

September 22, 2020  
Via Hand Delivery

Township of Cranford – Office of Planning & Zoning  
8 Springfield Avenue  
Cranford, NJ 07016

Attn: Jason Bottcher, AICP, CFM  
Zoning Officer/Planner

**RE: NATC Donuts, Inc.  
Proposed Dunkin' Drive-Thru Restaurant  
Block 473, Lot 1  
49 South Avenue West (CR 610) &  
Lincoln Avenue West  
Township of Cranford  
Union County, New Jersey  
DEC #0171-99-010  
No. ZBA -19-020**

Dear Mr. Bottcher,

On behalf of our client, NATC Donuts, Inc., enclosed please find the following items to supplement the Preliminary and Final Minor Site Plan application to the Township of Cranford Zoning Board of Adjustment for the above referenced project:

- Eighteen (18) signed and sealed copies of the Supplemental Traffic Assessment, prepared by Dynamic Traffic, LLC, dated September 16, 2020;
- Eighteen (18) signed and sealed copies of the Preliminary and Final Minor Site Plan, prepared by Dynamic Engineering, dated 11/14/2019, last revised 09/18/2020;
- One (1) CD copy of the submission documents;

Please note the site plan drawings has been modified to utilize the existing easterly driveway along South Avenue as access into the site. Therefore, existing conditions including the bus stop, bus stop signage, and utility pole adjacent to this driveway will remain and buses will no longer stop west of the driveway, potentially blocking visibility.

Below please find an itemized response to address the conditions of the professional review letter prepared by Township Planner Greer Patras, AICP, PP, dated August 7, 2020

I. Existing Conditions

- A. Statement of fact; no response required.

II. Project Proposal

- A. The Site Plan (Sheet 4) has been revised to utilize the existing easterly driveway along South Avenue. Therefore, the parking area fronting South Avenue has been rearranged and the total number of parking spaces is 9 spaces, which is compliant with the Township ordinance.

III. Use Variance Discussion

A. Use variance relief

1. The request for variance relief and testimony regarding the coffee shop use has been provided at the Township Zoning Board of Adjustment hearings.
2. The request for variance relief and testimony regarding the d(1) variance has been provided at the Township Zoning Board of Adjustment hearings.

IV. Bulk Variance Discussion

A. "C" Bulk Variance Relief

1. As previously discussed at the Township Zoning Board of Adjustment hearings, the proposed accessory structure (trash enclosure and generator) is outside of the front yard setback. Therefore, a variance will not be needed for the front yard setback of accessory structures.
2. The request for variance relief and testimony regarding the parking location within the South Avenue West front yard has been provided at the Township Zoning Board of Adjustment hearings.
3. Additional plantings have been provided to address the parking screening along the South Avenue West frontage.
4. As noted above, the proposed accessory structure (trash enclosure and generator) is outside of the front yard setback. Therefore, a variance will not be needed for the front yard setback of accessory structures.

B. Design Waiver Relief

1. The request for design waiver relief and testimony regarding the building height has been provided at the Township Zoning Board of Adjustment hearings.
2. The request for design waiver relief and testimony regarding the driveway setback has been provided at the Township Zoning Board of Adjustment hearings.
3. The request for design waiver relief and testimony regarding the driveway setback has been provided at the Township Zoning Board of Adjustment hearings.
4. The request for design waiver relief and testimony regarding the landscape buffer width has been provided at the Township Zoning Board of Adjustment hearings.
5. The request for design waiver relief and testimony regarding the fencing height within the front yard setback has been provided at the Township Zoning Board of Adjustment hearings. Please note the 6' fence height was requested by the Township Zoning Board and public at the hearing.

6. The request for design waiver relief and testimony regarding the fencing type within the front yard has been provided at the Township Zoning Board of Adjustment hearings. Please note the stockade material proposed was requested by the Township Zoning Board and public at the hearing.
7. The request for design waiver relief and testimony regarding the lighting height has been provided at the Township Zoning Board of Adjustment hearings. As per our previous discussions with the Planner's office, the 12 height is proposed.
8. The request for design waiver relief and testimony regarding the lighting height has been provided at the Township Zoning Board of Adjustment hearings. The Lighting Plan (Sheet 8) has been revised to provide the 1.5 fc isolux line in order to clearly identify and distinguish the footcandles onsite and in compliance with the Township requirement along neighboring property lines.

C. Bulk Chart – Please see comments above for reference.

D. Sign Relief

1. Statement of fact, no response required.
2. Freestanding Sign Area:
  - a. As shown on the Construction Details (Sheet 13), please note the proposed drive thru menu board with canopy sign is 24.18 SF
  - b. The Construction Details (Sheet 13) has been revised to indicate the sign area of the 5.48 SF “Wayfinding sign” on the Drive Thru gateway clearance bar. Therefore, the total sign area on the Drive Thru gateway clearance bar is 13.01 SF.
3. Statement of fact, no response required.
4. Statement of fact, no response required.

E. “C” Variance Relief

1. Variance Relief for the proposed improvements have been requested at the Township Zoning Board of Adjustment hearings.

V. Planning Comments

A. Use + Operation

1. Statement of fact, no response required.
2. Statement of fact, no response required.
3. Testimony regarding the proposed use in regards to the Master Plan will be provided at the Township Zoning Board of Adjustment hearing.
4. Testimony will be provided at the Township Zoning Board of Adjustment hearing.

