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DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

## Memorandum

DATE: April 7, 2020

TO: Members of the Plainfield Planning Board

FROM: Malvika Apte, PP, AICP  
Planning Board Planner 

CC: Rosalind Miller, Planning/Zoning Board Secretary  
Peter Vignuolo, Esq.  
Drew M. Di Sessa, PE, PP, CME  
Valerie Jackson, Director, Department of Economic Development  
James M. Turteltaub - Applicant's Attorney  
James E. Henry PE - Applicant's Engineer

**RE: *Planning Review # 1***  
***Application # PB 2020-05***  
***202 West 7<sup>th</sup> Street***  
***Block 711, Lot 2***  
***Applicant: Amin Family, LLC***  
***Zone: TODD, TD Transit Oriented Downtown/ Transition District***

FILE NO.: HPFP0711.01

As per your request our office has reviewed the following documents in connection with the above mentioned application:

1. Fifteen (15) sheets of Site Plan drawings titled "Preliminary & Final Site Plan for Amin Family, LLC Proposed Mixed Use Development" prepared by Dynamic Engineering, dated January 31, 2020
2. Eight (8) sheets of Architectural Plans and Elevations, prepared by Jeffery W. Kusmick Architect, dated January 30, 2020
3. One (1) sheet of Survey prepared by Dynamic Survey, LLC dated January 14, 2020
4. One (1) copy of Summary Statement of Operations for Amin Family, LLC dated February 2020
5. One (1) copy of Traffic Impact Study prepared for Amin Family, LLC prepared by Dynamic Traffic, dated January 30, 2020
6. One (1) copy of Sanitary Sewerage & Water System Facilities Engineer's Reports for Amin Family, LLC prepared by Dynamic Engineering dated January 2020
7. One (1) copy of Drainage Statement for Amin Family, LLC prepared by Dynamic Engineering dated January 2020
8. Application.

We offer the following comments for Board's consideration:



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### **1. Proposed Application**

The applicant is seeking a preliminary and final site plan approval with bulk variances to construct a two story addition on top of the existing retail building along with a 1,016 square feet addition to the front and rear portion of the existing building.

Overall the proposed building shall contain approximately 6,246 square feet of commercial space on first floor comprising of a convenience store, a laundromat and a UPS store. The first floor shall also contain a residential lobby for entrance to the residential apartments above and a trash and utility room. The upper floors shall contain 12 residential units, all proposed to be two bedrooms ranging in size from approximately 1,013 square feet to 1181 square feet.

With the proposed parking reconfiguration a total of 35 surface parking spaces are proposed, 7 of which are in tandem. Additional improvements include lighting, landscaping, stormwater management facilities, utilities and other associated site amenities.

### **2. Completeness**

The application was submitted to the Planning Division on February 3, 2020. The application was deemed capable of being complete on March 3, 2020. Following waivers are required:

**§17:8-2 B3:** No information regarding deed restriction or restrictive covenants have been provided. Applicant should confirm none exist. We take no exception in granting of this waiver.

**§17:8-2 F2:** Building construction type. We take no exception in granting of this waiver.

### **3. Subject Site and Surrounding Land Uses**

The subject site, identified as Block 711 Lot 2 is a corner lot with 124 feet of frontage on West 7<sup>th</sup> Street and 166.5 feet of frontage on Arlington Avenue. This rectangular lot of approximately 26, 279 square feet area is currently developed with one story strip commercial shopping center and surface parking. Vehicular entrance to the site is provided via two curb cuts one on West 7<sup>th</sup> Street and one of Arlington Avenue.

The subject site is surrounded by mix of uses with commercial and office uses to the east of the site opposite Arlington Ave. To the west of the property is a private parking lot, to the south is the Church and to the east opposite on West 7<sup>th</sup> Street is a day care and a mix of one and two family residential use.



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Subject site from intersection of West 7<sup>th</sup> Ave and Arlington Ave  
Source: Google Maps

#### 4. Zoning and Bulk Review

a. Use: The subject property is located in TODD- TD Transit Oriented Development Downtown/ Transition District Zone (TODD/TD). This district serves as transition between high intensity uses permitted in TODD, CBD, NAHD, CLAD and PD District and the surrounding lower density housing and commercial use. The zone permits mixed use including retail, commercial and personal service establishments. Per the summary statement, the first floor includes the following commercial uses:

- Quick Stop Convenience Store: 6:00 am to 11:00 pm
- Laundromat: 6:00 am to 10:00 pm
- UPS store: 9:00 am to 7:00 pm

The proposed and existing use is permitted per zone.



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b. Bulk Regulations: The following table notes the bulk regulations permitted in the zone and provides the proposed developments compliance/non-compliance with the regulations:

Bulk Regulations (TODD- TD ZONE) Mixed Use			
	Requirement	Existing	Proposed
Minimum Lot Area	5,000 sq. ft.	26,279 sq. ft.	26,279 sq. ft.
Maximum Density	25 du/ac	0	19.9 du/ac
Minimum Lot Width	50 feet	143 feet	143 feet
Minimum Lot Frontage - Principal Use			
West 7 <sup>th</sup> Street	50 feet	124 feet	124 feet
Arlington Ave	50 feet	166.5 feet	166.5 feet
Minimum Lot Depth	100 feet	185 feet	185 feet
Minimum Front Yard Setback			
West 7 <sup>th</sup> Street	10 feet	110.18 feet	110.18 feet
Arlington Ave	10 feet	11.3 feet	<b>0 (V) feet</b>
Minimum Rear Yard Setback - Principal Use	15 feet	<b>10 feet ( E)</b>	<b>7.4 feet (V)</b>
Minimum Side Yard Setback - One/ both	5 feet /10 feet	21.7 feet / NA	9.3 feet / NA
Maximum Number of Stories - Principal Use	3	1	3
Maximum Building Height - Principal Use	35 feet	<35 feet	<b>38.5 feet (V)</b>
Maximum Percent Building Cover - Principal Use	60%	27.5%	31.4%
Maximum Percent Total Lot Cover - Principal Use	70%	<b>78.8% (E)</b>	<b>78.4% (V)</b>
Maximum Floor Area Ratio	1.8	0.275	0.314
Min. Improvable Area (M.I.A)	2,100 sq. ft.	20,397 sq. ft.	20,397 sq. ft.
M.I.A Diameter of Circle	32 feet	128 feet	128 feet
(V) Variance      (E) Existing Non-conforming Condition      NA- Not applicable			

