	0	5,090	
70.00	5,999	313.0	5,538	5,538	6,057	
71.00	6,965	331.0	6,476	12,014	7,034	
72.00	7,988	350.0	7,471	19,485	8,118	
73.00	9,067	369.0	8,522	28,007	9,263	
73.20	500	400.0	780	28,786	11,162	

Device	Routing	Invert	Outlet Devices
#1	Primary	69.00'	15.0" Round 15" Outlet Pipe L= 107.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 69.00' / 68.47' S= 0.0050 ' / Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#2	Primary	73.00'	80.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=8.73 cfs @ 12.41 hrs HW=72.30' (Free Discharge)

1=15" Outlet Pipe (Barrel Controls 8.73 cfs @ 7.12 fps)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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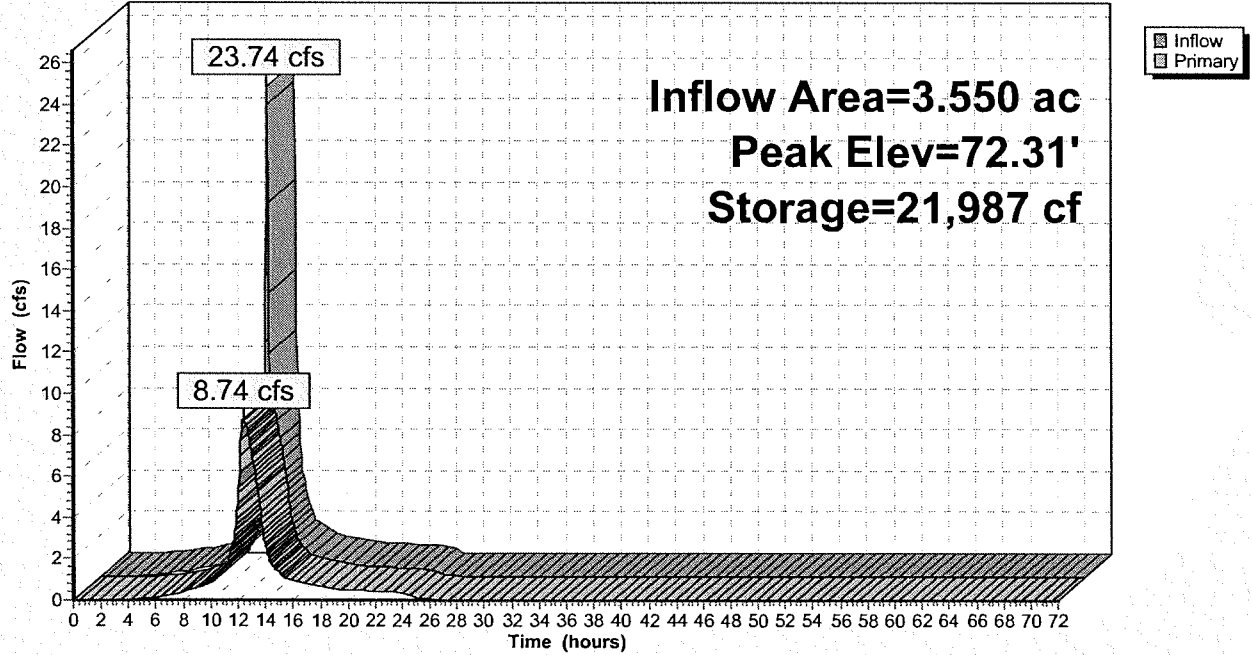
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Pond B-2A: Proposed Northerly Aboveground Basin

Hydrograph



2018-11-26_Calculations-ZC

NOAA 24-hr D 100-Year Rainfall=8.70"

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Stage-Discharge for Pond B-2A: Proposed Northerly Aboveground Basin

