



**Affordable Housing &
Redevelopment Update**

Tuesday, September 1, 2020

Virtual Town Hall

Township of Cranford, NJ

Settlement With FSHC

- March 2017: Hartz Mountain Applies to Rezone 750 Walnut Ave.
 - Build 905 Apartments
- December 2018: Township Seeks Court Approval of Fair Share Plan
- November 2019: Settlement with Fair Share Housing Center
 - Concentrate redevelopment in downtown
 - Preserve character of single-family neighborhoods
 - Variety of housing for all Cranford residents

Settlement With FSHC

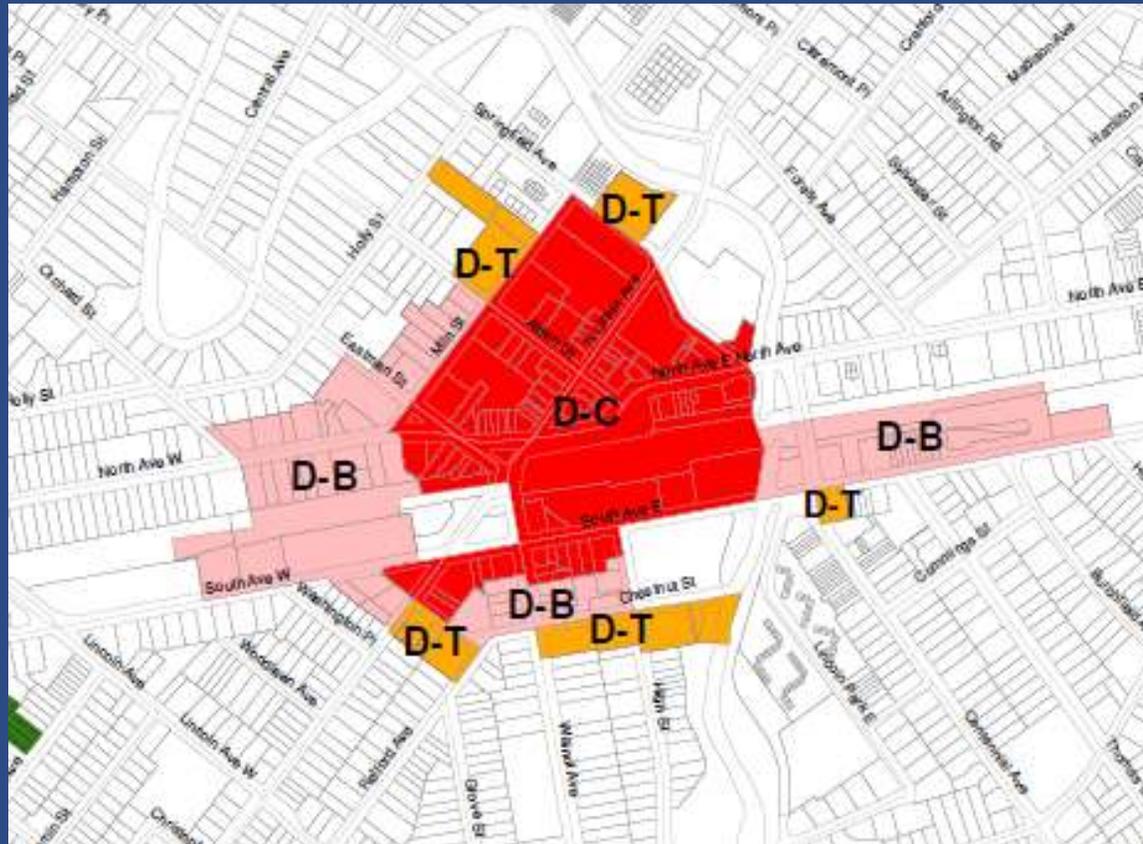
Existing Plan – Dec. 2018

- Myrtle Street Mixed Use Project
- North Ave. Redevelopment Area
- Myrtle St. Special Needs Housing
- E.F. Britten & Co. Site/24 S. Ave.

