



TOWNSHIP OF CRANFORD – DEPARTMENT OF ENGINEERING
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Mr. Ronald Johnson, Zoning Officer
Township of Cranford Planning & Zoning Department
8 Springfield Avenue
Cranford, NJ 07016

May 10, 2018

**Re: Application No. PBA-17-00004
Rezoning of Property
Block 541, Lot 2 (750 Walnut Avenue)
Applicant: Hartz Mountain Industries, Inc.**

Dear Mr. Johnson:

The Department of Engineering received for review an application for Rezoning of Property approval for the subject property. This application was accompanied by the following information:

- A set of Zoning Plans (21 sheets) prepared by Jeffrey A. Martell, P.E. with Stonefield Engineering & Design of Rutherford, N.J. and bearing a latest revision date of March 21, 2017.
- A Traffic Impact Study prepared by Karl A. Pehnke, P.E., P.T.O.E. and Alan W. Lothian, P.E. with Langan Engineering & Environmental Services, Inc. of Lawrenceville, N.J. dated March 20, 2017.
- A Planning Report prepared by Phillips Preiss Grygiel, LLC dated March 2017.
- A set of architectural plans (8 sheets) prepared by David J. Minno, R.A. with Minno & Wasko Architects and Planners of Lambertville, N.J. dated March 15, 2017.
- A completed Application for Rezoning of Property dated March 24, 2017.

This office has reviewed these documents and offers the following comments:

A. GENERAL COMMENTS

The property in question is an irregularly shaped lot which fronts on the westerly side of Walnut Avenue (CR 632) and the southerly side of the Consolidate Rail Corporation right-of-way. It is located in the Commercial – 3 District (C-3) Zone and has an area of approximately 30.80 acres. The property is presently occupied by an approximately 420,149 SF complex of office, lab and industrial facilities and associated site improvements. On-site parking is currently provided for 1,154 vehicles with access to the site provided via a two (2) two-way access driveways from Walnut Avenue (CR 632). Two (2) independent stormwater management systems presently exist at the site which discharge to separate above ground detention basins located along the Walnut

Avenue (CR 632) site frontage. The existing buildings are presently served by an on-site extension of the existing sanitary sewer system within Walnut Avenue (CR 632).

The applicant is requesting that the Township Zoning Ordinance be amended to permit a planned unit development (PUD) option and a planned unit residential development (PURD) option within the C-3 Zone in order to accommodate a two (2) phase multi-family residential development at the site consisting of a total of 905 apartment units and associated site improvements.

Phase 1 of the project would utilize the proposed PUD option to demolish a portion of the existing building at the site and subdivide the existing property into two (2) separate lots. New Lot A would consist of approximately 15.5 acres and would front on Walnut Avenue (CR 632) whereas New Lot B would consist of approximately 15.0 acres and would front on both Walnut Avenue (CR 632) and the Consolidated Rail Corporation right-of-way. New Lot A would be developed with two (2) 5-story buildings consisting of a total of 433 apartments, a covered parking area and a structured parking garage and a community clubhouse. Parking would be provided for a total of 860 vehicles on New Lot A with access to be provided to the site via an unsignalized two-way, right-in/right-out access drive from Walnut Avenue (CR 632), a signalized two-way access drive from Walnut Avenue (CR 632) and four (4) two-way access drives to the parking facilities on New Lot B. New Lot B would be occupied by the remaining 199,582 SF of the existing industrial/office building to remain at the site. Parking would be provided for a total of 455 vehicles on New Lot B with access to be provided to the site via a two-way access drive from Walnut Avenue (CR 632) and four (4) two-way access drives to the parking facilities on New Lot A. The existing stormwater management system at the site would be reconfigured to provide two (2) above ground detention basins on New Lot A and one (1) above ground detention basin on New Lot B. In addition, the existing and proposed buildings will be serviced by modification of the existing on-site sanitary sewer system and extensions of the various utilities on Walnut Avenue (CR 632).

Phase 2 of the project would utilize the proposed PURD option to demolish the remainder of the existing building on New Lot B and construct an additional three (3) 5-story buildings consisting of a total of 472 additional apartments, covered parking areas and a structured parking garage and an additional community clubhouse. Parking would be provided for a total of 915 vehicles on New Lot B, resulting in a total of 1,775 parking spaces at the site upon completion of Phase 2 of the project. Phase 2 would also include the expansion of the stormwater management system, sanitary sewer system, and all other utilities to service the proposed development on New Lot B.