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
69.00	0.00	70.06	3.40	71.12	6.43	72.18	8.52
69.02	0.00	70.08	3.50	71.14	6.47	72.20	8.55
69.04	0.01	70.10	3.59	71.16	6.52	72.22	8.59
69.06	0.01	70.12	3.69	71.18	6.56	72.24	8.62
69.08	0.02	70.14	3.78	71.20	6.61	72.26	8.66
69.10	0.04	70.16	3.87	71.22	6.65	72.28	8.69
69.12	0.06	70.18	3.96	71.24	6.70	72.30	8.73
69.14	0.08	70.20	4.05	71.26	6.74	72.32	8.76
69.16	0.10	70.22	4.14	71.28	6.79	72.34	8.79
69.18	0.13	70.24	4.23	71.30	6.83	72.36	8.83
69.20	0.16	70.26	4.32	71.32	6.87	72.38	8.86
69.22	0.19	70.28	4.41	71.34	6.91	72.40	8.89
69.24	0.23	70.30	4.49	71.36	6.96	72.42	8.93
69.26	0.27	70.32	4.57	71.38	7.00	72.44	8.96
69.28	0.31	70.34	4.65	71.40	7.04	72.46	8.99
69.30	0.36	70.36	4.73	71.42	7.08	72.48	9.02
69.32	0.41	70.38	4.81	71.44	7.12	72.50	9.06
69.34	0.46	70.40	4.88	71.46	7.17	72.52	9.09
69.36	0.51	70.42	4.95	71.48	7.21	72.54	9.12
69.38	0.57	70.44	5.02	71.50	7.25	72.56	9.15
69.40	0.63	70.46	5.09	71.52	7.29	72.58	9.19
69.42	0.69	70.48	5.15	71.54	7.33	72.60	9.22
69.44	0.75	70.50	5.20	71.56	7.37	72.62	9.25
69.46	0.82	70.52	5.25	71.58	7.41	72.64	9.28
69.48	0.88	70.54	5.30	71.60	7.45	72.66	9.31
69.50	0.95	70.56	5.34	71.62	7.49	72.68	9.35
69.52	1.02	70.58	5.37	71.64	7.53	72.70	9.38
69.54	1.10	70.60	5.40	71.66	7.57	72.72	9.41
69.56	1.17	70.62	5.41	71.68	7.61	72.74	9.44
69.58	1.25	70.64	5.40	71.70	7.64	72.76	9.47
69.60	1.33	70.66	5.36	71.72	7.68	72.78	9.50
69.62	1.41	70.68	5.32	71.74	7.72	72.80	9.53
69.64	1.49	70.70	5.38	71.76	7.76	72.82	9.56
69.66	1.57	70.72	5.43	71.78	7.80	72.84	9.60
69.68	1.65	70.74	5.49	71.80	7.83	72.86	9.63
69.70	1.74	70.76	5.54	71.82	7.87	72.88	9.66
69.72	1.83	70.78	5.59	71.84	7.91	72.90	9.69
69.74	1.91	70.80	5.65	71.86	7.95	72.92	9.72
69.76	2.00	70.82	5.70	71.88	7.98	72.94	9.75
69.78	2.09	70.84	5.75	71.90	8.02	72.96	9.78
69.80	2.18	70.86	5.80	71.92	8.06	72.98	9.81
69.82	2.27	70.88	5.85	71.94	8.09	73.00	9.84
69.84	2.36	70.90	5.90	71.96	8.13	73.02	10.42
69.86	2.46	70.92	5.95	71.98	8.17	73.04	11.46
69.88	2.55	70.94	6.00	72.00	8.20	73.06	12.80
69.90	2.64	70.96	6.05	72.02	8.24	73.08	14.37
69.92	2.74	70.98	6.10	72.04	8.27	73.10	16.16
69.94	2.83	71.00	6.15	72.06	8.31	73.12	18.13
69.96	2.93	71.02	6.19	72.08	8.35	73.14	20.27
69.98	3.02	71.04	6.24	72.10	8.38	73.16	22.57
70.00	3.12	71.06	6.29	72.12	8.42	73.18	25.01
70.02	3.21	71.08	6.34	72.14	8.45	73.20	27.59
70.04	3.31	71.10	6.38	72.16	8.49		

