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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  
Jay B. Bohn, - Applicant's Attorney  
Calisto J. Bertin, PE - Applicant's Engineer  
Jose I. Carballo, R.A., P.P., - Applicant's Architect

**RE: *Planning Review # 1***  
***Application # PB 2018-29***  
***220-232 West Front Street***  
***Applicant: Front Street Offices Urban Renewal, LLC***  
***Block 249, Lot 6.01***  
***Zone: Teepers Tract Redevelopment Plan***

FILE NO.: HPFP0249.01

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

1. Nine (9) sheets of Site Plan drawings titled "Preliminary & Final Site Plan Adult Day Care" prepared by Bertin Engineering, dated September 17, 2018 and latest revised February 20, 2019;
2. Two (2) sheets of Architectural Plans and Elevations titled "Proposed Offices and Senior Care Facilities" prepared by JCA Group P.C., dated February 14, 2020;
3. One (1) Existing Conditions Survey of 220-232 West Front Street, dated September 11, 2018;
4. Application.

We offer the following comments for Board's consideration:

### **1. Proposed Application**

The applicant is seeking a preliminary and final site plan approval to renovate and upgrade an existing three-story building and construct a two story addition for a 27,781 square foot adult day care facility.

The subject site, identified as Block 249, Lot 6.01 is currently developed with a three-story 20,165 square feet building that is currently vacant.



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The existing three-story building is to be renovated, and a new two-story, 3,985 square foot building addition is being constructed east of the existing building for a total of 27,781 square foot with a 9,160 square foot building footprint. The basement will contain utility and storage rooms. The first floor will have activity areas, offices, quiet room, exam rooms, and physical therapy rooms. The second floor will have therapy rooms, activity areas, exam rooms, and offices. The third floor contains a lounge, locker rooms, and areas for future expansion. There are two sets of stairs and one elevator that reaches all the three floors and the basement.

The building footprint is approximately 82 feet x 120 feet, the existing building height is 42.3 feet, and the proposed building addition height is 36.04 feet. The existing building façade will be renovated to include new wall mounted aluminum framed/clear insulated tempered glass and translucent panel curtain wall, precast banding, and new fiberglass cornice, new cast stone coping, and green wall panels. The building addition will consist of split face wall with random precast concrete pieces inserted into the split face wall, and green wall panels.

## **2. Completeness**

The application was submitted to the Planning Division on October 19, 2018. The application was identified as capable of being deemed complete on March 4, 2020. The applicant is seeking waiver from the following items.

1. Copy of protective covenants and deed restrictions. The existing condition survey notes a party wall agreement deed book 177, page 453 recorded March 13, 1885. No details of this party wall agreement were provided. ***This item was noted as a waiver.***

In the revised site plans sheet C 1.1, the notes indicate "based upon current title Bonder there are no restrictions that would affect development of the project."

The applicant should clarify if this is a waiver item. Further pursuant to §17:8-2 B 3, it should be noted that if a deed restriction or easement is found to exist after an approving authority has granted approval to an application, the approval shall be deemed null and void. The applicant will be required to submit a revised application with the new information.

2. Computation of stormwater detention volume as part of complete site drainage and grading plan. ***This item was noted as a waiver.*** We defer to the Board Engineer in requiring the completion of this item.

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

The subject site, identified as Block 249 Lot 6.01 is an interior lot located in the western portion of the City. The site a rectangular lot is approximately 13,263 square feet and has 82.14 feet of street frontage on West Front Street. The site is currently developed with a three- story masonry building in much need of façade update and rehabilitation. The building is located on the western portion of the



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property, the eastern portion of the property is currently landscaped and grass area. A portion in the rear is paved and contains two parking spaces.

The site is adjacent to Mc Donald's restaurant to the west, a municipal owned parking lot to the north, mixed use commercial/residential use to the east. Opposite the property, to the south is one story commercial shopping center. The area along West Front Street is commercial in nature with some buildings containing multifamily residential apartments on upper floors.



