

December 4, 2020

**VIA EMAIL ONLY**

Township of Cranford  
Zoning Board of Adjustment  
8 Springfield Avenue  
Cranford, NJ 07016

Re: *NATC Donuts, Inc. (App. # ZBA-19-020)*  
*49 South Avenue West, Cranford*  
*Block 473, Lot 1*

Our File No.: 021173.014142

Dear Mr. Board Members:

As you are aware, this office represents the Applicant, NATC Donuts, Inc., in connection with the above referenced Application. At the last Zoning Board meeting on November 23, 2020, I provided my summation to the Board after the public comment portion of the hearing process had concluded. In light of the fact that the Board carried the proceedings to the upcoming hearing on **December 7, 2020** for its deliberation and vote on the Application and due to the time that has elapsed since I presented my summation, I wanted to confirm for the record, the project modifications made over the course of the five hearings and the concessions agreed to by the Applicant stated during the November 23, 2020 hearing which are as follows:

- closure/reduction of existing curb cuts;
- enhanced building and refuse enclosure aesthetics;
- reduction of number of wall signs;
- elimination of internal illumination of wall signs;
- modified site lighting levels per Board Planner recommendations;
- reduction in hours of operation; close at 9PM; lights off at 10PM;
- refuse pick-up between 10AM-5PM;
- extend fencing to buffer residents;
- agreement to perform post-approval traffic study and queuing analysis;
- agreement to implement "green" infrastructure improvements such as rain garden;
- work with NJ Transit on installation of bus shelter;
- addition of supplemental landscape buffer along property frontages;
- use of dual order boards and separate pick-up/pay windows;

- addition of "do not block box" pavement hatching to driveway;
- restriction of left turns out of South Avenue driveway during peak time (6AM-12PM);
- increase storm water management facility to provide 20% reduction for 100 yr. storm.

Thank you for the attention and consideration given to the this project during the hearing process and the insightful feedback provided. We look forward to the conclusion of this Application at the upcoming hearing on **December 7, 2020**.

Respectfully,



Joseph A. Paparo

cc: Kathy Lenahan, Twp. Land Use Admin.  
Mark Rothman, Esq.  
NATC Donuts, Inc.