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Stage-Area-Storage for Pond B-2A: Proposed Northerly Aboveground Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
69.00	5,090	0	71.65	7,622	16,753
69.05	5,134	256	71.70	7,674	17,136
69.10	5,178	513	71.75	7,726	17,521
69.15	5,222	773	71.80	7,778	17,908
69.20	5,266	1,036	71.85	7,830	18,299
69.25	5,310	1,300	71.90	7,883	18,691
69.30	5,355	1,567	71.95	7,935	19,087
69.35	5,400	1,835	72.00	7,988	19,485
69.40	5,445	2,107	72.05	8,040	19,886
69.45	5,490	2,380	72.10	8,093	20,289
69.50	5,535	2,656	72.15	8,145	20,695
69.55	5,581	2,933	72.20	8,198	21,104
69.60	5,626	3,214	72.25	8,251	21,515
69.65	5,672	3,496	72.30	8,305	21,929
69.70	5,718	3,781	72.35	8,358	22,345
69.75	5,765	4,068	72.40	8,411	22,764
69.80	5,811	4,357	72.45	8,465	23,186
69.85	5,858	4,649	72.50	8,519	23,611
69.90	5,905	4,943	72.55	8,573	24,038
69.95	5,952	5,240	72.60	8,627	24,468
70.00	5,999	5,538	72.65	8,682	24,901
70.05	6,046	5,839	72.70	8,736	25,336
70.10	6,092	6,143	72.75	8,791	25,775
70.15	6,139	6,449	72.80	8,846	26,216
70.20	6,186	6,757	72.85	8,901	26,659
70.25	6,234	7,067	72.90	8,956	27,106
70.30	6,281	7,380	72.95	9,011	27,555
70.35	6,329	7,695	73.00	9,067	28,007
70.40	6,377	8,013	73.05	5,930	28,379
70.45	6,425	8,333	73.10	3,456	28,611
70.50	6,473	8,656	73.15	1,646	28,736
70.55	6,521	8,980	73.20	500	28,786
70.60	6,570	9,308			
70.65	6,619	9,637			
70.70	6,668	9,970			
70.75	6,717	10,304			
70.80	6,766	10,641			
70.85	6,816	10,981			
70.90	6,865	11,323			
70.95	6,915	11,667			
71.00	6,965	12,014			
71.05	7,014	12,364			
71.10	7,064	12,716			
71.15	7,114	13,070			
71.20	7,164	13,427			
71.25	7,214	13,787			
71.30	7,265	14,149			
71.35	7,315	14,513			
71.40	7,366	14,880			
71.45	7,417	15,250			
71.50	7,468	15,622			
71.55	7,519	15,996			
71.60	7,570	16,374			

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Summary for Pond B-2B: Proposed Subsurface Basin

Inflow Area = 4.503 ac, 43.26% Impervious, Inflow Depth = 6.89" for 100-Year event
 Inflow = 29.13 cfs @ 12.17 hrs, Volume= 2.585 af
 Outflow = 12.68 cfs @ 12.37 hrs, Volume= 2.585 af, Atten= 56%, Lag= 11.8 min
 Primary = 12.68 cfs @ 12.37 hrs, Volume= 2.585 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 69.07' @ 12.37 hrs Surf.Area= 0.114 ac Storage= 0.569 af

Plug-Flow detention time= 27.9 min calculated for 2.585 af (100% of inflow)
 Center-of-Mass det. time= 27.9 min (824.4 - 796.6)

Volume	Invert	Avail.Storage	Storage Description
#1	66.10'	0.584 af	36.0" Round Pipe Storage x 12 L= 300.0' S= 0.0010 'f'

Device	Routing	Invert	Outlet Devices
#1	Primary	66.10'	18.0" Round 18" Outlet Pipe L= 64.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 66.10' / 65.78' S= 0.0050 'f' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	66.10'	18.0" Vert. 18" Orifice C= 0.600
#3	Device 1	67.85'	12.0" Vert. 12" Orifice X 0.00 C= 0.600
#4	Primary	69.30'	6.0' long x 0.5' breadth 6 FT Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=12.64 cfs @ 12.37 hrs HW=69.06' (Free Discharge)

- 1=18" Outlet Pipe (Controls 12.64 cfs)
- 2=18" Orifice (Orifice Controls 12.64 cfs @ 7.15 fps)
- 3=12" Orifice (Controls 0.00 cfs)
- 4=6 FT Weir (Controls 0.00 cfs)

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NOAA 24-hr D 100-Year Rainfall=8.70"