Existing Subject Site  
Source: Google Images



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**4. Zoning and Bulk Review**

- a. *Use:* The subject property is located in the Teepers Tract Redevelopment Plan last amended and adopted 2005. Per the Redevelopment Plan, an adult medical day care facilities is a permitted use.
- b. *Bulk Regulations:* The following table notes the bulk regulations permitted per the redevelopment plan and provides the proposed developments compliance/non-compliance with the regulations:

<b>Bulk Regulations (Teepers Tract Redevelopment Plan)</b>			
<b>Commercial Uses</b>			
	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Lot Area	5,000 sq. ft.	13,263 sq. ft.	13,263 sq. ft.
Minimum Lot Width	50 feet	82.14 feet	82.14 feet
Minimum Lot Depth	100 feet	105 feet	105 feet
Minimum Lot Frontage	50 feet	82.14 feet	82.14 feet
Minimum Front Yard Setback	0 feet	0.54 feet	0.54 feet
Minimum Side Yard Setback	0 feet	<b>- 2.25 feet (E)</b>	<b>-2.25 feet (E)</b>
Minimum Distance between buildings	0	0	0
Maximum Floor Area Ratio	4.5	1.52	2.09
Maximum Building Coverage	90%	45.17%	69.06%
Maximum Building Height	65 feet	42.3 feet 0 feet	42.3 feet 36.04 feet
Maximum Stories	5	3 0	3 2
Minimum Open Space	0%	48.46%	12.15%
Minimum Off Street Parking	0	0	0
<i>(V) Variance (E) Existing Non-conforming Condition</i>			

**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. **A variance is required.**



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b. Fences and Walls:

The applicant proposes to install a 6 feet high board-on-board wooden fence with gates along the property line, and a retaining wall in the rear yard that varies in height up to 3 feet. Per § 17:9-29 A 2, in non-residential zones, fences of up to 6 feet in height are permitted in rear yard. This complies.

c. Flood damage prevention:

(i) **§17:9-30:** The subject site is not located in the Flood Plain zone. This has been confirmed by City Flood Plain Manager.

d. Parking, driveways and loading:

(i) **§ 7.2 d,** the redevelopment plan does not require a minimum number of parking spaces for the proposed adult day care facility, however, redevelopers are required to submit a parking plan for the approval by the Planning Board during the course of the site plan review process. Per the Site Plan, applicant anticipates the need for 6 parking spaces with this proposed use. Applicant should clarify the method and calculation based on which this need was calculated. This should include detailed description on anticipated number of employees at the facility during maximum shift, anticipated number of patrons accessing the site with their own vehicles and other such details. In addition, applicant should discuss the availability of off- site private and public parking facilities (including the purchase of permits from Plainfield Parking Bureau) as cited in the redevelopment plan.

(ii) The plan shows a pick up and drop off for participant in the rear of the site, from the municipal parking lot. No details of such an agreement with the City has been provided. Per the letter provided by Mr. Bohn, this matter has been referred to corporation counsel in order to be finalized. **The status of this matter should be discussed.**

e. Loading:

According to the applicant, loading and unloading activities will be confined to the municipal parking lot behind the property. The applicant has not provided a frequency / schedule of loading activities. Per **§17:11-13**, the proposed use requires 2 loading berths; a loading space shall measure at least 15 feet wide by 60 feet long. **A waiver is required.**

It is not known whether the municipal parking lot behind the property meets the average illumination level for loading areas as required by ordinance.

f. Shade Trees:

(i) The subject property has approximately 82 feet of frontage on West Front Street. Shade trees shall be planted at intervals of 40 feet along a right-of-way. One (1) shade tree



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exists along the right-of-way, and a second shade tree (Greenspire Littleleaf Linden) is proposed. We defer to Shade Tree commission regarding approval of the type of tree proposed.

