



COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT
AMY CRISP WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

January 3, 2023

Ms. Kathy Lenahan Board Secretary
Municipal Building
8 Springfield Avenue
Cranford, NJ 07016

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Applicant/Site: Brandon Boffard
108, 112, 118, 122-126 South Avenue East & 32 High Street
Block 478, Lots 2-6
County File # Rev SP 151-22 Formerly SP 111-21

Dear Ms. Lenahan:

The County of Union's Bureau of Planning and Land Use on behalf of the County Planning Board reviewed revised site plan dated November 7, 2022. The purpose as described on the application and plans is to remove existing commercial and residential buildings and construct a mixed-use development with 55 residential units and 5,765 square feet (sf) of commercial area.

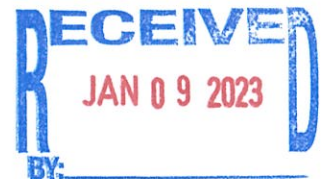
The applicant received a review letter for this application dated December 7, 2021 that identified needed site plan and detail items associated to Sections 501.3, Sidewalks, 501.4, Curbs, and 502.4, Curbing, 501.5, Driveways, and Section 600 Drainage Requirements. The revised plans were reviewed by the Engineering and Planning offices and were found to address the site plan with waiver request for sidewalks granted by the Engineering office.

This application and revised plans through a subsequent review based on Union County's Land Development Standards Ordinance were determined to cause no significant impact, contingent upon board concurrence, to County roads or drainage facilities as currently submitted. The applicant is required to obtain any local, county, and state approvals or permits as may be required by regulations.

Sincerely,

Kamal Saleh, PP, AICP
Supervising Planner, Bureaus of Planning & Land Use

CC: Brandon Boffard, Esq.
French & Parrello Associates
Amy C. Wagner, Deputy County Manager/Director - Economic Development



ADMINISTRATION BUILDING