B. VARIANCES AND/OR WAIVERS REQUESTED

1. The applicant has not requested any variances as part of this application.
2. The applicant has requested a waiver from the requirement to show the relation of the development to all features shown on the Official Map and Master Plan located within ½ mile of the extreme limits of the development.

C. WAIVERS AND/OR EXCEPTIONS FROM THE RESIDENTIAL SITE IMPROVEMENTS STANDARDS (RSIS)

This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as N.J.A.C. 5:21-1, et seq.

1. The applicant has not requested any waivers from the RSIS.
2. The applicant has not requested any *de minimis* exceptions from the RSIS.

D. PLAT DETAILS

1. The plans state that the Owner/Applicant is Hartz Mountain Industries, Inc. whereas the Application for Rezoning of Property states that the owner is H-Cranford Conduit Limited Partnership. This discrepancy must be resolved.
2. The plans must be revised to indicate the proposed curb radii throughout the site as required by Subsection 255-24D(14) of the Township Code.
3. The plans must be revised to indicate the dimensions, spacing, approximate time of planting and maintenance plans for all landscaping and buffering proposed at the site as required by Subsection 255-24D(16) or the Township Code.
4. The plans must be revised to include a detail of the lighting standards proposed at the site and the radii of light as required by Subsection 255-24D(17) of the Township Code.
5. The landscaping plans must be prepared by a certified licensed landscape architect as required by Subsection 255-25B(4)(d) of the Township Code.
6. The architectural plans show that proposed Buildings A & E will be a total of 4-stories tall whereas the Zoning Plans show that each of the buildings at the site will be a total of 5-stories tall. This discrepancy must be resolved.
7. The architectural plans show that a total of 1,278 garage parking spaces and 445 surface parking spaces will be provided upon completion of both phases of development for a total of 1,723 parking spaces at the site. However, the Zoning Plans show that a total of 1,498 garage parking spaces and 497 surface parking spaces will be provided upon completion of both phases of development for a total of 1,775 parking spaces at the site. These discrepancies must be resolved.
8. The architectural plans show that an 8,200 SF clubhouse will be constructed as part of Phase 1 of the project while a 5,500 SF clubhouse will be constructed as part of Phase 2 of the project. However, the Zoning Plans show that an 8,076 SF clubhouse will be constructed as part of Phase 1 of the project while a 5,576 SF clubhouse will be constructed as part of Phase 2 of the project. These discrepancies must be resolved.
9. The plans must be revised to provide details of all pertinent proposed site features, including, but not limited to, curbing, sidewalk, signage, drainage facilities, utility connections, etc.
10. The plans must be revised to dimension the width of the proposed curb line opening of each driveway at the site.

11. The plans must be revised to show sight triangles which demonstrate that the proposed site driveways are in compliance with Subsection 255-26G(1)(b) of the Township Code.
12. The plans must be revised to dimension the width of the proposed handicap parking spaces and adjacent access aisles at the site.

E. DESIGN COMMENTS

1. It is our understanding that the Board has contracted an outside traffic professional to review and comment on the Traffic Impact Study submitted with this application. Therefore, our office defers all comments on the Traffic Impact Study to the Planning Board traffic professional.
2. The applicant should address the Board regarding the reasons why the requested waiver should be granted.
3. The applicant must submit a copy of any existing or proposed covenants or deed restrictions applying to the property in question or provide testimony to the Board that none exist or are proposed.
4. The applicant must submit an environmental impact statement as required by Subsection 255-24D(21)(a)[1][a] of the Township Code. The environmental impact statement must comply with the submission format requirements of Subsection 255-24D(21)(b) of the Code.
5. The applicant should address the Board regarding their intent to provide any open space to be dedicated for public use, playgrounds or other public purposes.
6. The applicant should address the Board regarding whether the existing soils at the site are suitable to support the construction of the proposed 5-story buildings/parking garages.
7. We note that the architectural plans show that trash rooms are to be provided within each building. The applicant should address the Board regarding the details of the proposed methods of solid waste storage and disposal.
8. The architectural plans must be revised to provide floor plans and elevations of the proposed clubhouses at the site.
9. The Tree Replacement Plan of the Zoning Plans (Sheet C-18) shows that approximately 86 trees are to be removed from the site and that in order to comply with the requirements of Subsection 255-26N of the Township Code, the applicant is required to plant a total of 309 trees at the site whereas 363 trees are proposed upon completion of both phases of the project. We note that almost all of the trees to be removed are located on New Lot A and would be required to be removed as part of Phase 1 of the project whereas not all of the 363 trees proposed are to be planted as part of Phase 1. The applicant should address the Board regarding the

manner in which they plan to ensure that the remaining trees are planted at the site if Phase 2 of the project is not completed.