*h. Signage:*

Per the site plan the applicant is proposing two (2) 2.5 feet x 4 feet externally illuminated wall-mounted signs. Applicant should confirm this, since architectural plans show one (1) 2.75 feet x 14.5 feet wall sign to be located along the West Front Street façade and one (1) 2.5 feet x 4 feet sign to be located in the rear facing the parking lot.

	Required	Proposed
<b>Wall Signs</b>		
Number of Signs	One per ground floor business	1
	One additional sign facing rear parking lot	1
Material Permitted	Metal Framed or Wood Framed with aluminum substrates	No details provided
Total Area of Sign	10% of total façade area = 112.2	39.8 sq. ft.
West Front Street	10% of total façade area = 51	11 sq. ft.
Rear facing parking lot		
Maximum height of wall sign	2 feet	<b>2.75 feet (V)</b> <b>2.5 feet (V)</b>
Maximum projection from wall face	9 inches	TBD
Maximum Mounting Height	Ground floor or 14 feet whichever is less	11 feet
Illumination	Externally illuminated shall be placed immediately above the sign face	Externally illuminated*
Colors	No more than 3 colors on a single sign	TBD
<i>V- variance TBD- To be determined</i>		

Details regarding type of external illumination and its placement should be provided. Additional details on signage materials and colors should be provided to determine compliance.

*i. Building Form and Mass and Façade Treatment*

**Per §7.2 d** the following is noted:

- (i) All building foundations shall be appropriately landscaped. **This requirement is not met and a variance is required.** Applicant is proposing one (1) shade tree along the front exterior of the building and extensive landscaping to the rear. In addition, applicant is proposing green wall panels along the front and side elevations of the building. Additional details regarding maintenance and feasibility of these green walls should be provided.



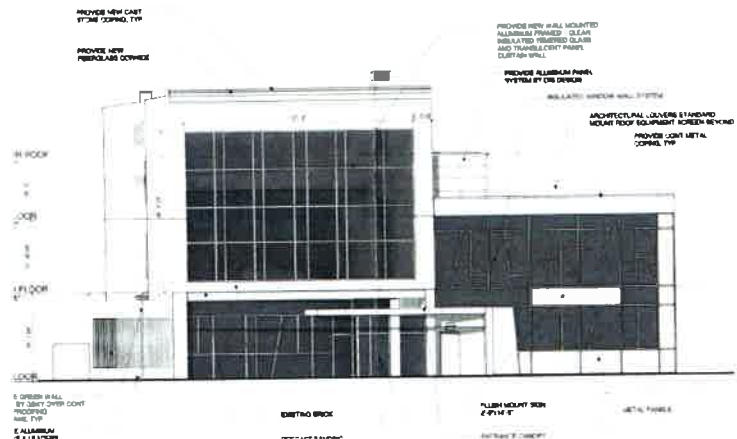
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- (ii) Buildings with expansive blank walls are prohibited. As shown below the applicant is proposing to update the façade of the building. We recommend applicant provide a 3D or rendered image of the façade and discuss in detail the materials proposed for the elevation.



Existing Façade  
 Source: Google Maps



Proposed Façade  
 Source: Sheet A2 JCA Architectural plans



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- (ii) Buildings elements creating a visually attractive environment is encouraged. Awnings, canopies, entrances and other such features are recommended. Applicant should discuss in detail how the proposed façade is meeting these redevelopment plan requirements.
- (iv) Side and rear yard should receive architectural treatments comparable to front facades. Applicant should discuss in detail the proposed architectural elements that are being added to enhance the side and rear yard facades.
- (v) The applicant should provide testimony addressing the compatibility of the proposed building with neighboring areas. Buildings should be compatible with neighboring areas through architectural design elements such as: size, style, door and window placement, form, color, and exterior materials. Buildings shall be located in such a manner as to reduce adverse impacts from shadows, changing climatic conditions, noise, and glare on outdoor living spaces and shall ensure safety and privacy by physically separating the buildings through the combination of landscaping and/or fencing.