**5. Supplementary Regulations**

a. Buffering and Screening:

- (i) **§17:9-24 B**: Nonresidential uses require buffering width of 10 feet and height of screening shall be 6 feet. The proposed development includes a 3 feet buffer along its western property line and a 6 foot high PVC fence. A detail of the PVC fence is not provided. **A variance for the proposed buffer width is required.**
- (ii) **§17:9-24 C 1**: All driveways and parking lots shall have buffering of 10 feet when adjacent to residential use and surrounding all sides of a parking lot. A 5.3 foot setback is proposed from residential use. **A variance is required.**



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- (iii) **§17:9-24 C 2:** Screening of minimum 6 feet high visually impervious screen should be provided, when adjacent to residential use or district. The height of the screen shall decrease to a maximum of 3 feet in height when the driveway approaches a sidewalk or walkways. It appears the proposed fence along the western and southern property line stops at required 10 foot front yard setback. ***This should be confirmed.***
- (iv) **§17:9-24 E.** Buffering and screening is required along all HVAC equipment and utility service boxes. ***Applicant should confirm if this condition is met especially for the AC units located along the western façade.***
- b. ***Encroachments into the public right of way:*** Per §17:9-27, no structural encroachments shall be permitted into public right of way without receipt of approval from the Plainfield City Council. Per the plan, a 3.9 feet building overhang encroachment is proposed along Arlington Ave ROW. ***An approval from Plainfield City Council would be required.***
- c. ***Fences and Walls:***
  - (i) **§17:9-29A 2-** In non-residential zone, fences shall be erected in front yard at or behind the front setback line. As stated above, applicant should confirm if the proposed fence does not extend beyond the 10 foot front yard setback.
- d. ***Parking, driveways and loading:***
  - (i) **§17:9-42 E:** Parking lots shall be prohibited in any required side yard setback area or front yard area. The proposed parking lot is located within the subject property's front yard. ***A variance is required.***
  - (ii) **§17:9-42 I:** All driveways and parking areas shall be constructed of a durable and dustless asphalt or cement surface material. ***The applicant should provide confirmation of compliance with the requirement.***
  - (iii) **§17:9-42 H:** Curb cuts for 20 foot wide driveways shall be a maximum of 26 feet wide. This complies.
  - (iv) **§17:9-42 J:** The following off-street parking requirements are required for the subject property.

Off-Street Parking Requirement		
Use	Required	Proposed
Apartments in TODD Zones	1 spaces / unit = 1 x 12 = 12 spaces	
Laundromat	1 space per 2 washer and dryer machines = 25/2 = 12.5= 13	
Retail	1 space per 300 square feet of gross floor area = 3530/300 = 11.7= 12	
Total	37 spaces	<b>35 (V)</b>



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The proposed reconfiguration of the lot, generates 35 parking spaces, 7 of which are tandem parking spaces. Applicant should discuss in detail, how these tandem parking spaces will work, considering there is only 1 parking space per residential unit. **§17:9-42S.1.**, in all TODD/ TD zones, on-site parking spaces for residential units and any other parking that is provided must be on site. Although the proposal includes parking on site, a tandem parking and its operations should be discussed. It should be noted that shared parking is encouraged in all TODD zones and is required for the residential components for all mixed use developments **§17:9-41 S.3.**

Applicant should discuss in detail parking arrangement especially during weekends, when it is anticipated that residential and laundromat use would be at its peak.

Lastly, per the summary of statements, there will be a total of 6 employees on site during maximum shift of the day. Applicant should discuss if the employee parking spaces are designated.

- (v) **§17:9-42 P:** In all zone districts parking lots or individual spaces shall be prohibited within front yard areas. No other front yard parking is permitted. The proposed parking lot is located with the subject property's front yard. Since the property is a corner lot, parking is located in a front yard. **A variance is required.**
- (vi) **§17:9-42 R:** Use and occupancy of any structure containing two or more residential dwellings units is subject to and conditioned upon an equitable distribution of off-street accessory parking spaces among those occupying the structure. Applicant should discuss how the parking spaces shall be distributed.

e. Parking lot landscaping:

- (i) **§17:9-43 B:** For parking lots with eleven (11) or more spaces, a minimum of five percent (5%) of interior area is required to be landscaped. With the proposed parking layout this condition is met. Additionally, the proposal requires 1 deciduous trees for every 5 parking spaces abutting such an island. The proposed 35 spaces would require 7 deciduous trees. The proposal includes 4 shade trees along the parking lot and 7 evergreen trees along the southern property line. For the site, applicant has provided several trees, however a **variance is required for the deficient number of deciduous trees along the parking lot.**
- (ii) **§17:9-43 B2:** No more than 8 parking spaces shall be placed in one row without an intervening landscape island. 11 parking spaces are proposed along the building façade. **A variance is required.**

f. Residential dwelling units:

- (i) **§17:9-48 A 1:** Apartments that are two bedroom apartments are required to be a minimum of 1,000 square feet. The proposed apartments are two bedrooms and the sizes range





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from 1,013.64 square feet to 1,181.28 square feet. This complies. Applicant should however, provide some details such as bedroom sizes, location of washer dryer, cable tv connection and other details and finishes.

