



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

Memorandum

DATE: May 12, 2020

TO: Members of the Plainfield Planning Board

FROM: Malvika Apte, PP, AICP
Planning Board Planner *MA*

CC: Rosalind Miller, Planning/Zoning Board Secretary
Peter Vignuolo, Esq.
Drew M. Di Sessa, PE, PP, CME
Valerie Jackson, Director, Department of Economic Development
Lisa A. John-Basta, Esq. - Applicant's Attorney
Robert P. Freud, P.E - Applicant's Engineer

RE: *Planning Review # 2*
Application # PB 2020-08
1204-1248 Park Avenue
Block 729, Lot 1
Zone: Park Avenue Gateway Redevelopment Plan

FILE NO.: HPFP0729.01

Our office is in receipt of following revised submittal package:

1. Sixteen (16) sheets of Site Plan drawings titled "Preliminary & Final Major Site Plan for 1204 Park Avenue Associates, LLC – Proposed CVS Pharmacy" prepared by Dynamic Engineering Consultants, LLC, dated February 06, 2020, last revised May 6, 2020;
2. One (1) of Minor Subdivision Plat prepared by Dynamic Survey, LLC dated February 21, 2020 and latest revised May 7, 2020;
3. One (1) copy of report entitled "Traffic Impact Study for Proposed Muhlenberg Medical Arts Complex property located at Block 13 Lots 38.01, 38.02 and 38.03," prepared by Dynamic Traffic dated November 16, 2017;
4. One (1) copy of response letter prepared by Dynamic Engineering Consultants PC, dated May 8, 2020.

We offer the following comments for Board's consideration:



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 2

1. Proposed Application

With the revised plans submitted, there is no change in proposal. The comment below remains.

The applicant is seeking a minor subdivision to subdivide the existing lot identified as Block 729 Lot 1 into two lots proposed Lot A and proposed Lot B. Further, applicant is seeking a preliminary and final site plan to develop proposed Lot A with a 14,823 Square foot drive thru pharmacy and its associated 50 parking spaces. No improvements are proposed for proposed Lot B.

2. Completeness

The application was submitted to the Planning Division on March 24, 2020 and was administratively deemed complete on April 8, 2020. With the revised plans submitted per §17:8-2, the following waiver are requested:

1. **§17:8-2.F.2:** The building construction type has not been identified. ***We take no issue to granting a waiver for this item.***
2. **§17:8-2.G.3:** Soil Erosion and Sediment Control Plan Certification. ***We take no issue to granting a waiver for this item, this may be provided when received.***

Pursuant to §17:8-3, when requested in writing by the applicant, the Board shall have the authority to grant waivers from the submission requirements. These waivers can be granted if the Board finds such request is reasonable and that an informed decision can be made. If the Board denies the request for submission waivers, the application shall be deemed incomplete. A formal waiver form has been submitted and a waiver requested for the above item.

3. Subject Site and Surrounding Land Uses

With the revised plans submitted, there is no change in this section. The comment below remains.