## 6. **Design Standards:**

### a. Landscaping:

Applicant is proposing extensive landscaping to the rear of the building. It is recommended additional landscaping or planters be proposed to the front façade of the building in order to create visual interest. Additionally, it is recommended that a note stating:

The developer shall be required to replace dead or dying plant material for a period of two (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.

Currently, the maintenance period on the landscape plan is only for maximum of 12 months.

- b. Lighting: The proposal includes three (3) pole mounted fixtures of 12 feet in height to illuminate the rear outdoor seating, in addition two (2) building mounted fixtures of mounting height 10.5 feet above grade is also proposed to illuminate walkways in the rear. The proposal also includes under canopy light fixtures at the front entrance of the building. It complies with §17:11-12 requirement of average illumination for pedestrian walkways between 0.5 fc – 1.0 fc. Applicant should identify which of the lights in the rear shall remain on for security purposes.
- c. Refuse and Recycling:

The site plan shows a 10 feet x10 feet board-on-board trash enclosure area at the northeast corner (rear yard) of the subject site. The enclosure gates face the municipal parking lot. A





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garbage truck turning template has been provide showing access to the enclosure through the municipal lot. Applicant should discuss if an easement has been granted by the City for accessing the site through municipal lot. Additionally, the timings and frequency of garbage truck should be discussed.

d. Streetscape Design Standards:

Per the redevelopment plan, all sidewalks, street trees, light poles within public right of way immediately adjacent to the site are required to be repaired and replaced in accordance to the Downtown Streetscape Plan. **Applicant should confirm if the proposed streetscape shall be in compliance with the Streetscape design manual.** Additionally applicant should testify if additional street furniture such as trash receptacles and seating is to be added.

**7. Master Plan**

The proposal is **consistent** with the objectives and policies of the master plan by eliminating an area in need of redevelopment and creating a development that is new construction that sparks economic activity and provides employment opportunities. Additionally, the site is part of a redevelopment plan known as the Teeper's Tract Redevelopment Plan. The primary goal of the plan is to restore abandoned, underutilized and vacant properties into a viable, productive and attractive mixed use development of residential and commercial activities with the inclusion of public improvements in the area via streetscape improvements, the provision of mini passive parks and the restoration of the Green Brook area. Redevelopment of the area should enhance the character of the central business district, increase tax rolls and thereby generate income to the city. The proposal is consistent with the primary goal of the plan which the development of abandoned, underutilized and vacant properties into a viable, productive and attractive mixed use development of residential and commercial activities

**8. Planning Comments**

1. The applicant shall provide testimony regarding the pickup/ drop off arrangements for the site. Details regarding frequency of buses its waiting location and other such details should be provided.
2. The applicant should provide detailed testimony on daily operations of the building, including number of employees, types of programs, timings of operations and any other details regarding the facility.
3. Applicant should provide in detail testimony regarding type of activities envisioned in the activity area. There is a mobile style food station located on site, details on the food preparation and consumption around this area should be discussed.
4. Considering this is an adult day care, applicant should provide details on medical facilities/ equipment located on site. Would there be a doctor on site? Additionally, would there be an ambulance associated with this facility, and the ambulance parking area should be discussed.



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5. The Wheelchair Accessibility of the site/ building should be discussed.
6. Applicant should provide details if any backup generator is proposed for the building, it location and visual buffering should be shown.
7. Applicant should provide an Environment Impact Statement on the tract to ensure no contaminants exist on the site. If the tract is contaminated the applicant shall be responsible for the cleanup of the tract or building.
8. Applicant should provide a parking plan and a refuse recycling operations manual in connection to this application.
9. We defer to Board Engineer regarding drainage, stormwater, utilities, traffic impact, and other engineering issues related to the site.
10. The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

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

Bulk Variances: The proposal requires 4 variances. These 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.