g. Shade Trees:

- (i) **§17:9-49C A:** Plant Placement and Shade Trees. No shade trees are shown. **We defer to the Shade tree commission on the requirement of the number location of trees.**

h. Signage:

- (i) **§17:9-53:** The architectural elevation shows three (3) wall signs along the West 7<sup>th</sup> Ave frontage and one (1) residential wall sign along the Arlington Avenue frontage. The site currently contains one (1) freestanding sign. The following is noted:

	Required	Proposed
<b>Wall Signs</b>		
Number of Signs	One per ground floor business	3
	Corner lot one additional sign on second facade	1
Material Permitted	Metal Framed or Wood Framed with aluminum substrates	TBD
Total Area of Sign West 7 <sup>TH</sup> Ave	10% of total façade area = 269.45 sq. ft.	219.9 sq. ft.
Maximum height of wall sign	2 feet	2 feet
Maximum projection from wall face	9 inches	< 9 inches
Maximum Mounting Height	Ground floor or 14 feet whichever is less	14 feet
Illumination	Internally illuminated, non-blinking	Illuminated channel letters
Colors	No more than 3 colors on a single sign	TBD
<b>Residential Identification Sign</b>		
Number of signs	No requirement	1
Area of Sign	No requirement	100
<b>Freestanding Sign</b>		
Number of Signs	1	1
Minimum Setback	10 feet from Property line and Principal building	<b>3.7 feet (E)</b>
Maximum Sign Area	30 sq. ft.	26.48 sq. ft.
Maximum Sign Height	6 feet	<b>7.3 feet (E)</b>
Maximum Base Height	18 inches	15.6 inches
Illumination	Indirectly Illuminated	TBD
Colors	No more than 3 colors on a single sign	TBD
<i>(E)- Existing non-conformity TBD- To be determined</i>		



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Details regarding sign colors and its illumination should be provided to determine compliance.

**6. Design Standards:**

a. Buildings – architectural/nonresidential standards:

- (i) **§17:11-7 C:** All visibly exposed sides of a building shall have an articulated base course and cornice. The middle section may be divided at floor or sill level. The idea is to create a visually interesting façade rather than a monotonous one. Applicant should provide testimony to explain how the proposed elevation is meeting the intent of the ordinance. It is recommended that a rendered elevation or 3D drawing of the proposed building should be provided at the hearing to show the proposed elevation and color palette of the building. Additionally, it is suggested a material board be provided to discuss the type of materials proposed along the façade.
- (ii) **§17:11-7 H:** Applicant should clarify where the proposed building's HVAC system is to be located. Additionally, applicant should provide the shielding measures proposed to block its view.
- (iii) **§17:11-7 K:** Applicant should discuss if shutters may be added along the windows.
- (iv) **§17:11-7N:** A building on a corner lot shall be considered more significant structure from a design standpoint. Applicant should discuss in detail how the proposed building's architecture lends to compliance with this section.

b. Buildings – architectural/nonresidential standards:

- (i) **§17:11-8 B 2:** The mix of dwelling unit should be such that no more than 75% of total number of units shall have the same number of bedrooms. Of the 12 units proposed all are two bedroom. **A waiver is required.**
- (ii) **§17:11-8 B 3:** Adjacent dwelling units in the same building shall be adjoined in such a manner as to provide maximum soundproofing and privacy between such units. **The applicant should provide confirmation of compliance with the design standard.**
- (iii) **§17:11-8 B 8:** Each dwelling unit shall be provided with a completely enclosed, covered storage space consisting of a minimum of 350 cubic feet. Such storage area shall be exclusive of normal interior closets and may either be contained within the dwelling unit or located separately within the building. There is no storage space shown on the plan. **A waiver is required.**
- (iv) **§17:11-9 B 10 b:** Each dwelling unit is required to have 64 square feet of outdoor balcony space. None of the proposed apartments contain such balcony. **A waiver is required.**





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- (v) **§17:11-9 B 11:** Common active and passive recreational areas and other public/semipublic open space shall be designed. No such areas is proposed on site. **A waiver is required.**
- (vi) **§17:11-23:** Open space is required to be provided in all TODD zones. In lieu of providing it on site, off site public space contribution may be provided. This should be discussed.

c. Landscaping:

- (i) **§17:11-11 A:** Landscaping. A landscaping plan shall be prepared by a New Jersey Certified landscape architect. The landscape plan has been prepared by a Professional Engineer. **A waiver is required.**
- (ii) **§17:11-11 F:** The developer shall be required to replace dead or dying plant material for a period of 2 years from the date of release of the performance guaranty and shall post a maintenance guaranty for such pursuant to Article XIII of this chapter. If plant material is dead or dying during a planting season, it shall be replaced that same season. If plant material is dead or dying during a nonplanting season, it shall be replaced as soon as is reasonably possible at the start of the next planting season. **The planting notes indicate replacement and maintenance for one (1) year. This should be revised.**

d. Lighting:

The proposal includes two (2) freestanding light and fifteen (15) wall mounted light along the proposed parking lot. The free standing light is proposed to be 14 feet high, while the building mounted light mounting height varies from 9 feet to 11 feet high. The proposed illumination levels for the parking lots and pedestrian areas do not comply. Per §17:11-12F:

- (i) The average illumination level for parking lots level is 1.0-2.5 fc, the proposed illumination level is 3.82. **A waiver is required.**
- (ii) The average illumination level for pedestrian walkways is 0.5-1.0 fc, the proposed illumination level is 3.9. **A waiver is required.**

e. Loading Area:

§17:11-13- commercial uses up to 10,000 square feet do not require a loading birth. The applicant however, in the summary of statements has anticipated that one (1) box truck will be making four (4) deliveries per week for the convenience store. Further, the applicant has suggested these are to be done during off-peak hours. Considering this is a mixed use building, applicant should elaborate on timing of non-peak hours. Additionally, applicant should discuss the pickup timings and number of deliveries of UPS truck at the location.