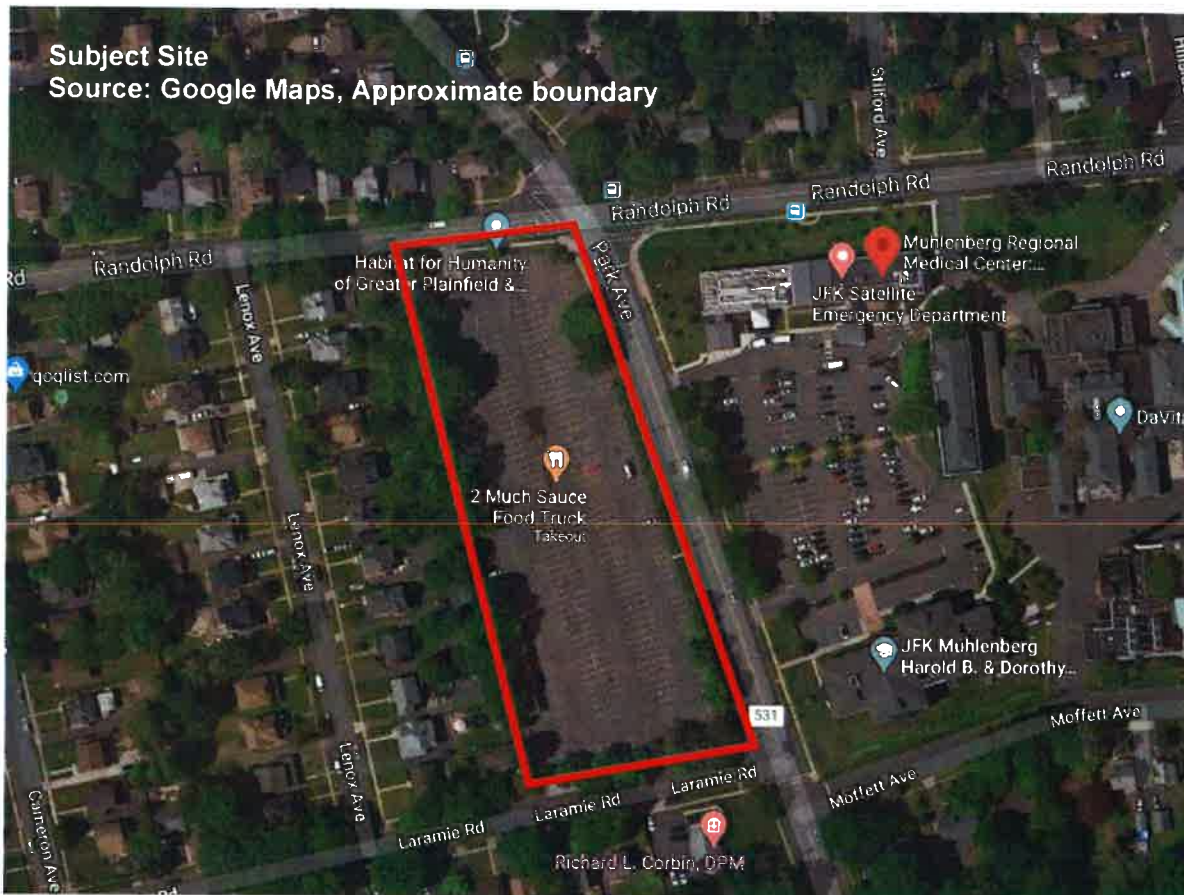
The subject site, identified as Block 729 Lot 1 is a corner lot with three frontages along Park Avenue (\pm 550 feet), Laramie Road (\pm 248 feet) and Randolph Road (\pm 170 feet). The site is approximately 126,673 square feet (\pm 2.908 ac) in size and is currently a vacant paved surface lot. The site was recently designated as Area in Need of Redevelopment by City Council in December 2019. Subsequently the Council adopted a redevelopment plan for the area February 2020.



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 3

To the east of the site is JFK Muhlenberg Satellite Emergency Department and the Harold B. and Dorothy A. Snyder Schools of Nursing and Medical Imaging. To the rear (west), north and south of the south is mix of high density and low density residential use.





City of Plainfield Planning Board
 1204 Park Avenue, LLC (PB 2020-08)
 Re: Planning Report #2

May 12, 2020
 Our File No. HPFP0729.01
 Page 4

4. Zoning and Bulk Review

- a. *Use:* The subject property is located in the Park Avenue Gateway Redevelopment Plan latest revised January 8, 2020. The proposal includes subdividing the subject site into two lots and propose one of the proposed lots (Lot A) is to be developed with a drive thru pharmacy and its associated parking. Per the Redevelopment Plan, 4.3, a drive thru pharmacy is a permitted use.

The second lot (Lot B) is to remain as is with no improvement. The site is currently a paved surface lot.

No change in proposed. This comment remains from our previous memorandum.

- b. *Bulk Regulations:* **The revised plans submitted reflect the revised table per our previous memorandum.** The following table notes the bulk regulations permitted per the redevelopment plan and provides the proposed developments compliance/non-compliance with the regulations:

Bulk Regulations Park Avenue Gateway Redevelopment Plan				
	Requirement	Existing	Proposed Lot A	Proposed Lot B
Minimum Lot Area	43,560 sq. ft.	126,673 sq. ft.	65,228 sq. ft.	61,445 sq. ft.
Minimum Lot Width	100 feet	460 feet	170.13 feet	248.73 feet
Minimum Front Yard Setback -Park Ave	20 feet	194.2 feet	53.5 feet	194.2 feet
Minimum Front Yard Setback -Randolph Road	20 feet	397.6 feet	103.4 feet	N/A
Minimum Front Yard Setback -Laramie Road	20 feet	78 feet	N/A	78 feet
Minimum Side Yard Setback	20 feet	N/A	33.1 feet	1.6 feet (V)
Minimum Combined Side Yard Setback	40 feet	N/A	N/A	N/A
Minimum Rear Yard Setback	35 feet	1.6 feet (E)	83.4 feet	29.6 feet (V)
Maximum Building Coverage	70%	2.5%	22.7%	4.4%
Maximum Lot Coverage	90%	85.8%	80.0%	83.7%
Maximum Floor Area Ratio	2.75	.025	0.227	0.044
Maximum Building Height	55 feet	<55 feet	28 feet	<55 feet
Maximum Building Height	5 sty	1 sty	1 sty	1 sty
Minimum Common Open Space	10%	14.2%	20.0%	16.3%
<i>(V) Variance (E) Existing Non-conforming Condition</i>				



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 5

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 5 feet setback and a 6 feet high board on board fence is proposed. **Variance is required for buffer width.**

This comment remains from our previous memorandum. The testimony should be provided.