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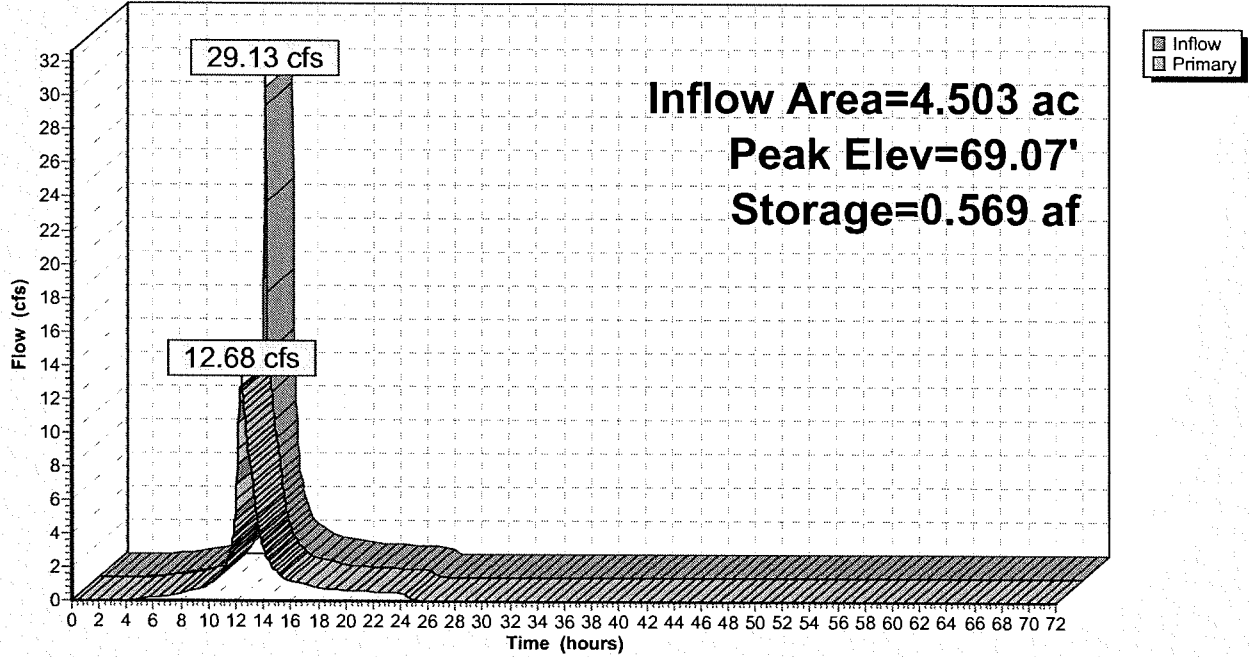
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Pond B-2B: Proposed Subsurface Basin

Hydrograph



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Stage-Discharge for Pond B-2B: Proposed Subsurface Basin

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
66.10	0.00	67.16	3.97	68.22	9.29	69.28	13.26
66.12	0.00	67.18	4.09	68.24	9.38	69.30	13.32
66.14	0.01	67.20	4.21	68.26	9.48	69.32	13.42
66.16	0.02	67.22	4.33	68.28	9.58	69.34	13.56
66.18	0.03	67.24	4.46	68.30	9.67	69.36	13.73
66.20	0.04	67.26	4.58	68.32	9.77	69.38	13.91
66.22	0.07	67.28	4.70	68.34	9.86	69.40	14.12
66.24	0.09	67.30	4.82	68.36	9.95		
66.26	0.12	67.32	4.95	68.38	10.04		
66.28	0.15	67.34	5.07	68.40	10.14		
66.30	0.19	67.36	5.20	68.42	10.23		
66.32	0.23	67.38	5.32	68.44	10.31		
66.34	0.27	67.40	5.44	68.46	10.40		
66.36	0.31	67.42	5.57	68.48	10.49		
66.38	0.36	67.44	5.69	68.50	10.58		
66.40	0.41	67.46	5.81	68.52	10.66		
66.42	0.47	67.48	5.94	68.54	10.75		
66.44	0.53	67.50	6.06	68.56	10.84		
66.46	0.59	67.52	6.18	68.58	10.92		
66.48	0.65	67.54	6.30	68.60	11.00		
66.50	0.72	67.56	6.42	68.62	11.09		
66.52	0.79	67.58	6.54	68.64	11.17		
66.54	0.86	67.60	6.66	68.66	11.25		
66.56	0.93	67.62	6.78	68.68	11.33		
66.58	1.01	67.64	6.90	68.70	11.41		
66.60	1.08	67.66	7.01	68.72	11.49		
66.62	1.16	67.68	7.12	68.74	11.57		
66.64	1.25	67.70	7.24	68.76	11.65		
66.66	1.33	67.72	7.35	68.78	11.73		
66.68	1.42	67.74	7.46	68.80	11.81		
66.70	1.51	67.76	7.56	68.82	11.89		
66.72	1.60	67.78	7.67	68.84	11.96		
66.74	1.69	67.80	7.77	68.86	12.04		
66.76	1.78	67.82	7.87	68.88	12.11		
66.78	1.88	67.84	7.97	68.90	12.18		
66.80	1.98	67.86	8.06	68.92	12.24		
66.82	2.08	67.88	8.16	68.94	12.30		
66.84	2.18	67.90	8.24	68.96	12.36		
66.86	2.28	67.92	8.33	68.98	12.42		
66.88	2.39	67.94	8.41	69.00	12.48		
66.90	2.49	67.96	8.48	69.02	12.53		
66.92	2.60	67.98	8.55	69.04	12.59		
66.94	2.71	68.00	8.61	69.06	12.65		
66.96	2.82	68.02	8.66	69.08	12.71		
66.98	2.93	68.04	8.71	69.10	12.76		
67.00	3.04	68.06	8.74	69.12	12.82		
67.02	3.15	68.08	8.75	69.14	12.88		
67.04	3.27	68.10	8.67	69.16	12.93		
67.06	3.38	68.12	8.78	69.18	12.99		
67.08	3.50	68.14	8.88	69.20	13.04		
67.10	3.62	68.16	8.98	69.22	13.10		
67.12	3.73	68.18	9.09	69.24	13.15		
67.14	3.85	68.20	9.19	69.26	13.21		