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[www.pennoni.com](http://www.pennoni.com)

April 6, 2020

CPLFD 19002.17

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

**RE: Engineering Review #1  
Front Street Offices Urban Renewal, LLC  
220-232 West Front Street  
Block 249, Lot 6.01  
Application #: PB 2018-29**

Dear Board Members:

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

- Existing Conditions Survey entitled "220-232 West Front Street, Lot 6.01 in Block 249, City of Plainfield, County of Union, NJ", prepared by Miloslav Rehak, PLS, of Bertin Engineering dated September 11, 2018.
- Engineering Plans entitled "Preliminary and Final Site Plan, Adult Day Care, Block 249, Lot 6.01, 220-32 West Front Street, City of Plainfield, County of Union, New Jersey", consisting of eight (8) sheets, prepared by Brian J. Shortino, PE, of Bertin Engineering, dated 9-17-18, last revised 2-20-19.
- Architectural plans for 220-232 West Front Street, Plainfield, NJ, 07060, consisting of two (2) sheets, prepared by Jose I. Carballo, RA of Jose Carballo Architectural Group, PC, dated 02/14/20.
- Completeness Review Letter #3, prepared by Malvika Apte, PP, AICP, dated March 04, 2020.
- Correspondence Letter prepared by Jay B. Bohn of Schiller, Pittenger & Galvin, PC, dated February 19, 2020.

## **INTRODUCTION**

The subject site is bounded between Park Avenue and Madison Avenue and has frontage along West Front Street and consists of approximately 0.30 acre. Currently, the site contains an existing three-story brick and masonry building occupying 5,990 SF. The Applicant proposes interior renovations to the existing building and proposes to construct an additional two story building accommodating 3050 SF for commercial purposes. Additional site improvements include construction of a recreational area in the rear portion of the lot and associated pedestrian access walkways. The subject site is located in the Teppers Tract Redevelopment Zone.

## **PLANNING AND ZONING**

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

## **SITE PLAN**

- 1) The adjacent Lot 9 is owned by the City of Plainfield and is municipal parking Lot #4. City Council Approval is required for all improvements proposed on this lot.
- 2) The Applicant is proposing to use the adjacent municipal parking Lot 9 for garbage removal and for pick up and drop off purposes. The Applicant has agreed that an easement agreement shall be provided as a condition of approval. Corresponding metes and bounds description for the easement shall also be provided for review.
- 3) The Applicant is proposing zero (0) parking spaces for the proposed development. Zoning Note #13 of the cover sheet denotes that six (6) parking spaces are anticipated for the proposed usage. Testimony shall be provided regarding parking spaces.
- 4) We recommend that the existing streetscape along the site frontage be reconstructed to conform with the current City Streetscape Design Manual. Streetscape Note #1 on the site plan shall be removed.
- 5) The proposed brick paver walkway is not in compliance with ADA requirements. Testimony shall be provided regarding ADA accessibility.
- 6) The Applicant shall clarify whether the handling and collection of the garbage shall be conducted by a private trash hauler.
- 7) The grading plan depicts a proposed low point at the south west corner of the property that retains water. The plan shall be revised to address the same.

