



# HARTZ®

**HARTZ MOUNTAIN INDUSTRIES, INC.**

400 Plaza Drive, P.O. Box 1515, Secaucus, New Jersey 07096-1515

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March 27, 2017

Trish Cullen  
Planning Board Administrator  
Cranford Township Planning Board  
8 Springfield Avenue  
Cranford, New Jersey 07016-0543

**Re: Application for Rezoning or Redevelopment Designation  
750 Walnut Avenue**

Dear Ms. Cullen,

On behalf of Hartz Mountain Industries, Inc., we hereby file a formal application for rezoning of property at 750 Walnut Avenue, pursuant to Section 136, Art. VIII of the Cranford Township Ordinances. In the alternative, we request that the Township consider the subject property for designation for redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq. Please note that the property is owned by H-Cranford Conduit Limited Partnership, an affiliate of Hartz Mountain Industries, Inc.

The 30+ acre parcel at 750 Walnut Avenue presently consists of an obsolete and underutilized office/warehouse complex. As space becomes vacant and no prospective users can be found, Hartz has looked at alternatives that would put the property to productive use, while maintaining Cranford's unique suburban environment. Accordingly, Hartz proposes to rezone the property for multi-family residential use. Hartz proposes to redevelop the property in two phases, as more particularly described in the enclosed planning report. The project is proposed as an inclusionary rental project, with fifteen percent of the units set aside for moderate and low income households, in keeping with local requirements and in furtherance of Cranford's satisfaction of current and future affordable housing needs.

In support of the application for rezoning, we enclose the following:

- 24 copies of a completed application for rezoning;
- 24 copies of a planning report with a draft ordinance, prepared by Phillips Preiss Grygiel;
- 24 sets of signed and sealed site plans prepared by Stonefield Engineering;

- 24 sets of signed and sealed architectural plans prepared by Minno & Wasko;
- 24 copies of a Traffic Impact Study prepared by Langan Engineering and Environmental Services, Inc.
- 24 copies of an Ownership Disclosure Statement.

Also enclosed is a check in the amount of \$1,500 for the application fee and a check in the amount of \$2,000 for the professional fee escrow.


As reflected in the planning report, the property also qualifies for a designation for redevelopment pursuant to N.J.S.A. 40A:12A-5. Consequently, we ask that the Township and Planning Board consider the property for such designation.

We trust that the application satisfies the requirements of Cranford's ordinance. Please certify the application for completeness and process the application in the ordinary course.

Thank you for your assistance.

Very truly yours,

**HARTZ MOUNTAIN INDUSTRIES, INC.**



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James P. Rhatican  
Director of Land Use and Development  
Assistant General Counsel

Enc.

cc: Stephen Eisdorfer, Esq.

TOWNSHIP OF CRANFORD  
APPLICATION FOR REZONING OF PROPERTY

Pursuant to the Township of Cranford Municipal Code, Section 136-59, and the applicable New Jersey State Law, application is made to the Township of Cranford for the rezoning of property.

1. General Data

- a. Name of Applicant: Hartz Mountain Industries, Inc.  
Address: 400 Plaza Drive  
City: Secaucus State: NJ Zip: 07094  
Phone: 201-272-5315 Fax: 201-272-6133
- b. Name of owner: (if different from applicant) H-Cranford Conduit Limited Partnership  
Address 400 Plaza Drive  
City Secaucus State: NJ Zip: 07094  
Phone: 201-272-5315 Fax: 201-272-6133
- c. Name of Attorney (if applicable)  
James P. Rhatican  
Address: Hartz Mountain Industries, Inc., 400 Plaza Drive  
City: Secaucus State: NJ Zip: 07094  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

2. Site Data

Block (s): 541  
Lot (s): 2  
Street Address of Property: 750 Walnut Avenue  
Total Acreage of Property: 30.5 Ac  
Proposed Use of Property: Multi-Family Residential

Number of Buildings Proposed (if known) 7

3. Rezoning Request

- a. Change the zone designation: from C-3 Zone to New Zone  
b. Reasons for rezoning request Existing and suburban industrial and office uses are obsolete. See attached Planning Report for further details.