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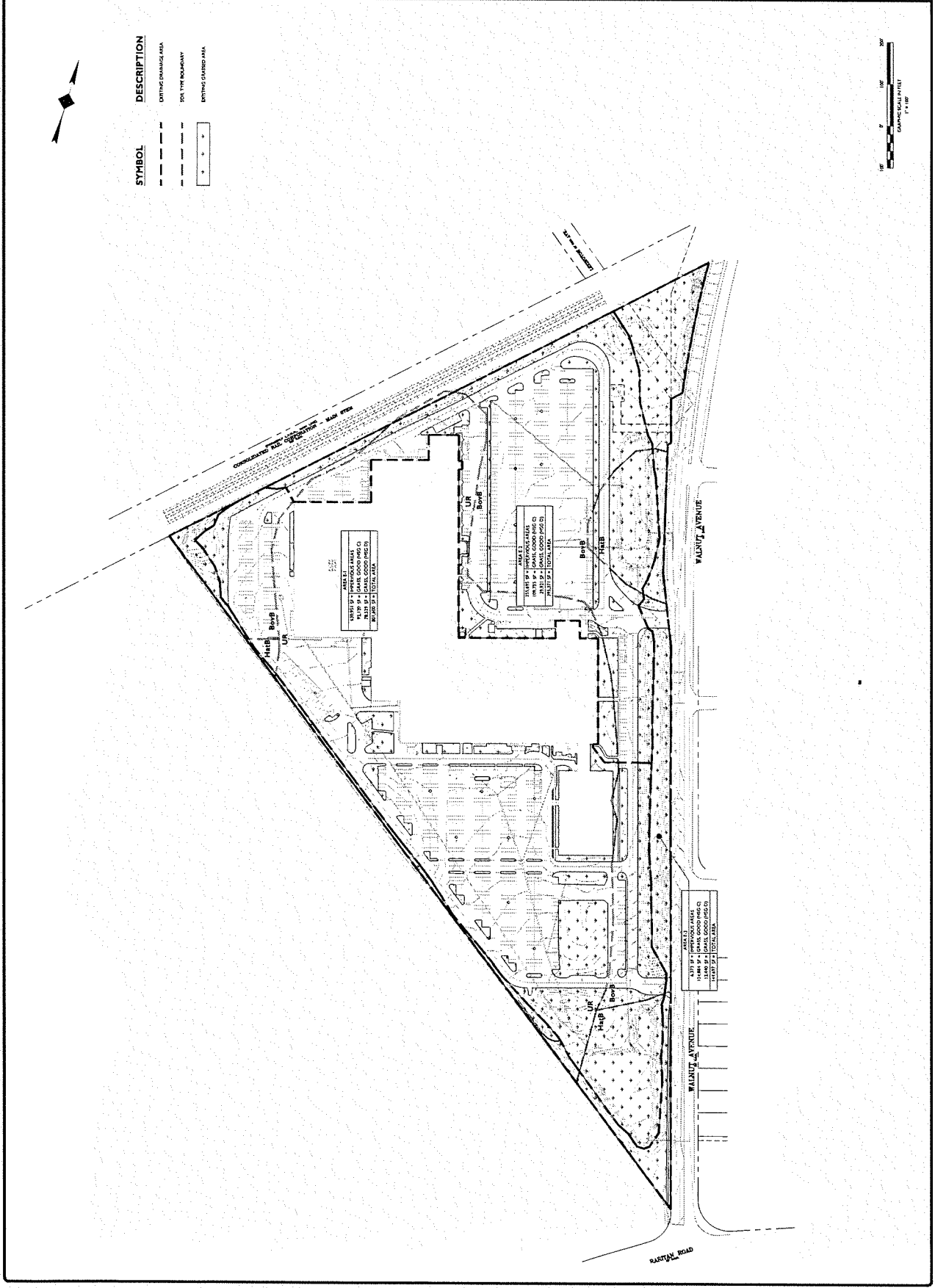
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Stage-Area-Storage for Pond B-2B: Proposed Subsurface Basin