B. Architecture + Signage

1. Testimony regarding the updated architectural design was provided at the Township Zoning Board of Adjustment hearing.
2. Testimony regarding the updated architectural design was provided at the Township Zoning Board of Adjustment hearing.
3. Statement of fact, no response required.
4. The applicant will confirm that the height of all mechanical equipment will be below the parapet wall.
5. Statement of fact, no response required.

6. Signage:

- a. The Construction Details (Sheet 13) has been revised to indicate the proposed signs will be externally illuminated. The illumination utilized for the proposed signage onsite is not modeled within the Lighting Plan as the proposed light fixtures will have no significant impact to the footcandles shown due to their elevation on the building and intensity.
- b. Statement of fact, no response required.
- c. Statement of fact, no response required.
- d. As noted above design waiver relief was requested for the proposed signage at the Township Zoning Board of Adjustment hearings.
- e. Statement of fact, no response required.
- f. The Construction Details (Sheet 13) indicates a note stating the same under the sign chart.
- g. Statement of fact, no response required.
- h. Statement of fact, no response required.

C. Utilities + Drainage

1. The Applicant will comply as necessary.
2. Proposed meter locations have been requested from the utility companies and will be confirmed upon receipt.
3. Statement of fact, no response required.

D. Parking + Circulation Comments

1. Testimony regarding the traffic circulation onsite was provided at the Township Zoning Board of Adjustment hearing.
2. Testimony regarding the bypass lane request was provided at the Township Zoning Board of Adjustment hearing.
3. Testimony regarding the parking onsite was provided at the Township Zoning Board of Adjustment hearing.
4. Testimony regarding the deliveries and trucks maneuvering onsite was provided at the Township Zoning Board of Adjustment hearing.
5. Statement of fact, no response required.
6. Statement of fact, no response required.
7. Statement of fact, no response required.
8. Statement of fact, no response required.
9. Statement of fact, no response required.
10. As noted above, the Site Plan has been revised to utilize the existing easterly driveway along South Avenue as access into the site. Therefore, the bus stop and bus stop signage will no longer impact visibility for vehicles leaving the site.
11. Our office has received verbal approval from the county to leave the driveway as-is.

E. Landscaping + Lighting Comments

1. The Landscaping Plan (Sheet 7) has been revised to provide two (2) Thornless Honeylocust trees along Lincoln Avenue, which has a maturity height greater than 8-10'. Testimony regarding the tree maintenance can be discussed at the Township Zoning Board of Adjustment hearing.
2. Statement of fact, no response required.
3. As noted on the Landscaping Plan (Sheet 7), the contractor will provide an irrigation design that can be submitted to the landscape architect as a condition

of approval. In addition, the Landscaping Plan (Sheet 7) has been revised to provide additional shrubs and ornamental grass to fill the gaps onsite and include a note stating that the Applicant shall replace dead plants onsite with the landscaping indicated in the plan.

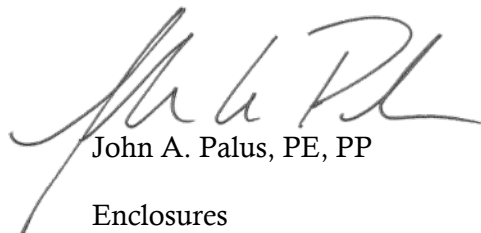
4. The Landscaping Plan (Sheet 7) has been revised to indicate the rear area will be grass.
5. Testimony regarding the decorative wall was provided at the Township Zoning Board of Adjustment hearing.
6. The Landscaping Plan (Sheet 7) has been revised to provide additional landscaping around the wall.
7. The Landscaping Plan (Sheet 7) has been revised to shift the landscaping fronting the parking stalls along South Avenue West by 3 feet.
8. Testimony regarding the proposed lighting was provided at the Township Zoning Board of Adjustment hearing.
9. As noted on the Lighting Plan (Sheet 8), our office has contacted the light manufacturer and they have indicated that the proposed wall mounted light fixture is not available at a temperature of 3,500 degrees.
10. Testimony regarding the proposed light fixture height was provided at the Township Zoning Board of Adjustment hearing.
11. The Lighting Plan (Sheet 8) has been revised to reflect lower light levels along the easterly property line. In addition, please note the maximum footcandles along the property line is higher due to the levels fronting South Avenue West
12. Testimony regarding the streetlights and granite block curbs was provided at the Township Zoning Board of Adjustment hearing.

Upon your receipt, please review the enclosed information and confirm that the above referenced project is scheduled for the Township of Cranford Zoning Board of Adjustment hearing agenda on October 5, 2020.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**DYNAMIC ENGINEERING CONSULTANTS, PC**



John A. Palus, PE, PP



Lizaine M. Saranglao, PE

Enclosures

cc: Anthony D'Amore (via Newforma)  
Joseph Paparo, Esq. (via email w/enc.)  
Frank Truilo (via Newforma)  
Nick Verderese, PE (via Newforma)  
John McDonough, PP (via Newforma)  
Greer Petras, AICP, PP (via email w/ enc.)  
Carl O'Brien, PE (via email w/ enc.)