- (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 foot setback is proposed from residential use. **Variance is required.**

This comment remains from our previous memorandum. The testimony should be provided.

- (iii) **§17:9-24 D1:** Buffering of minimum 25 feet is required around all sides of a loading area when adjacent to residential use or district. None is provided. **A variance is required.**

This comment remains from our previous memorandum. The testimony should be provided.

- (iv) **§17:9-24 D2:** Screening for the loading area shall consist of a minimum 10 feet high visually impervious screen. If such screening is a wall width of 10 feet of landscape buffer is required. 5 foot is proposed. **A variance is required.**

This comment remains from our previous memorandum. The testimony should be provided.

- (v) **Per Redevelopment Plan 4.3 buffering/ Screening (b)** - loading areas, solid waste and recycling facilities and other service areas shall be rear or side of the buildings. Such areas shall be screened with walls, decorative walls or other materials. The proposed waste area is proposed along the rear yard and is surrounded by a 6 foot fence, the loading area is not. **A waiver is required.**

This comment remains from our previous memorandum. The testimony should be provided.



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 6

b. Parking, driveways and loading:

- (i) Per Redevelopment Plan **4.3 Parking Standards (a)** - Parking ratios for all other uses shall be in accordance with Land Use Ordinance.

Per § 17:9-43J – 1 parking space per 300 square feet of gross floor area is required for retail sales and services. For the proposed 14,823 square feet of proposed pharmacy, the required number of spaces is 50 spaces. The proposal includes 50 parking spaces. This complies.

This comment remains from our previous memorandum. The testimony should be provided.

- (ii) **§17:9-42 A:** No non-residential driveway shall be located within 10 feet of an existing residential property. Driveway is proposed within 5 feet. **A variance is required.**

This comment remains from our previous memorandum. The testimony should be provided.

- (iii) **§17:9-42 I:** All driveways and parking areas shall be constructed of a durable and dustless asphalt or cement surface material. **The revised site plan notes the proposed driveway is to be asphalt pavement. This complies.**

- (iv) **§17:9-42 H:** Curb cuts for 20 foot wide driveways shall be a maximum of 26 feet wide. The curb cuts for the proposed driveway exceeds a maximum width of 26 feet. **A variance is required.**

This comment remains from our previous memorandum. The testimony should be provided.

- (v) **Per redevelopment Plan 4.3 Parking Structures:** All parking facilities within redevelopment area shall include at a minimum two electric car charging stations as well as infrastructure necessary to support additional car charging facilities to accommodate future demand. Applicant should indicate if any such two electric vehicle car charging stations are proposed. This requirement is noted from parking structures in the redevelopment plan.

This comment remains from our previous memorandum. The testimony should be provided.

- (vi) Per the land use ordinance one (1) bicycle parking space is required for every 10 automobile car parking spaces. Based on the 50 car parking spaces 5 bicycle parking



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 7

spaces are required. **The revised plan shows a bicycle rack located west of the proposed building. This complies. However per §17:11-26 C.1.a. required bicycle parking must be located 50 feet of an entrance to a building. The proposed bike rack is located more than 50 feet from the entrance of the building. The proposed rack should be relocated or a waiver would be required.**

c. Parking lot landscaping: **This comment remains from our previous memorandum. The testimony should be provided.**

(i) **§17:9-43 B:** For parking lots with eleven (11) or more spaces, a minimum of five percent (5%) of interior area of the parking lot shall be provided with landscaping islands containing 1 deciduous tree for every (5) parking space abutting such island. This complies with the proposed approximately 15% of landscaped area and 10 shade/ornamental trees.

(ii) **§17:9-43 B (2):** No more than 8 parking spaces shall be placed in a row of parking without an intervening landscape island. **This does not comply a variance is required.**

(iii) **The revised plan notes compliance with shade tree commission recommendations. We defer to Shade Tree Commission for compliance.**

d. Shade Trees: **This comment remains from our previous memorandum. The testimony should be provided.**

(i) **§17:9-49C A:** Plant Placement and Shade Trees. We defer to the Shade tree commission on the requirement of the number location of trees. Per Shade Tree Commission due to limited tree lawn, a cash contribution is required. We defer to Shade Tree Commission comments dated April 21, 2020.