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f. Refuse and recycling areas:

The proposal includes a 10 ft. x 10 ft. refuse storage area along the southern portion of the site. Additionally, a trash chute along with a trash room is located for the residential portion of the building. The architectural plans also show 96 gallon wheeled trash and recycling containers along the western property line. Applicant should discuss anticipated amount of trash generation from the site. Additionally, applicant should provide a trash and recycling operations manual, discussing how the trash is to be removed from the site.

(i) **§17:11-16 A 3:** Refuse area shall be placed on a concrete pad separated from the parking area via a curb set back a minimum of 2 feet. **A waiver is required.**

g. Bicycle Parking: The proposal includes a bicycle rack as well as bicycle storage room for residential units on second and third floor. Sufficient space for required number of bicycle parking spaces has been provided.

h. Streetscape: §17:11-24, public right of way of all properties within the TODD Zones except the TODD –TD district shall be improved in accordance with Streetscape Design Manual. The property is located in the TODD-TD district, therefore the Streetscape Design Manual is not applicable. However, it is noted:

(i) §17:11-12E, sites with greater than 100 feet frontage shall provide decorative lampposts 10 to 12 feet high spaced 40 feet to 60 feet along street line. No such lighting is proposed. **A waiver is required.**

(ii) §17:11-12E, interior walkways shall have decorative lampposts of 10 to 12 feet high spaced at 30 feet to 40 feet. Wall mounted lights 15 feet apart are proposed. **A waiver is required.**

## 7. Master Plan

The 2009 City of Plainfield Master Plan and Master Plan Reexamination report identifies this property within the Mixed Use. The intent of this zone is intended to exhibit retail or commercial uses on first floors and apartments above.

It is also important to note, this site is part of recently approved TODD South Redevelopment Plan adopted February 10, 2020. The applicant however, filed the application prior to the Redevelopment Plan adoption and therefore the then zoning standards are applicable.

The applicant should provide testimony regarding the consistency of the proposed use with the City of Plainfield Master Plan.

## 8. Planning Comments

1. The applicant shall provide testimony justifying the bulk variances and waivers to the Board's satisfaction.



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2. The applicant should provide detailed testimony on daily operations of the building, including security measures for the residential dwellings, how the refuse and recycling is operated, and full-time management or maintenance on site.
3. It is noted that the applicant is proposing to encroach into the right of way along Arlington Avenue. This may be subject to City Council approval.
4. The applicant should indicate whether the residents as well as the employees shall have designated parking spaces.
5. The applicant should identify the loading activity for the proposed UPS stores and its timings.
6. The applicant should confirm the location of the mailboxes for the residential dwellings.
7. We defer to Board Engineer regarding drainage, stormwater, utilities, traffic impact, and other engineering issues related to the site.
8. The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

#### **9. Statutory Criteria**

**Bulk Variances:** The proposed development requires a total of 11 variances and 10 waivers. The variances are commonly known as C variances. The Board has the power to grant c (1) hardship variance or a c (2) benefits vs. detriments variance.

An applicant requesting a c(1) variance must show that (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or structure lawfully existing thereon, the strict application of any would result in particular and exceptional practical difficulties or undue hardship upon the developer of such property.

An applicant requesting a c (2) variance must prove that granting of the variance will advance the intent and purposes of the Municipal Land Use Law and that benefits of granting of the variance will substantially outweigh the detriments.

In both, negative criteria must be addressed. No variance may be granted without showing that such a variance can be granted without substantial detriment to public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

If you should have any questions with regard to the above matter, please do not hesitate to call.



## Rosalind Miller

---

**From:** Margaret Groves <Margaret.Groves@rve.com>  
**Sent:** Monday, March 30, 2020 1:20 PM  
**To:** Rosalind Miller  
**Cc:** Drew M. Di Sessa; Malvika Apte; Pamela Hilla; Ernie Peters  
**Subject:** FW: Plainfield  
**Attachments:** 202 West 7th Street.PNG; Transmittal - 00002\_1.pdf  
PB 2020-05

Good Afternoon Rosalind,

The Application above for 202 West 7th Street is within the X Zone and would not require our review.

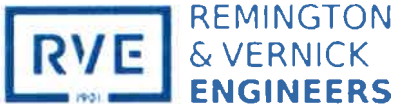
Thank you,

Meg

**Margaret M. Groves, CFM - Senior Designer**

**Remington & Vernick Engineers**

9 Allen Street  
Toms River, NJ 08753  
732-286-9220 ext. 1606 (office)  
856-745-4792 (mobile)  
732-505-8416 (fax)



**From:** Margaret Groves  
**Sent:** Tuesday, March 24, 2020 9:32 AM  
**To:** Rosalind Miller <rosalind.miller@plainfieldnj.gov>  
**Cc:** Drew M. Di Sessa <DDiSessa@Pennoni.com>; Malvika Apte <mapte@cmeusa1.com>; Pamela Hilla <Pamela.Hilla@rve.com>; Ernie Peters <ernie.peters@rve.com>  
**Subject:** FW: Plainfield

Good Morning Rosalind,

I hope all is well. The Application above for 220-232 West Front Street is within the X Zone and would not require our review.