- c. Is the zone requested consistent with Cranford Township's Master Plan?  
Yes Yes No \_\_\_\_\_

4. Plans (if any) List all plans and other exhibits submitted, including names of preparers: (attach separate sheet if necessary) See cover letter.

5. Certification

I do hereby certify that the information, plans and exhibits submitted in support of this application are true and correct to the best of my knowledge, and that I am authorized to file this application and act on behalf of the persons whose signatures appear below. I authorize Township Officials to enter on and inspect the property that is the subject of this request.

I have attached the application fee of \$250.00 and the escrow fee of \$2,500.00 for Township review of this rezoning application.

No review of this request will begin unless the application fee has been paid in full.

James Rhatigan Date: March 24, 2017

Signature of All Owners

Dir. of Land Use and Development

Asst. - General Council

Date: \_\_\_\_\_

H- Cranford Conduct Ltd. Partnership

Date: \_\_\_\_\_

James Rhatigan Date: March 24, 2017

Signature of All Applicants

(if different than owners)

Dir of Land Use and Development

Asst. - General Council

Date: \_\_\_\_\_

Hartz Mountain Industries, Inc.

Date: \_\_\_\_\_

6. Contact Person: Regarding matters pertaining to this application:

Name: James P. Rhatigan

Phone# 201-272-5315

Fax#: 201-272-6133

FOR INTERNAL USE ONLY:

CHECKLIST:

FEE PAID \_\_\_\_\_

REFERRAL TO PLANNING (if any) \_\_\_\_\_

PLANNING BD. REVIEW \_\_\_\_\_

COUNCIL REVIEW \_\_\_\_\_

COUNCIL DECISION \_\_\_\_\_

COUNCIL ORDINANCE \_\_\_\_\_

OWNERSHIP DISCLOSURE STATEMENT

**H-CRANFORD CONDUIT LIMITED PARTNERSHIP (Owner)**

Owned 99% by Hartz Mountain Industries, Inc.

See below for additional information.






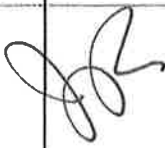
**HARTZ MOUNTAIN INDUSTRIES, INC. (Applicant)**

Owned 100% by Hartz Mountain Industries—NJ, LLC

Hartz Mountain Industries—NJ, LLC is owned 100% by The Hartz Group, Inc.

The Hartz Group, Inc. is owned 100% by the Leonard H. Stern Trust

**§136-13A.4 Complete Application Submission Items**

Subsection Number	Required Submission Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant's Initials	Date Item received by Planning and Zoning Office	Zoning Officer's Initials
§136-13A.4d.3.a	A completed application form, as supplied by the Zoning Officer, containing full and complete responses and answers to all requirements and questions contained thereon.	P			
§136-13A.4d.3.b	All required fees and charges pursuant to a schedule of fees to be supplied to the applicant by the Zoning Officer.	P			
§136-13A.4d.3.c	Certificate of Tax Collector that all property taxes have been paid.	P*			
§136-13A.4d.3.d	An appropriate sketch plat, subdivision map or site plan, prepared in accordance with the terms and conditions of the appropriate Township ordinances.	P			
§136-13A.4d.3.e	In addition to any and all of the items as set forth under Subsection A(4)(d) above, each applicant before the Zoning Board of Adjustment or Planning Board is required to comply with all of the submission requirements contained within a document known as the "Township of Cranford Land Development Checklist," setting forth separate submission requirements with the corresponding designation as to which items contained on the checklist will be required for proposed development applications dependent upon the following designation: [1] List of required items for all applications submitted to the Planning and Zoning Board of Adjustment".	P			
§136-13A.4d.3.f	The land development checklist must be completed by each applicant and submitted, together with all other items required for land development applications, before the Zoning Board of Adjustment or Planning Board.	P			

\* See attached