City of Plainfield Planning Board
 1204 Park Avenue, LLC (PB 2020-08)
 Re: Planning Report #2

May 12, 2020
 Our File No. HPFP0729.01
 Page 8

h. Signage: With the revised plans, the following is noted, per 2018 City's Sign Ordinance:

	Required	Proposed
Free standing Sign		
Number of Signs	1	1
Location	Freestanding Sign permitted on property that has setback of 10 feet between principal building and front property line	complies
Maximum Sign Area	30 sq. ft.	30.9 sq. ft. (V)
Maximum height of wall sign	6 feet	6 feet
Maximum base height	18 inches	16 ¼ inches
Illumination	Indirectly illuminated	Internally Illuminated (V)
Colors	No more than 3 colors on a single sign	2*
Wall Sign		
Number of signs	2	3 (V)
Area of Sign	10% of the façade area	76.3 sq. ft.
Randolph Road	96.77 sq. ft.	-
Park Ave	97.3 sq. ft.	74.43 sq. ft.
	88.56 sq. ft.	31.07 sq. ft.
Max. wall sign projection	9 inches	5 inches
Max. vertical dimension of wall sign	2 feet	2.81 feet (V)
Max. Building Mounting Height	14 feet	Complies**
Canopy Sign	2	1
Area of Sign	30% of surface area of face of the canopy facing street right of way = 12.44	17.65 (V)
<i>(V)- Variance</i>		
* <i>Freestanding Sign color:</i> Applicant should confirm the colors, the detail shows red, white and brown.		
** <i>Sign mounting height:</i> Applicant must confirm the mounting height of the wall sign. Per the revised plans this height is calculated as 18 feet. We calculate it less than 14 feet. This should be confirmed.		



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 9

6. Design Standards:

a. Building Mass and Form: **The following comments remain from our previous memo and testimony should be provided.**

- (i) Per 4.3 a) variation in architectural massing is encouraged. Applicant should discuss in detail how this design standard is being achieved. The Floor plan does not show any variations plan with either bump outs or recesses in the wall. Applicant should discuss this in detail.
- (ii) Per 4.3 b) buildings should include, at street level, design elements that encourage pedestrian interest. Testimony regarding proposed elements along building façade to generate street level pedestrian interests should be discussed.
- (iii) Blank walls are prohibited, walls must be treated with landscaping, or artwork or other decorative treatment. This should be discussed by the applicant.
- (iv) Per the redevelopment plan, any front façade of nonresidential structure within the Redevelopment Area must be visually permeable (i.e. it should contain windows or other openings at eye level). Blank and windowless walls shall be permitted only along the rear of the building. The proposed windows on the wall are mounted 5 feet from the ground. This does not create a visually permeable façade. This should be discussed.
- (v) Side and rear yard elevations should receive architectural treatments comparable to front facades. The rear and side elevation façade appears blank compared to front façade. This should be discussed.
- (vi) The plan states a variety of materials shall be utilized for façade. Masonry to be proposed at base with other suitable material above 12 feet. Per the elevation it appears one material is used for the entire height of the façade. A change in material should be considered.

b. Landscaping:

- (i) **§17:11-11 A:** Landscaping. A landscaping plan shall be prepared by a New Jersey Certified landscape architect. Landscaping plan has been prepared by a Professional Engineer. **The revised landscape plan (Sheet 7) shows prepared by Professional Landscape Architect. This complies.**
- (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



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 10

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 revised plan, still note the guarantee estimate as one year. This should be revised.**

c. Lighting: **This comment remains. Testimony should be provided.**

(i) Per §17:11-12 E, sites with greater than 100 feet frontage shall provide decorative lampposts approximately 10 feet to 12 feet high spaces at intervals of 40 feet to 60 feet. None are proposed. **Waiver is required.** Currently street lampposts exists but these are not decorative materials. We defer to the Board Engineer on the existing conditions of these street lights and if these should be replaced.

d. Loading: **This comment remains. Testimony should be provided.**

(i) Per 17:11-13, one loading birth is required for this use. A striped loading zone of 15 feet by 60 feet is provided along the rear façade of the proposed building. This complies. No entry door for loading and unloading is proposed in this area. The operations should be discussed. Additionally, per the Statement of Operations applicant anticipates, one delivery per week during regular business hours for CVS and 6-8 deliveries per week in box trucks from other vendors during regular business hours. A truck turning diagram Sheet 14 shows the truck maneuverability on site. It appears the loading truck would require some back up maneuver to park in the loading zone. Additionally, applicant should discuss if the seven (7) angled parking spaces would be impacted with the loading zone. It is recommended that cross walk along these parking spaces and traffic calming bumps or sings should be posted around this intersection.

e. Driveway:

(i) Per §17:11-15a- For non-residential uses with more than 25 spaces, the entrance and exist should be separated by a landscaped traffic island. **A waiver is required. This comment remains. Testimony should be provided.**

(ii) It is recommend that no entry sign should be posted along the one way driveway located in the rear of the building. **The revised plans show the “do not enter signs”.**

f. Sustainable design: **This comment remains. Testimony should be provided.**

Per the redevelopment plan, implementing sustainable design practices and LEED certifiable building standards are strongly encouraged for newly constructed/ redeveloped



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 11

buildings. Applicant should provide testimony on how the proposed developed complies with the design standard. Testimony should be provided on what sustainable design features are incorporated on the proposed site and building.