Thank you,

Meg

**Margaret M. Groves, CFM - Senior Designer**

**Remington & Vernick Engineers**

9 Allen Street  
Toms River, NJ 08753  
732-286-9220 ext. 1606 (office)

856-745-4792 (mobile)  
732-505-8416 (fax)

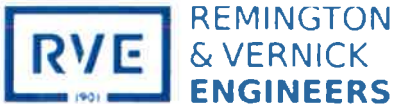


**From:** Ernie Peters <[Ernie.Peters@rve.com](mailto:Ernie.Peters@rve.com)>  
**Sent:** Monday, March 23, 2020 3:15 PM  
**To:** Pamela Hilla <[Pamela.Hilla@rve.com](mailto:Pamela.Hilla@rve.com)>  
**Cc:** Anna Gaffney <[Anna.Gaffney@rve.com](mailto:Anna.Gaffney@rve.com)>  
**Subject:** Plainfield

Pam –  
An Application was received today for the attached project  
Please get it set-up with Anna  
Anna –  
I left this package on your desk  
Please get it scanned so it can be assigned/reviewed  
Thanks  
Ernie

**Ernest J. Peters, Jr., PE, PP, CME**  
**Senior Associate – Regional Manager**

**REMINGTON & VERNICK ENGINEERS**  
9 Allen Street  
Toms River, New Jersey 08753  
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April 2, 2020

CPLFD 20205

City of Plainfield  
Planning Board  
515 Watchung Avenue  
Plainfield, NJ 07060

**RE: Engineering Review #1  
Amin Family LLC  
202 West Seventh Street  
Block 711, Lot 2  
Application #: PB-2020-05**

Dear Board Members:

Pennoni Associates (Pennoni) is in receipt of the following documents concerning the above referenced application:

- Engineering Plans entitled "Preliminary and Final Site Plan for Amin Family, LLC, Proposed Mixed Use Development, Block 711, Lot 2; Tax Map Sheet #92 – Dated 03/24/1987, 202 West 7<sup>th</sup> Street & Arlington Avenue, City of Plainfield, Union County, New Jersey", consisting of fifteen (15) sheets prepared by James E. Henry, PE, of Dynamic Engineering, P.C., dated 01/31/2020.
- Boundary and Topographic Survey entitled "Amin Family, LLC, Existing Conditions, Block 711, Lot 2, 202-208 West 7<sup>th</sup> Street, City of Plainfield, Union County, New Jersey", prepared by Craig Black, of Dynamic Survey, LLC, dated 01/14/2020.
- Architectural plans entitled "Amin Apartment Building, West Seventh Street, Plainfield, NJ", consisting of eight (8) sheets, prepared by Jeffrey W. Kusmick, Architect, dated 30 January 2020.
- Summary Statement of Operations for Amin Family, LLC, prepared by Dynamic Engineering, dated February 2020.
- Drainage Statement of Operations for Amin Family, LLC, prepared by James E. Henry, PE, of Dynamic Engineering, dated January 2020.

- Traffic Impact Study for Amin Family, LLC, prepared by Nick Verderese, PE, and Justin P. Taylor, PE of Dynamic Engineering, dated January 30, 2020.
- Sanitary Sewage and Water System's Facilities for Amin Family, LLC, prepared by by James E. Henry, PE, of Dynamic Engineering, dated January 2020.

## **INTRODUCTION**

The subject site is located at the northwest corner of West Seventh Street and Arlington Avenue and contains approximately 0.6 acres. The Applicant proposes to convert an existing one story retail strip center into a mixed-use building to construct a ground floor building addition as well as a two-story addition for 12 residential units.

## **PLANNING AND ZONING**

We defer comments regarding the project's compliance with the applicable zoning requirements to the City Planner.

## **GENERAL COMMENTS**

- 1) The existing topography including spot grades and contours from the existing survey shall be added to the demolition plan.
- 2) The text "Meet Exist. Grade" shown on both sides of the sidewalks adjacent to the driveway aprons for the Seventh Street and Arlington Avenue accesses shall be replaced with the actual spot grades. The aprons and the adjacent sidewalks shall be designed in compliance with ADA requirements.
- 3) The connections of the existing trench drain at the West Seventh Street entrance shall be addressed and shown on the plan. Testimony shall be provided for the impact of surface runoff to the street sidewalks due to the removal of the trench drains on the driveway accesses at West Seventh Street and Arlington Avenue.
- 4) The Drainage Statement shall be revised to include the pervious and impervious area calculations as well as the runoff calculations for the major storm events for both existing and proposed conditions. The associated drainage area maps and a summary of the peak flow comparison for the existing and proposed conditions shall be provided.
- 5) The storm piping design calculations for the proposed roof drains and the existing pipe leaving the site shall be provided for the 25-year storm event.

- 6) It appears that a dog-house manhole will be required and shall be included in the detail sheet.
- 7) The sight lines for the driver exiting the site shown on the site plan and landscaping plan sheets shall be revised to measure 18' beyond the street curb line. The mature height of all shrubs planted on both sides of the driveway accesses within the sight right areas shall be restricted to a maximum 30". The height of the proposed shrubs within these areas shall be verified and revised accordingly. The proposed pin oak tree and red maple along Arlington Avenue shall be replaced with dogwood trees.
- 8) Prior to disturbing or constructing any improvements located within the Right-of-Way, the Applicant is required to file and pay the required application and engineering review fees for a street opening permit.
- 9) The construction details for the proposed improvements shall be revised to be in accordance with the City Standard Design details as follows:
  - 4" Thick DGA layer shall be shown on the concrete sidewalk detail.
  - Pavement Section detail shall be added to the detail sheet.
  - A 6" thick clean crushed stone shall be added beneath all concrete slabs and footings including but not limited to the trash enclosure and concrete ramp details.
- 10) The Applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 11) Any municipal approvals shall be made contingent on receipt of all outside agency approvals.
- 12) Since the land disturbance for the project will exceed 5,000 SF, a soil erosion and sediment control certificate issued by the Somerset-Union Soil Conservation District shall be obtained prior to any land disturbance.
- 13) A modified Treatment Works Application (TWA) shall be submitted to the New Jersey Department of Environmental Protection (NJDEP) for the proposed increase in the sanitary sewer flow.