- 8) The Applicant has requested for a waiver for calculation of stormwater detention volume. We do not recommend granting this waiver. The plans depict an increase in the impervious area coverage by approximately 4,790 SF. The Applicant has proposed to tie the roof drainage from the proposed two story building addition to the existing catch basin across West Front Street. This is not acceptable. The Applicant shall provide stormwater management calculations depicting the pre-development and post-development runoff rate and design appropriate measures to demonstrate compliance with Section 17:12-1(C) of the City Ordinance.
- 9) The grading plan indicates that the surface runoff from the existing building and the rear yard is directed to the adjacent municipal parking lot. Appropriate measures shall be designed to capture all the runoff generated from the site.
- 10) The construction of the retaining wall must not encroach on the adjacent municipal parking lot. The drainage system referenced on the annotation of the toe drain pipe of the retaining wall detail shall be clarified. The type of the proposed retaining wall shall be indicated on the site plan.
- 11) The type, material, size and invert elevations for the proposed roof leaders shall be specified on the plan.
- 12) The utility plans indicate the approximate location of the exiting utility laterals. No new utilities have been proposed for the additional building. The Applicant shall clarify if the existing utilities are intended to serve the proposed development. Calculations shall be provided for the proposed increase in the sanitary sewage flow and required water demand for the proposed addition. The applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 13) Construction details shall be added for the proposed concrete walkway and asphalt pavement improvements proposed on the adjacent municipal parking lot.
- 14) Construction details for the proposed tree grate and granite block curb shall be provided in compliance with the City streetscape standards.
- 15) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
- 16) Certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.

- 17) 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.
- 18) Any municipal approvals shall be made contingent on receipt of all outside agency approvals.

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. DiSessa, P.E., P.P., C.M.E  
Board Engineer

DD/dr

cc: Malvika Apte- Board Planner  
Peter Vignuolo, Esq. – Board Attorney  
Rosalind Miller – Board Secretary  
Jay B. Bohn. – Applicant’s Attorney  
Calisto J. Bertin – Applicant’s Engineer  
Frank Cretella - Applicant



Plainfield Municipal Utilities Authority • 127 Roosevelt Avenue, Plainfield, NJ 07060 • Tel: (908) 226-2518 • Fax: (908) 226-4918

Eric E. Jackson, Executive Director

VIA US MAIL & EMAIL

March 30, 2020

RECEIVED

MAR 30 2020

Cyclone LLC  
675 Garfield Avenue  
Jersey City NJ 07305

PLANNING DIVISION

Ref: **Application No. PB-2018-29**  
**220-232 West Front Street**  
**Block 249, Lot 6.01**

Gentlemen:

After reviewing the plans for 220-232 West Front Street Block 249 Lot 6.01 (Application No.PB-2018-29), I can say there is capacity in the sanitary main to handle the added flow from this project.

The plans must be reviewed by our consulting engineer so the connection fees and application fees can be calculated. Your first step is to kindly complete the enclosed Sanitary Sewer connection application, and to establish escrow in the amount of \$2000.00.

Please make check payable to the Plainfield MUA and send the check and application back to my attention, so that I can fill out the proper paperwork.

There will be no movement on this from the PMUA until the application and escrow have been completed. Thank you.

Yours truly,

Stephen D. Dessino, Superintendent  
Sewer Department

Enclosure (Application #07-2020)

Cc: [ericj@pmua.org](mailto:ericj@pmua.org)  
[Rosalind.miller@plainfieldnj.org](mailto:Rosalind.miller@plainfieldnj.org)  
[William.nierstedt@plainfieldnj.org](mailto:William.nierstedt@plainfieldnj.org)  
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[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)





Below are our recommendations for 220-232 West Front Street.

Kevin O'Brien  
Captain  
Plainfield Police Department

Sent from my Verizon, Samsung Galaxy smartphone

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

From: "Michael J. Auricchio" <mauricchio@ppdnj.com>

Date: 4/2/20 10:02 AM (GMT-05:00)

To: Kevin O'Brien <kobrien@ppdnj.com>

Subject: Recommendations for to 20 to 32 West front street block 249, lot 601.

Sir, my following recommendations for this proposed adult day care, 220-232 West Front Street, are the following. I recommend for the front of the building, lighting and a camera system that captures the front of the building as well as East and West down the sidewalk. For the rear of the building, where the outdoor sitting area is going to be, I recommend lighting, cameras, as well as a locked gate, utilizing either a keypad or key fobs. Further I recommend to repave and restripe lot 4. Police access to the cameras and all locked common areas in case of an emergency.