- g. HVAC: **§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. **This comment remains. Testimony should be provided.**

7. Redevelopment Plan

February 2020 City of Plainfield adopted a Park Avenue Gateway Redevelopment Plan for this site. The primary goal of this Redevelopment plan is to attract development and economic growth. Further, the goal of the Plan is to provide seamless connectivity and compatibility with surrounding area, including providing variety of uses that complement the healthcare and wellness needs of the community.

8. Planning Comments

1. The applicant shall provide testimony justifying the bulk variances and waivers to the Board's satisfaction.
2. We defer to Board Engineer regarding drainage, stormwater, utilities, traffic impact, and other engineering issues related to the site.
3. The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

9. Statutory Criteria

Bulk Variances: Additionally, several bulk variances are required. 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.



City of Plainfield Planning Board
1204 Park Avenue, LLC (PB 2020-08)
Re: Planning Report #2

May 12, 2020
Our File No. HPFP0729.01
Page 12

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.

April 29, 2020

CPLFD 20208

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

**RE: Engineering Review #1
CVS Pharmacy Store
1204 Park Ave Associates, LLC
1204-1248 Park Avenue & Randolph Road
Block 729, Lot 1
Application #: PB 2020-08**

Dear Board Members:

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

- Application for Development for City of Plainfield.
- List of Variances and Design Waivers.
- Survey entitled "ALTA/NSPS Land Title Survey for Metro Real Estate Companies, Existing Conditions, Block 729, Lot 1, 1204-1248 Park Avenue, City of Plainfield, Union County, New Jersey", consisting of one (1) sheet, prepared by Craig Black, PLS, of Dynamic Survey, LLC, dated 08/29/2020, last revised 09/26/19.
- Engineering Plans entitled "Preliminary & Final Site Plan for 1204 Park Avenue Associates, LLC, Proposed CVS Pharmacy, Block 729, Lot 1; Tax Map Sheet #97 – latest rev. date 03-24-87, Park Avenue (CR 531) & Randolph Road, City of Plainfield, Union County, New Jersey", consisting of sixteen (16) sheets, prepared by Robert P. Freud, PE, of Dynamic Engineering, dated 02/06/2020, last revised 04/09/20.
- Architectural plans entitled "Proposed CVS Pharmacy, Block 729, Lot 1, Park Ave and Randolph Road, City of Plainfield, New Jersey", consisting of two (2) sheets, prepared by Michels & Waldron Associates, LLC, dated 02-13-20, last revised 03-06-20.

- Minor Subdivision Plan entitled “1204 Park Avenue Associates, LLC, Block 729, Lot 1, Park Avenue & Randolph Road, City of Plainfield, Union County, New Jersey”, consisting of one (1) sheet, prepared by Craig Black, PLS, of Dynamic Survey, LLC, dated 02/21/2020.
- Stormwater Management Analysis for 1204 Park Avenue Associates, LLC for proposed CVS Pharmacy, Block 729, Lot 1, Park Avenue & Randolph Road, City of Plainfield, Union County, New Jersey”, prepared by Dynamic Engineering, dated February 2020.
- Traffic Impact Study for proposed CVS Pharmacy, Block 729, Lot 1, Park Avenue & Randolph Road, City of Plainfield, Union County, New Jersey”, prepared by Dynamic Engineering, dated February 17, 2020.
- Sanitary Sewer & Potable Water Engineer’s Report for 1204 Park Avenue Associates, LLC for proposed CVS Pharmacy, Block 729, Lot 1, Park Avenue & Randolph Road, City of Plainfield, Union County, New Jersey”, prepared by Dynamic Engineering, dated March 2020.
- CVS Pharmacy – City of Plainfield Statement of Operations.

INTRODUCTION

The subject site is a corner lot located at the south west intersection of Park Avenue and Randolph Road and contains approximately 2.9 acres. The Applicant proposes to subdivide this existing parking lot into two new lots identified as Lot A (1.497 acres) and Lot B (1.410 acres). The Applicant proposes to construct a 14,823 SF CVS pharmacy store with drive through on Lot A and proposes to retain the existing parking on Lot B . Additional site improvements include construction of a parking lot within Lot A and associated improvements within the City’s Right-of-Way for the proposed store. The subject site is located in the Park Avenue Gateway 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) A level landing shall be provided for the proposed ramp between the concrete walkway and pedestrian crossing. Pedestrian crossing signage shall be provided at both sides of the proposed crosswalk.