#### **TRAFFIC COMMENTS**

- 1) The property is located on the corner of 7<sup>th</sup> Street. and Arlington Avenue. Revise the TIS to include an evaluation of the impact of the development on the signalized intersection of 7<sup>th</sup> Street and Arlington Avenue.

- 2) The proposed site configuration provides 35 parking spaces, including 7 sets of tandem spaces. The applicant shall provide testimony regarding the operation of the 7 sets of tandem spaces as well as the potential impact of activity associated with shifting vehicles to access the "blocked" spaces on the rest of the parking lot.
- 3) The TIS indicates that the 7 sets of tandem parking spaces will be assigned to 7 residential units. Therefore, only 7 spaces will be applied to satisfy the 12 spaces required for the 12 residential units. As a result, the site only provides 28 of the 37 spaces required by City ordinance and a variance will be required for the 9 deficient spaces.
- 4) The shared parking analysis indicates a peak demand of 28 spaces. The site provides 35 spaces, but 7 of the spaces are tandem spaces assigned to residences. The remaining 28 spaces will equal the calculated peak demand, if all 7 tandem spaces which are assigned to residences can be utilized. The applicant shall provide testimony regarding assignment of the 7 sets of tandem spaces and any restriction placed on their use that may reduce the number of available spaces during periods of peak demand.

The Applicant shall respond to this letter with a point-by-point response addressing the comments listed above. We reserve the right to make additional comments pertaining to this application during the review process.

Please contact this office with any questions or comments.

Very truly yours,

**PENNONI ASSOCIATES, INC.**



Drew M. Di Sessa, P.E., P.P., C.M.E  
Board Engineer

DD/spf/ss

cc: Malvika Apte- Board Planner  
Peter Vignuolo, Esq. – Board Attorney  
Rosalind Miller – Board Secretary  
James E. Henry – Applicant's Engineer

## Rosalind Miller

---

**From:** N'dela Costley  
**Sent:** Monday, April 06, 2020 10:39 AM  
**To:** Apte, Malvika  
**Cc:** Rosalind Miller; William Nierstedt  
**Subject:** Zoning Determination 202 W Seventh St

Proposed construction of a two story addition on top of an existing one story commercial structure to be utilized as a mixed use structure consisting of ground floor commercial uses and twelve residential units on the second and third floors. The property is located in the TODD/TD Transition District which permits mixed use structures. The existing laundromat to remain. There is a pending new tenant zoning application for a UPS Store, which is deemed incomplete.

Preliminary and Final Site Plan Review and Approval is required.

Bulk Variances required for the following:

- Insufficient front yard setback
- Insufficient rear yard setback
- Exceeding max impervious lot coverage
- Exceeding max building height

- Insufficient Parking
- Parking lot location
- Parking lot in front yard

Regards,

N'dela Costley  
Zoning Officer  
City of Plainfield  
515 Watchung Avenue  
Plainfield, New Jersey 07060  
Phone (908) 226-2578  
Fax (908) 226-2587

---

**From:** Apte, Malvika <mapte@cmeusa1.com>  
**Sent:** Friday, April 3, 2020 3:51:13 PM  
**To:** N'dela Costley  
**Cc:** Rosalind Miller; William Nierstedt  
**Subject:** RE: 202 W Seventh St

Hi N'Dela,

As promised. I cannot send you all the plans of engineering drawings, coz they are too big, so I am only sending the Site plan sheet. Hope this helps. Let me know if you need anything else.

Hope all is well.

Mika

**From:** N'dela Costley [mailto:[ndela.costley@plainfieldnj.gov](mailto:ndela.costley@plainfieldnj.gov)]  
**Sent:** Friday, April 3, 2020 8:23 AM  
**To:** Apte, Malvika <[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)>  
**Cc:** William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>  
**Subject:** 202 W Seventh St

Good Morning Mika,

Can you send me the plans for 202 W Seventh Street?

Thank you

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>  
Date: 3/30/20 4:31 PM (GMT-05:00)  
To: "Malvika Apte ([Mapte@cmeusa1.com](mailto:Mapte@cmeusa1.com))" <[Mapte@cmeusa1.com](mailto:Mapte@cmeusa1.com)>  
Cc: N'dela Costley <[ndela.costley@plainfieldnj.gov](mailto:ndela.costley@plainfieldnj.gov)>, Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>  
Subject: Emailing: 20200330163236

Mika - If you have them, could you please forward electronic copies of the plans for the attached application referrals to N'dela so that she can review them? Please advise. Thanks, Bill

Your message is ready to be sent with the following file or link attachments:

20200330163236

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

WARNING: Email received by or sent to City Officials are subject to the Open Public Records Act [OPRA]. If you are in any way concerned about the contents of your e-mail being read by someone other than the person(s) you are contacting, you should consider alternate ways of contacting them. Disclaimer: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the City of Plainfield. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



## Rosalind Miller

---

**From:** April Stefel  
**Sent:** Thursday, April 09, 2020 1:35 PM  
**To:** Apte, Malvika; Rosalind Miller  
**Subject:** Re: 202 W Seventh St (PB2020-05)

Good Afternoon Ladies,

I have reviewed the Landscape Plan Sheet 7 for this project. There are two things that need to be resolved before I give final approval.

1. The Pin Oak (s) recommended on the plan should be changed to another shade tree. The Plainfield Shade Tree Commission does not recommend the utilization of this tree. This results from the excessive amount of acorns this and other oaks produce. The acorns present a hazard especially near high traffic areas such as sidewalks or parking lots.
2. There are no street trees shown on the plan along either West 7th Street or Arlington Avenue and they are required. Due to the frontage 3 trees are required on West 7th Street and 4 on Arlington Avenue for a total of 7. Due to the limited width of the grass area on West 7th Street and none on Arlington Avenue a donation of \$ 2,100.00 (7 X \$300.00) should be made to the Plainfield Tree Trust as a result of the inability of the applicant to plant adequate shade trees at this location.
3. I am not sure if the 5 (spaces) to 1 (tree) applies here. If it does than an additional 7 trees are required (35 spaces divided by 5 = 7) for an additional \$2,100.00.