I do have a few questions , 1, how many employees and where are they going to park? 2, Is this facility more like a nursing home, or a facility with mentally challenged adults? 3, will people live here or go home every day?

Sergeant Michael J. Auricchio Plainfield Police Division  
Traffic unit



**From:** N'dela Costley  
**Sent:** Thursday, April 2, 2020 7:48 AM  
**To:** William Nierstedt <william.nierstedt@plainfieldnj.gov>; Malvika Apte (Mapte@cmeusa1.com) <mapte@cmeusa1.com>  
**Cc:** Rosalind Miller <rosalind.miller@plainfieldnj.gov>  
**Subject:** Zoning Determination 220-232 W Front Street

Proposed renovation of an existing three story structure and construction of a two story structure to be utilized as an Adult Daycare Facility, which is a permitted use in the Tempers Tract Redevelopment Plan Area. The property is not within a flood zone area.

Preliminary and Final Site Plan Review and Approval is required.  
A bulk variance is required for for insufficient side yard setback.

Regards,

N'dela Costley  
Zoning Officer  
City of Plainfield  
515 Watchung Avenue  
Plainfield, New Jersey 07060



## Rosalind Miller

---

**From:** Margaret Groves <Margaret.Groves@rve.com>  
**Sent:** Monday, May 11, 2020 3:03 PM  
**To:** Rosalind Miller; April Stefel; Kevin O'Brien; N'dela Costley; Taheem Muslim; John Reed; Drew M. Di Sessa; Malvika Apte  
**Subject:** RE: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

Hi Rosalind,

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**

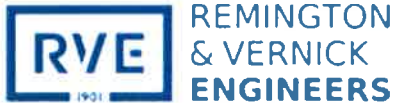
9 Allen Street

Toms River, NJ 08753

732-286-9220 ext. 1606 (office)

856-745-4792 (mobile)

732-505-8416 (fax)



**From:** Rosalind Miller <rosalind.miller@plainfieldnj.gov>

**Sent:** Monday, May 11, 2020 2:53 PM

**To:** April Stefel <april.stefel@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>; Margaret Groves <Margaret.Groves@rve.com>; Drew M. Di Sessa <DDiSessa@Pennoni.com>; Malvika Apte <mapte@cmeusa1.com>

**Subject:** FW: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

Good Afternoon to all,

The Planning Division received the attached drawings for your reviews and/or comments.

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@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)*

*[www.plainfieldnj.gov](http://www.plainfieldnj.gov)*

**From:** Apte, Malvika [<mailto:mapte@cmeusa1.com>]

**Sent:** Thursday, May 07, 2020 11:39 AM

**To:** Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>

**Cc:** William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>; Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)>; Drew Di Sessa <[DDiSessa@Pennoni.com](mailto:DDiSessa@Pennoni.com)>

**Subject:** FW: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

Rosalind,

After receipt of paper copies, please forward to all departments for their second review.

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](mailto:mapte@cmeusa1.com)

[www.cmeusa1.com](http://www.cmeusa1.com)



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Follow us on  
Instagram!

**From:** Brian Shortino [<mailto:bshortino@bertinengineering.com>]

**Sent:** Wednesday, May 6, 2020 5:23 PM

**To:** Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>; Jay Bohn <[jbohn@schiller.law](mailto:jbohn@schiller.law)>

**Cc:** Apte, Malvika <[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)>; Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)>; William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>; Drew M. Di Sessa <[DDiSessa@Pennoni.com](mailto:DDiSessa@Pennoni.com)>

**Subject:** RE: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

To all,

Attached are scanned .pdf's of the updated site plan drawings for PB Application #PB-2018-29 which is scheduled to be heard on May 21, 2020. The drawings have been revised to April 30, 2020 to address the comments as listed in the April 6, 2020 review letter issued by Pennoni.