- 2) The height of the proposed board-on-board enclosure for the cardboard compactor shall be shown on the site plan.
- 3) The height of the proposed gate for trash enclosure shall be indicated on the site plan. Corresponding construction detail shall be added to the plan.
- 4) A construction detail has been provided for bollards. The location of these bollards shall be clearly indicated on the site plan.
- 5) The Applicant is proposing three (3) shade trees within the Right-of-Way along Randolph Road and none along Park Avenue. We defer the approval of the proposed street trees to the Shade Tree Commission.
- 6) The concrete sidewalk detail shall be revised to indicate 4" thick granular subgrade.
- 7) The limit of driveway flare shall be revised on the site plan to show maximum 12" side flares in accordance with the City standard details.
- 8) All work involving the existing sanitary sewer system shall be coordinated with and approved by the Plainfield Municipal Utilities Authority (PMUA).
- 9) Randolph Road was recently paved by the City. Proposed utility connections will not be permitted into Randolph Road without approval by the City Council. If approval is granted, full width restoration of roadway will be required along the site frontage. A note stating the same shall be added to the pavement detail.
- 10) 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.
- 11) Park Avenue is a County road. Approval from the County is needed prior to construction of any proposed improvements within the right-of-way. A note stating the same shall be added to the plan.
- 12) A statement of operations has been provided for the hours of operation and deliveries for the proposed development. Testimony shall be provided regarding the same.

GRADING AND DRAINAGE

- 1) Spot grades shall be provided for the proposed concrete handicap ramps at the driveway entrances along Randolph Road and Park Avenue to ensure ADA compliance.

- 2) The north west corner of the gravity wall appears to tie in with the proposed contour 85. The top of wall elevation shall be clarified at this point.
- 3) The gravity wall section detail shall be revised to indicate the material and the foundation bedding width. The construction of the wall must not encroach on the adjacent lot. The discharge for the toe drain shown on the detail shall be clarified.
- 4) A construction detail shall be provided for the manhole cover and frame referenced on the storm manhole detail.

STORMWATER MANAGEMENT

The total limit of disturbance for the proposed development is approximately 1.62 acres and is a major development in accordance with NJAC 7:8. The Applicant has proposed to decrease the impervious area coverage and reduce the post-development peak runoff rate to comply with the requirements stated in NJAC 7:8 and Section 17:12-1(C) of the City Ordinance.

We have reviewed the Stormwater Management Report prepared by Dynamic Engineering, dated February 2020 and we offer the following comments:

- 1) The capacity of the existing 12" RCP and the downstream connecting pipe in the street shall be included in the stormwater collection system calculations.
- 2) A stormwater management maintenance manual shall be provided for the efficient maintenance of the proposed basin and the on-site stormwater management system.
- 3) The attached Major development Stormwater Summary form shall be completed by the Applicant and submitted for review. The form can also be accessed online through the following link:

https://www.nj.gov/dep/dwq/pdf/Tier_A/Tier_A_Attachment_D_Major_Development_Summary_Fill_In.pdf

TRAFFIC ASSESSMENT

- 1) The Traffic impact Study (TIS) cites a traffic study for a mixed-use development in the calculation of the no-build traffic volumes. Provide the traffic volume data from the mixed-use development traffic study for verification of data presented in this TIS.

- 2) Provide the Synchro files for review along with the traffic signal timings for the intersection of Park Avenue and Randolph Road.
- 3) Table VI of the TIS indicates that the addition of the site traffic will increase delay on the WB approach of Randolph Road, which is identified as having a LOS F during the PM and Saturday peak periods of the no build and build condition, and mentions that the LOS F can be mitigated through a signal timing modification at Randolph Road and Park Avenue. The build condition synchro output indicates that queues on eastbound Randolph Road will extend back to and beyond the driveway to the proposed CVS and potentially block left turns from Randolph Road into the site.

To mitigate the above, the applicant shall provide optimized traffic signal timings and updated Synchro analysis for the intersection of Park Avenue and Randolph Road that eliminates the westbound Randolph Road LOS F and minimizes the queue on eastbound Randolph Road. Upon approval of revised signal timings, the applicant shall coordinate with the City and County regarding the implementation of the new traffic signal timings.

MISCELLANEOUS

- 1) Certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.
- 2) Metes & Bounds descriptions for the proposed lot subdivision shall be provided for review.
- 3) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
- 4) The Applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 5) 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/ss/dr

cc: Malvika Apte- Board Planner
Peter Vignuolo, Esq. – Board Attorney
Rosalind Miller – Board Secretary
Lisa A. John-Basta, Esq. – Applicant's Attorney
Robert P. Freud, PE – Applicant's Engineer

APP # 32
2020-08



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

Eric E. Jackson, Executive Director

VIA EMAIL

April 23, 2020

Ms. Doreen Montedoro, Office Coordinator
Dynamic Engineering
Land Development Consultants
1904 Main Street
Lake Como, NJ 07719

Ref: 1204 Park Avenue
Block 729, Lot 1

Dear Ms. Montedoro:

After reviewing the plans sent by email for the proposed CVS at 1204 Park Ave., Block 729, Lot 1, the only thing I can say at this time is there is a sanitary sewer line that borders the property.