I hope that this answers your questions.

Regards,

April

---

**From:** Apte, Malvika <mapte@cmeusa1.com>  
**Sent:** Thursday, April 9, 2020 11:34:52 AM  
**To:** April Stefel; Rosalind Miller  
**Subject:** RE: 202 W Seventh St

April,

Please see attached Landscape Plan and comment.

Thank you.

Mika

**MALVIKA APTE, PP, AICP**  
Project Leader



**Consulting & Municipal  
ENGINEERS**

1460 Rt. 9 South, Howell, NJ 07731  
P:732-462-7400 M:732-642-2583  
mapte@cmeusa1.com  
[www.cmeusa1.com](http://www.cmeusa1.com)



Like us on  
Facebook!



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Twitter!



Follow us on  
Instagram!

**From:** April Stefel [mailto:april.stefel@plainfieldnj.gov]  
**Sent:** Wednesday, April 8, 2020 12:01 PM  
**To:** Rosalind Miller <rosalind.miller@plainfieldnj.gov>; Apte, Malvika <mapte@cmeusa1.com>  
**Subject:** Re: 202 W Seventh St

Good Morning Ladies,

On behalf of the Shade Tree Commission, I am reviewing the application for PB 2020-5, 202 West 7th Street , Block 711/ Lot 2. I cannot review this application because I have no landscape plant. All I have is the Demolition Plan (Sheet 4) indicating tree removals, existing plant material to remain and plant material to be relocated.

Please note that as a result of the new parking lot configuration there will be numerous locations where planting can be done to achieve an appealing landscape design.

This is what I need to see.

Regards,

April

---

**From:** Rosalind Miller  
**Sent:** Tuesday, April 7, 2020 2:52:28 PM  
**To:** April Stefel; Kevin O'Brien; Taheem Muslim; John Reed; Stephen Dessino  
**Cc:** Malvika Apte; William Nierstedt  
**Subject:** FW: 202 W Seventh St

Good Afternoon to All,

Just a friendly reminder to forward your recommendations via email in regards to the above address.

Much appreciated.

*Rosalind Miller*  
*Planning/Zoning Board Secretary*  
*Division of Planning*  
*515 Watchung Avenue, Rm 202*  
*Plainfield, New Jersey 07060*  
*(908) 753-3486 /Fax: (908) 226-2587*

## Rosalind Miller

---

**From:** Kevin O'Brien <kobrien@ppdnj.com>  
**Sent:** Saturday, April 11, 2020 1:08 PM  
**To:** Rosalind Miller  
**Subject:** \*\*Maybe SPAM\*\* FW: Recommendations for 202 West 7th Street plan

See below

Kevin O'Brien  
Captain  
Plainfield Police Department

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** "Michael J. Auricchio" <mauricchio@ppdnj.com>  
**Date:** 4/11/20 10:19 AM (GMT-05:00)  
**To:** Kevin O'Brien <kobrien@ppdnj.com>  
**Subject:** Recommendations for 202 West 7th Street plan

Sir, my following recommendations for this proposed mixed use, commercial/residential building, at 202 West 7th Street are the following. I recommend lighting and a camera system that captures video surveillance of the building on all sides. Cameras that face the parking lot as well as Arlington Avenue. Police to have access to the cameras in case of an emergency. Signage indicating that the building is under video surveillance. Also to have "No Loitering" signs posted. The lobby off of Arlington Avenue, be locked all the time. Use either a keypad or key fob to enter. Police to have access to the apartment lobby in case of emergencies.

As for pedestrian safety, all crosswalks painted at the intersection of West 7th Street and Arlington Avenue. Have pedestrian crossing signs and markings in the roadway indicating same. A traffic study done at the intersection to make sure that the cycles of the traffic control device is adequate to handle the increase of pedestrian traffic.

### **Michael J. Auricchio**

Sergeant

Plainfield Police Division  
Traffic Unit  
200 East 4<sup>th</sup> Street  
Plainfield, NJ 07060

Office: (908) 753-3055  
Cell: (908) 510-9767  
Fax: (908) 226-8027  
E-Mail: [mauricchio@ppdnj.com](mailto:mauricchio@ppdnj.com)





# COUNTY OF UNION

**DEPARTMENT OF ECONOMIC DEVELOPMENT**  
AMY C. WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

RECEIVED

FEB 28 2020

PLANNING DIVISION

February 25, 2020

Dynamic Engineering  
1904 Main Street  
Lake Como, NJ 07719

**BOARD OF  
CHOSEN FREEHOLDERS**

ALEXANDER MIRABELLA  
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*County Manager*

Amy C. Wagner  
*Deputy County Manager*

ROBERT E. BARRY, ESQ.  
*County Counsel*

JAMES E. PELLETTIERE  
*Clerk of the Board*

Applicant/Site: Amin Family, LLC  
202 West Seventh Street & Arlington, Plainfield  
Block 711, Lot 2

PB2020-05

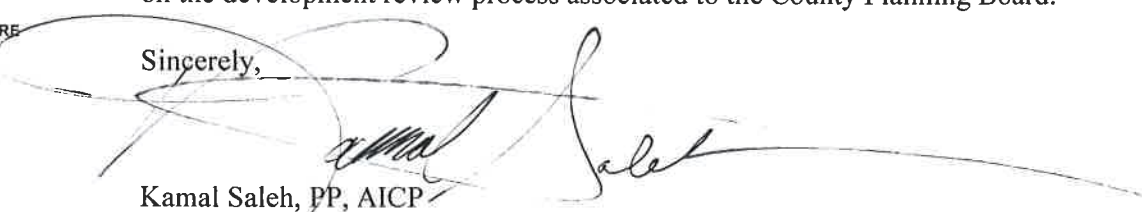
Dear Dynamic Engineering,

The County of Union's Bureau of Planning and Economic Development on behalf of the Union County Planning Board received a site plan for the above noted property. The application was submitted with a review fee check (Check#1197) in the amount of \$200.00 that is incorrect and enclosed herein.

