

From the Development Review Committee

Date: 5/2/2018
To: The Planning Board
Cc: Township Committee
From: Ronald Johnson, Zoning Officer
RE: 750 Walnut Avenue

Applicant: Hartz Mountain Industries, Inc.

Address: 750 Walnut Avenue

Block: 541

Lot's: 2

Zone C-3

Members of the DRC in attendance at the meeting held on 5/3/2017:

Ronald Johnson, Zoning Officer

Terrence Wall, Township Administrator

Richard Belluscio, DRC / CO

Kathleen Prunty, DEDC

Peter Barnett, Tax Assessor

Jacqueline Dirmann, (Maser Consultants) Township Engineer

Lt. Edward Davenport, Cranford Police Traffic Division

Chief Daniel Czeh

Lt. Matthew Lubin, Fire Official

Overview:

The applicant in this matter, Hartz Mountain Industries, Inc., is appearing before the Planning Board with an “Application for Rezoning” as directed within Article VIII, section 136-59 – 136-68 of the Land Development Ordinance of the Township of Cranford.

The applicant is appearing before the Planning Board for the following:

1. The applicant seeks to receive a recommendation from the Planning Board to the Township Committee for a zone change from the pre-existing C-3 Zone to a residential zone that permits 30 dwelling units/acre for a Planned Unit Development with 905 apartment units. The applicant has proposed an affordable housing set aside of 134 units, or 15.3%.

DRC Comments:

Bill Masol, PE - Township Engineer (not in attendance)/Jacqueline Dirmann, PE (Maser Consulting) - Please see separate memo.

Lt. Davenport – Police and Traffic- Please see separate memo dated 5/31/17 from Jacqueline Dirmann, PE regarding traffic. Police and Traffic deferred to Maser for traffic comments.

Lt. Lubin –Fire Department- Please see separate memo dated 5/30/17.

Ron Johnson, Zoning Officer- The architectural plans, prepared by David J. Minno, RA dated 3/15/18 , do not match the site plan, dated 3/21/17 by Jeffrey A. Martell, PE, in regard to the number of stories for Buildings A and E. The architectural plans indicate 4 stories and the site plans indicate 5 stories for all buildings.

Please advise on the number of employees and corporations in the building.

Peter Barnett, Tax Assessor- No Comments