A Sanitary Sewer Connection application is enclosed to be completed by your firm and returned to my attention. Also, a minimum escrow of \$2,000.00 must be paid before the plans are sent to our consulting engineer for review and to calculate the connection & application fees associated with this project.

Please make the escrow check out to the Plainfield MUA and return the application along with the escrow check to my attention so I can fill out the proper paperwork. Thank you.

Yours truly,

A handwritten signature in blue ink that reads 'S D Dessino'.

Stephen D. Dessino
Sewer Dept. Superintendent

Enc. Sewer Application

Cc: Eric E. Jackson, Executive Director
Rosalind Miller, City of Plainfield
Bill Nierstedt, City of Plainfield
Ron Madison, Maser Consulting
Shannon Ramage, Maser Consulting
Mapte@cmeusa1.com

Rosalind Miller

From: Margaret Groves <Margaret.Groves@rve.com>
Sent: Monday, May 11, 2020 10:40 AM
To: Rosalind Miller; April Stefel; Kevin O'Brien; Drew M. Di Sessa; Malvika Apte; N'dela Costley; Pamela Hilla; Taheem Muslim; John Reed; John Reed; 'Stephen Dessino'; William Nierstedt
Subject: RE: 1204 Park Avenue for a CVS Pharmacy 2020-08

Good Morning Rosalind,

I will not require a set of the plans. Only a small area of the property along Randolph Road is within the flood zone. Therefore the proposed structure is outside the floodplain and would not require our review.

Thank you,

Meg Groves

Margaret M. Groves, CFM - Senior Designer

Remington & Vernick Engineers

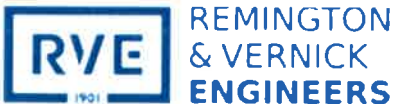
9 Allen Street

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 10:09 AM

To: April Stefel <april.stefel@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; Drew M. Di Sessa <DDiSessa@Pennoni.com>; Malvika Apte <mapte@cmeusa1.com>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Pamela Hilla <Pamela.Hilla@rve.com>; Margaret Groves <Margaret.Groves@rve.com>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>; 'Stephen Dessino' <StephenD@pmua.org>; William Nierstedt <william.nierstedt@plainfieldnj.gov>

Subject: 1204 Park Avenue for a CVS Pharmacy

Good Morning to All,

The Planning Division has received site plans / development application for your review and comments via email provided in the following link:

[Download all associated files](#)

In addition, please let me know if you prefer to pick-up hard copies in the inter-office mail box in city hall.

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)

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.

DISCLAIMER: This message and any documents attached contain confidential information and are intended only for the individual(s) named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail and any attached documents. 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. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Remington & Vernick Engineers, Inc., 232 Kings Highway East, Haddonfield, NJ 08033, www.rve.com.

Rosalind Miller

From: N'dela Costley
Sent: Monday, May 11, 2020 3:07 PM
To: Rosalind Miller; N'dela Costley
Cc: Valerie Jackson; mapte@cmeusa1.com
Subject: RE: 1204 Park Avenue for a CVS Pharmacy

Addendum to Zoning Determination

I have reviewed the revised site plans dated May 8, 2020 and the following variances are required:

Variances for Signage

1. Ground floor sign exceeds maximum allowed sign area
2. Ground sign internally illuminated
3. Canopy sign exceeds maximum allowed sign area "drive thro pharmacy"
4. Three Facade signs exceed maximum number of allowed signs, only two permitted
5. "CVS Pharmacy" sign exceeds maximum allowed sign area

Variances for Driveway

1. 10' setback from adjacent residential property not provided
2. Curb cut
3. Loading dock buffer
4. Landscape Island

Waiver

1. Waiver requested for non conforming lighting levels

Regards,

N'dela Costley
Zoning Officer
City of Plainfield
515 Watchung Avenue
Plainfield, NJ 07083
908 239 2696

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

From: Rosalind Miller <rosalind.miller@plainfieldnj.gov>
Date: 5/11/20 10:08 AM (GMT-05:00)
To: April Stefel <april.stefel@plainfieldnj.gov>, Kevin O'Brien <kobrien@ppdnj.com>, "Drew M. Di Sessa" <DDiSessa@Pennoni.com>, Malvika Apte <mapte@cmeusa1.com>, N'dela Costley <ndela.costley@plainfieldnj.gov>, Pamela Hilla <Pamela.Hilla@rve.com>, Margaret Groves <Margaret.Groves@rve.com>, Taheem Muslim <taheem.muslim@plainfieldnj.gov>, John Reed <john.reed@plainfieldnj.gov>, John Reed <john.reed@plainfieldnj.gov>, 'Stephen Dessino' <StephenD@pmua.org>, William Nierstedt <william.nierstedt@plainfieldnj.gov>
Subject: 1204 Park Avenue for a CVS Pharmacy

Good Morning to All,

The Planning Division has received site plans / development application for your review and comments via email provided in the following link:

[Download all associated files](#)

In addition, please let me know if you prefer to pick-up hard copies in the inter-office mail box in city hall.