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
66.10	0.000	68.75	0.520
66.15	0.000	68.80	0.529
66.20	0.001	68.85	0.537
66.25	0.002	68.90	0.545
66.30	0.004	68.95	0.553
66.35	0.008	69.00	0.560
66.40	0.012	69.05	0.566
66.45	0.018	69.10	0.572
66.50	0.024	69.15	0.576
66.55	0.031	69.20	0.580
66.60	0.039	69.25	0.582
66.65	0.047	69.30	0.583
66.70	0.056	69.35	0.584
66.75	0.065	69.40	0.584
66.80	0.074		
66.85	0.084		
66.90	0.094		
66.95	0.104		
67.00	0.115		
67.05	0.125		
67.10	0.136		
67.15	0.148		
67.20	0.159		
67.25	0.171		
67.30	0.182		
67.35	0.194		
67.40	0.206		
67.45	0.218		
67.50	0.230		
67.55	0.243		
67.60	0.255		
67.65	0.267		
67.70	0.280		
67.75	0.292		
67.80	0.304		
67.85	0.317		
67.90	0.329		
67.95	0.341		
68.00	0.354		
68.05	0.366		
68.10	0.378		
68.15	0.390		
68.20	0.402		
68.25	0.414		
68.30	0.425		
68.35	0.437		
68.40	0.448		
68.45	0.459		
68.50	0.470		
68.55	0.480		
68.60	0.491		
68.65	0.501		
68.70	0.510		

APPENDIX C
DRAINAGE AREA MAPS

<p>DRAINAGE AREA MAPS</p> <p>HARTZ MOUNTAIN INDUSTRIES</p> <p>PROPOSED RESIDENTIAL REDEVELOPMENT PLAN</p> <p>BLOCK 541, LOT 1 150 WALNUT AVENUE TOWNSHIP OF CLAMFORD UNION COUNTY, NEW JERSEY</p>	<p>STONEFIELD engineering & design</p> <p>Headquarters: 72 Park Avenue, Nutley, NJ 07110 Phone: 201.340.4468 - Fax: 201.340.4472 www.stonefieldnj.com</p> <p>Nutley, NJ - Princeton, NJ - Long Island City, NY - Royal Oak, MI</p>	<p>DATE: 1/11/2018</p> <p>BY: [Signature]</p> <p>NO. ISSUED FOR REVIEW: [Blank]</p> <p>DESCRIPTION: [Blank]</p>
		<p>NOT APPROVED FOR CONSTRUCTION</p>



THIS PLAN WAS PREPARED FOR THE HARTZ MOUNTAIN INDUSTRIES COMPANY AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF STONEFIELD ENGINEERING & DESIGN.

<p>NOT APPROVED FOR CONSTRUCTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/12/18</td> <td>GD</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE	DATE	BY	DESCRIPTION	1	12/12/18	GD	ISSUED FOR REVIEW																																					<p style="text-align: center;">STONEFIELD engineering & design</p> <p style="text-align: center;">Rutherford, NJ - Princeton, NJ - Long Island City, NY - Royal Oak, MI www.stonefieldeng.com Phone 201.340.4468 Fax 201.340.4472</p> <p style="text-align: center;">Headquarters: 92 First Avenue, Rutherford, NJ 07070</p>	<p style="text-align: center;">HARTZ MOUNTAIN INDUSTRIES PROPOSED RESIDENTIAL REDEVELOPMENT PLAN</p> <p style="text-align: center;">ALCOA 541 LOT 2 779 WALNUT AVENUE TOWNSHIP OF CHANFORD UNION COUNTY, NEW JERSEY</p>	<p style="text-align: center;">STONEFIELD engineering & design</p> <p>SCALE: 1" = 100' PROJECT ID: 11001</p> <p>TITLE: PROPOSED DRAINAGE AREA MAP</p> <p>DRAWING: 2 OF 2</p>
ISSUE	DATE	BY	DESCRIPTION																																												
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