Due to the size of the files this will be sent in two(2) separate emails. Thank you

Regards,

**Brian J. Shortino, P.E., P.P., C.L.A., R.A.**

Sr. Project Engineer



66 GLEN AVENUE

## Rosalind Miller

---

**From:** April Stefel  
**Sent:** Tuesday, May 12, 2020 12:55 PM  
**To:** 'Apte, Malvika'; Rosalind Miller  
**Cc:** William Nierstedt; Valerie Jackson  
**Subject:** RE: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

Good Afternoon,

On behalf of the Shade Tree Commission I reviewing Application PB 2018-29, Adult Day Care Facility. Landscape Plan Sheet C2.4. I am reviewing both the interior garden design and the streetscape element.

1. The interior garden area is good and I commend the applicant on the selection of plant material that adds scale, color and seasonal interest for those utilizing the proposed facility.
2. The one tree to be planted in the proposed tree well should be changed from a *Tilia cordata* "Greenspire" to a *Zelkova serrata*, Japanese Zelkova to match the existing street tree on the site. The Zelkova is more tolerant than the Linden in this urban situation. In addition, I am requesting that the applicant "head up" the existing Zelkova eliminating some of the lower branches.

Regards,

April

**From:** Apte, Malvika [mailto:mapte@cmeusa1.com]  
**Sent:** Tuesday, May 12, 2020 12:13 PM  
**To:** April Stefel <april.stefel@plainfieldnj.gov>  
**Cc:** Rosalind Miller <rosalind.miller@plainfieldnj.gov>  
**Subject:** FW: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

April,

Please see attached.

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](mailto:mapte@cmeusa1.com)  
[www.cmeusa1.com](http://www.cmeusa1.com)



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Follow us on  
Twitter!



Follow us on  
Instagram!

**From:** Apte, Malvika  
**Sent:** Thursday, May 7, 2020 11:38 AM  
**To:** Razzano, Jen <[jrazzano@cmeusa1.com](mailto:jrazzano@cmeusa1.com)>  
**Subject:** FW: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

HPFP0249.01 - Front Street Offices, LLC

Email # 2

**From:** Brian Shortino [<mailto:bshortino@bertinengineering.com>]  
**Sent:** Wednesday, May 6, 2020 5:26 PM  
**To:** Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>; Jay Bohn <[jbohn@schiller.law](mailto:jbohn@schiller.law)>  
**Cc:** Apte, Malvika <[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)>; Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)>; William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>; Drew M. Di Sessa <[DDiSessa@Pennoni.com](mailto:DDiSessa@Pennoni.com)>  
**Subject:** RE: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

2<sup>nd</sup> and final email.

15 sets were sent out today via overnight mail and should be received by the City tomorrow 5/7/20. Thank you.

---

**From:** Brian Shortino  
**Sent:** Wednesday, May 06, 2020 5:23 PM  
**To:** 'Rosalind Miller'; 'Jay Bohn'  
**Cc:** 'Malvika Apte'; 'Valerie Jackson'; 'William Nierstedt'; 'Drew M. Di Sessa'  
**Subject:** RE: Application #PB-2018-29, Front Street Offices Urban Renewal, LLC

To all,

Attached are scanned .pdf's of the updated site plan drawings for PB Application #PB-2018-29 which is scheduled to be heard on May 21, 2020. The drawings have been revised to April 30, 2020 to address the comments as listed in the April 6, 2020 review letter issued by Pennoni.

Due to the size of the files this will be sent in two(2) separate emails. Thank you

Regards,

**Brian J. Shortino, P.E., P.P., C.L.A., R.A.**  
Sr. Project Engineer



66 GLEN AVENUE  
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P 201 670 6688 x105  
F 201 670 9788  
[bshortino@bertinengineering.com](mailto:bshortino@bertinengineering.com)

Yesterday's Experience  
Today's Technology  
A Vision for the Future