Proposed Settlement – Nov. 2019

- ~~Myrtle Street Mixed Use Project~~
- North Ave. Redevelopment Area
- Myrtle St. Special Needs Housing
- E.F. Britten & Co. Site/24 S. Ave.
- South Ave. & 201 Chestnut Street
- 750 Walnut Ave. (220-300 units)

Implementing the Fair Share Plan



Hartz Planning Board Application

- April 2020: Hartz applies to renovate 750 Walnut Ave.
 - Application approved for warehouse/distribution center
- Hartz continues to object to Cranford's Fair Share Plan
- Hartz continues to pursue 900+ apartments on 750 Walnut Avenue

Implementing the Fair Share Plan

North Ave. Redevelopment Area:

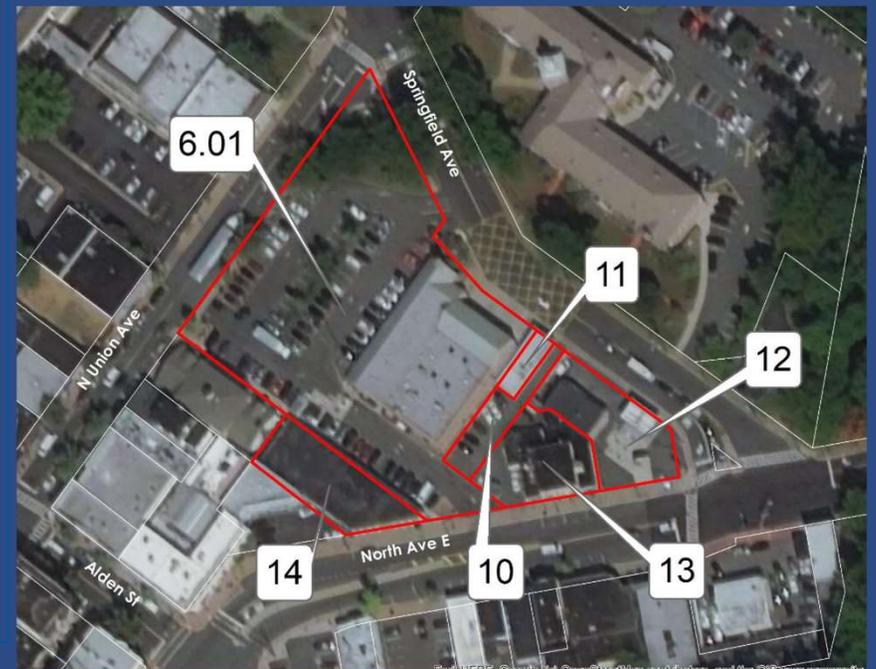
Gateway to Downtown Cranford

Preserve Community Space

Retain Parking

New Retail/Commercial Space

40 Residential Units



Implementing the Fair Share Plan

750 Walnut Ave.:

Townhouse Development

220-300 Residential Units

50-60 Affordable Units



Implementing the Fair Share Plan

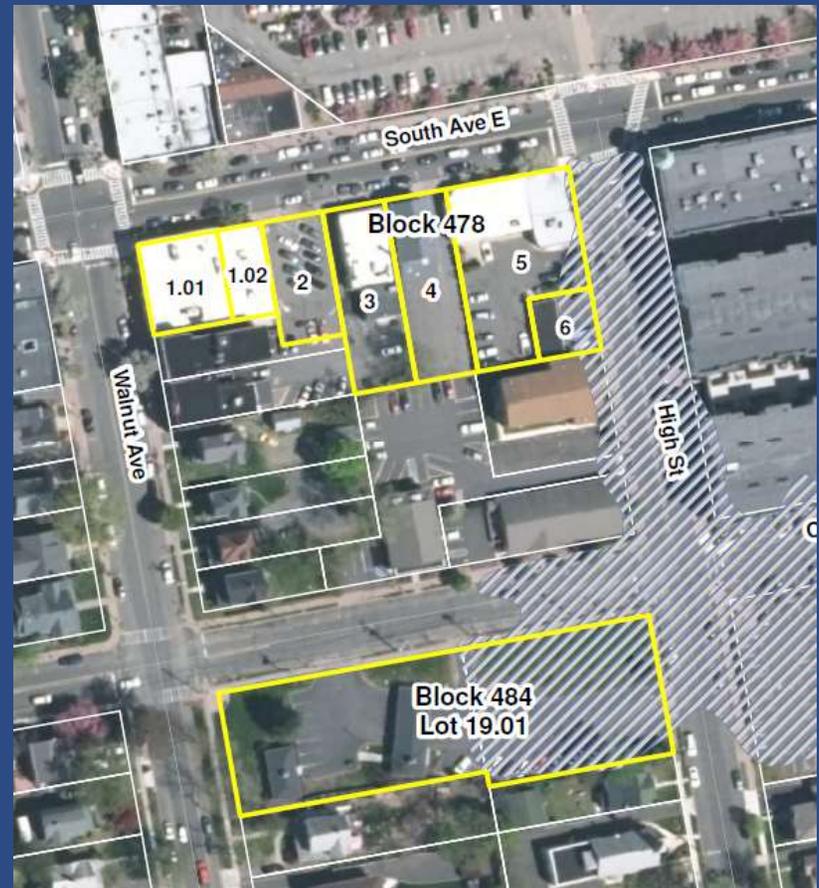
Chestnut Street:

Downtown Transition Zone

37 age-targeted units

8-bedroom group home

Potential off-site improvements
for sewer and storm-water runoff



Implementing the Fair Share Plan

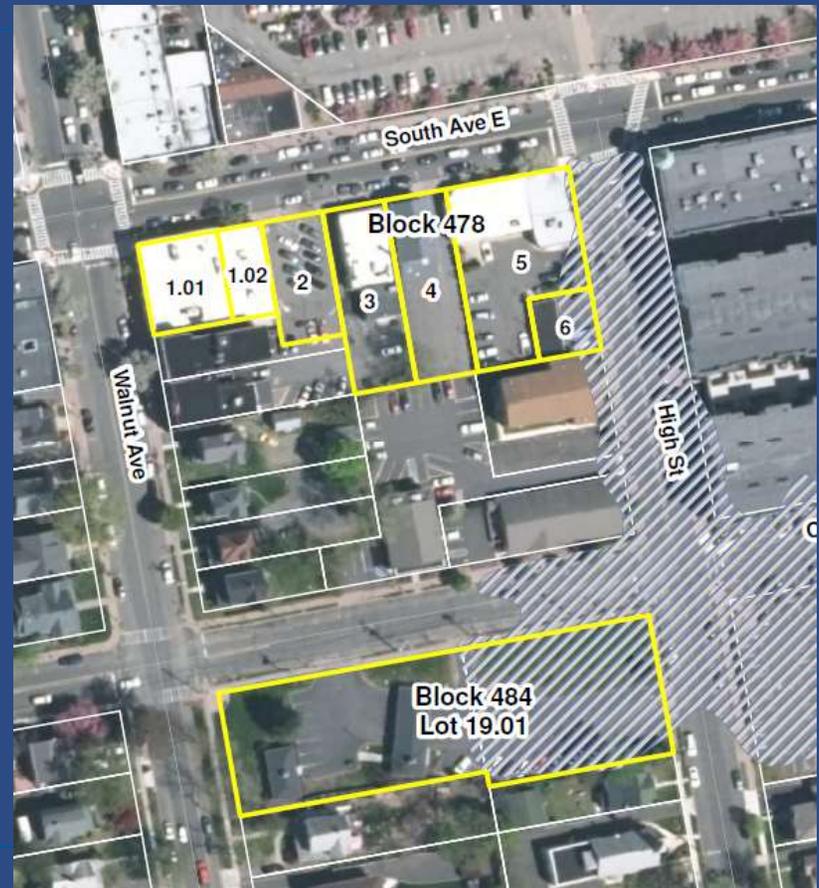
South Avenue:

~6,000 ft.² add'l commercial/retail

55 residential units

Parking included with overflow parking at 2 Chestnut Street

Potential 5-year PILOT
(0/20/40/60/80)



Settlement With FSHC

- Smart Planning and Smart Growth for a Smart Future
- Concentrate redevelopment in downtown
 - 900 apts. at 750 Walnut VS. 130 apts. downtown
 - Increase foot traffic to support downtown businesses
 - Variety of housing for all Cranford residents
- Preserve character of single-family neighborhoods
- Certainty on Affordable Housing obligation



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Question & Answer