The above noted site is located on a County Road and based on the County Land Development Standards Application Review Fee Schedule the application fee is \$500 plus \$10 per parking space or \$850 for this application. Enclosed is the fee schedule which is also available on the County website. Please provide a revised check in the noted amount and make this check out to the County of Union.

The plans as submitted are incomplete pending the noted items. Please contact me if you have any questions regarding the above or would like any assistance on the development review process associated to the County Planning Board.

Sincerely,

  
Kamal Saleh, PP, AICP  
Supervising Planner

CC: Rosalind Miler, Board Secretary, City of Plainfield

Enclosures

**ADMINISTRATION BUILDING**

Elizabethtown Plaza

Elizabeth, NJ 07207

(908)527-4224

fax(908) 352-3980

www.ucnj.org

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# CITY OF PLAINFIELD

DEPARTMENT OF PUBLIC WORKS &  
URBAN DEVELOPMENT  
DIVISION OF PLANNING  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NEW JERSEY 07060



ADRIAN O. MAPP  
MAYOR

OREN K. DABNEY, Sr.  
DEPARTMENT DIRECTOR

## PLANNING BOARD & ZONING BOARD OF ADJUSTMENT APPLICATION FOR DEVELOPMENT

Date Received: \_\_\_\_\_ Application Number: PB 2020-05

I. Application is hereby made to:  Planning Board or  Zoning Board of Adjustment

II. Application is for (circle where applicable):  
Major Subdivision  Minor Subdivision   Site Plan  Use, or "D" Variance  
 Relief from Bulk Requirements  Interpretation  Appeal of Municipal Official Decision  
 Certificate of Non Conformity  Capital Project Review  Concept Plan

### III. Applicant Information:

A. Name: Amin Family, LLC  
Address: 202 West 7th Street, Plainfield, NJ  
Telephone & Email: pamin8@gmail.com

B. The Applicant is a: Corporation / LLC\*  LLC  Partnership   
Individual  Other   
*\* a corporation or LLC must be represented by an attorney*

C. If the Applicant is a corporation or partnership attach list of names and addresses of persons having a 10% or more interest in such (C.40:55D-48.2).

D. The relationship of the applicant to property in question is:

Owner  Lessee  Contract Purchaser  Other (Specify) \_\_\_\_\_

### IV. Property Owner Information: (Complete only if different from Applicant)

Name: (same as applicant)  
Address: 2 Brian Ct Piscataway NJ 08854  
Telephone & Email: 908 616 7105 Pamin8@gmail.com

### V. Surveyor / Engineer / Architect Information (attach business card):

Name: James E. Henry, PE, PP - Dynamic Engineering Consultants, PC  
Address: 1904 Main Street, Lake Como, NJ 07719  
Telephone & Email: 732-974-0198 / jhenry@dynamiccec.com



**Surveyor / Engineer / Architect Information (attach business card):**

Name: Jeffrey W. Kusmick, RA - Jeffery W. Kusmick Architect  
Address: 16 Henderson Road, Kendall, NJ  
Telephone & Email: 732-297-8789 / jwkarchitect@comcast.net

**VI. Attorney Information (attach business card):**

Name: James M. Turteltaub - Carlin & Ward, PC  
Address: 25A Vreeland Road, Suite 105, Florham Park, NJ 07932  
Telephone & Email: 973-377-3350 / james.turteltaub@carlinward.com

**VII. Property Information:**

Street Address: 202 West 7th Street & Arlington Avenue  
Block & Lot Number: Block 711, Lot 2  
Zone: TODD/TD (Transit Oriented Development Downtown/Transition District)  
Existing Use: Retail strip center & laundromat  
Proposed Use: Mixed use development with existing retail strip center, laundromat & proposed residential apartments  
Type of Construction: TBD Improvement Cost: TBD  
Total New Square Footage: 1,016 SF Total New Residential Units: 12 New Jobs: N/A  
Site Plan Approval Desired: Preliminary  Final

If this application includes a request for relief from zoning requirements state the purpose below (or on attachment) of this request:

**VIII. Application Fee: (see fee schedule, §17:13-1 Land Use Ordinance) \$ Determined upon submittal**

**IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ \$1,000.00**

**X. The following are attached and made a part of this application:**

- A. Two (2) signed and sealed plans
- B. Two (2) original, signed applications
- C. Appropriate application fee (check or money order payable to "City of Plainfield"- no cash)
- D. Appropriate escrow fee (separate check or money order payable to "City of Plainfield"- no cash)
- E. Letter of Authority or Power of Attorney in case appeal is made by other than the owner
- F. All other documents required for this type of application
- G. Tax Search / Certificate from Tax Collector stating that there are no outstanding taxes or liens

[Signature] 1/29/2020  
**(Print Name) & Signature of Applicant \*\*\* Dated**

Shambhuprasad Amin 1/29/2020  
**(Print Name) & Signature of Property Owner \*\*\* Dated**

\*\*\* *By signing this application, the applicant and/or agents hereby grant authorization to the approving authority and its professional and administrative staff to enter the property in question for inspection purposes. This is "consent to enter" as listed on the application completeness checklist.*

Applicant should inquire as to any State, County, or local Statutes that may have any bearing before proceeding.