10. The applicant should address the Board regarding the projected flow to wastewater conveyance and treatment facilities anticipated from the proposed development and how that flow compares to the projected flow anticipated from the site during full occupancy under existing conditions.
11. The landscape plans must be revised to provide adequate screening of proposed Building B from Walnut Avenue (CR 632) as required by Subsection 255-25B(4)(c)[3] of the Township Code.
12. Subsection 255-26G(1)(a) of the Township Code stipulates that driveways serving sites with structures of 11 families or over shall be a maximum of 30 ft wide whereas the northern and central driveways serving the site are shown to be 52 ft wide and 50 ft wide respectively. The plans must be revised to comply with the requirements of the Code.
13. The plans must be revised to provide concrete driveway aprons at each proposed driveway as required by Subsection 255-26G(1)(e) of the Township Code.
14. Subsection 255-26G(3)(a)[1] of the Township Code stipulates that each off-street parking space shall have a usable area of not less than 180 square feet, exclusive of access drives or aisles, and shall measure not less than 10 feet in width and 18 feet in length and shall be of usable shape and condition. We note that the parking spaces proposed at the site will only be 9 feet in width and 18 feet in length resulting in a usable area of 162 square feet. Therefore, the plans must be revised to comply with the requirements of the Code.
15. Subsection 255-26G(8) of the Township Code stipulates that parking shall not extend more than 12 spaces without a tree island break whereas the plans show several locations where the parking will extend more than 12 spaces without a tree island break. The plans must be revised to comply with the requirements of the Code.
16. Subsection 255-26G(12) of the Township Code stipulates that bicycle racks shall be provided for all multifamily and nonresidential developments at the ratio of one bicycle space for each dwelling unit and one bicycle space for each 50 off-street parking spaces. The plans must be revised to comply with this requirement of the Code.
17. The architectural plans must be revised to demonstrate that the structured parking facilities at the site shall be in accordance with Subsection 255-26G(13) of the Township Code.

F. GRADING & DRAINAGE COMMENTS

1. We note that two (2) independent stormwater management systems presently exist at the site which discharge to separate above ground detention basins located along

the Walnut Avenue (CR 632) site frontage. The plans show that the applicant is planning to combine the separate stormwater management systems into one (1) system to service the proposed site conditions. As part of these modifications, the applicant is proposing to modify the two (2) existing above ground detention basins at the site and to add a third above ground detention basin at the north end of the site adjacent to the Consolidate Rail Corporation right-of-way during Phase 1 of the project.

As of this time, the applicant has not submitted stormwater calculations or provided the necessary drainage system details to the Board for review and approval. We note that the improvements shown on the proposed plans would require the project to comply with N.J.A.C. 7:8 (the Stormwater Management Rule) and Chapter 364 (Stormwater Management) of the Township Code as part of any future subdivision or site plan approval. Therefore, the applicant will be required to demonstrate that the proposed stormwater management improvements comply with these requirements at the time of any future approvals and our office has refrained from commenting on issues related to stormwater management at this time.

2. Subsection 255-26G(1)(e) of the Township Code stipulates that driveways shall not have a grade in excess of 10% over the entire length or more than 2% for the first 25 feet from the street right-of-way line whereas the Grading & Drainage Plans show that the proposed northerly and southerly driveways will have grades of approximately 4% within the first 25 feet from the street right-of-way line. The plans must be revised to comply with the requirements of the Code.

If you have any questions or require any additional information regarding this application, please do not hesitate to call.

Very truly yours,



William E. Masol, P.E., C.M.E., C.F.M.
Cranford Township Engineer
WEM

cc: Kathy Lenahan, Planning Board Secretary (k-lenahan@cranfordnj.org)
James P. Rhatican, Esq. (james.rhatican@hartzmountain.com)
Phillips Preiss Grygiel, LLC (via regular mail)
Jeffrey A. Martell, P.E. (via regular mail)
David J. Minno, R.A. (via regular mail)