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
www.plainfieldnj.gov*

Rosalind Miller

From: N'dela Costley
Sent: Tuesday, April 21, 2020 3:25 PM
To: Rosalind Miller
Cc: Apte, Malvika; Valerie Jackson
Subject: Zoning Determination 1204 Park Avenue

1204 Park Avenue is located within the boundaries of the Park Avenue Gateway Redevelopment Plan Area, which permits retail commercial uses and drive thru's. The project consists of the sub division of of one lot measuring approximately 2.907 acres into two lots. Lot A will measure 65,228 Sq. Ft. and Lot B will measure 61,445 Sq.Ft. There is no proposed development on Lot B. Lot A will be utilized as a retail pharmacy with a drive thru and 50 parking spaces.

Subdivision Approval and Preliminary and Final Site Plan review and Approval is required.

Variances for the following are required:

1. Parking lot entrance and exit not separated by a landscape traffic island.
2. Driveway located within 10' of adjacent residential property.
3. 10' landscape buffer surrounding parking lot not provided.
4. 10' landscape buffer surrounding loading area not provided.
5. Insufficient width of island planting provided.
6. Insufficient impervious screening provided.
7. Intervening landscape island not provided.
8. Insufficient number of lamp posts provided.

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

From: Rosalind Miller
Sent: Tuesday, April 21, 2020 12:41:45 PM
To: April Stefel; Kevin O'Brien; Drew Di Sessa; Malvika Apte; N'dela Costley; Pamela Hilla; Margaret Groves; Stephen Dessino; Taheem Muslim; John Reed
Cc: William Nierstedt
Subject: Emailing: Site Plan Set (Rev 1)

I hope everyone is safe and well. The Division of Planning has received the attached documents for your review and recommendations. The applicant 1204 Park Avenue Associates, LLC is seeking to expedite this project and we ask if everyone could make this possible.

Site Location: 1204 Park Avenue, Block 729, Lot 1

Proposal: CVS Pharmacy with Drive-Thru

I ask that you please forward all recommendations to Bill, Mika and myself via email by Monday, April 27, 2020.

Please let me know if there is any issue with opening the attached documents.

Your time spend on this is very 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
www.plainfieldnj.gov<<http://www.plainfieldnj.gov>>

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.

Rosalind Miller

From: April Stefel
Sent: Tuesday, May 12, 2020 10:55 AM
To: Rosalind Miller; 'Apte, Malvika'
Cc: William Nierstedt
Subject: RE: 1204 Park Avenue for a CVS Pharmacy

PG 2020-08

Good Morning Ladies,

Shade Tree Commission e-mail prepared by April Stefel, dated April 21, 2020.

1. The Landscaping Plan (Sheet 7) has been revised to address this comment.
2. The Landscaping Plan (Sheet 7) has been revised to address this comment.
3. The Landscaping Plan (Sheet 7) has been revised to address this comment. Contribution to the Plainfield Tree Trust can be provided (if required).

All is good with the letter submitted by Dynamic Engineering. Please note that item 3 highlighted in yellow is required and a check must be sent.

From: Rosalind Miller
Sent: Monday, May 11, 2020 10:09 AM
To: April Stefel <april.stefel@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; Drew M. Di Sessa <DDiSessa@Pennoni.com>; Malvika Apte <mapte@cmeusa1.com>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Pamela Hilla <Pamela.Hilla@rve.com>; Margaret Groves <Margaret.Groves@rve.com>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>; 'Stephen Dessino' <StephenD@pmua.org>; William Nierstedt <william.nierstedt@plainfieldnj.gov>
Subject: 1204 Park Avenue for a CVS Pharmacy

Good Morning to All,

The Planning Division has received site plans / development application for your review and comments via email provided in the following link:

[Download all associated files](#)

In addition, please let me know if you prefer to pick-up hard copies in the inter-office mail box in city hall.

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
www.plainfieldnj.gov

Rosalind Miller

From: April Stefel
Sent: Tuesday, April 21, 2020 3:50 PM
To: Rosalind Miller; 'mapte@cmeusa1.com'
Cc: William Nierstedt; Valerie Jackson
Subject: PB 2020-08 CVS 1204 Park Avenue

Good Afternoon Ladies,

I am reviewing this application on behalf of the Shade Tree Commission. I will be looking at two scenarios the interior Landscape Plan, Sheet 7 submitted by Dynamic Engineering and also for the required street tree planting.

Interior Landscape Plan Sheet 7

1. Due to the removal of the two Pin Oaks along Park Avenue to facilitate the parking configuration, one additional Hackberry should be incorporated into the planting bed (widest location) along Park Avenue.
2. The plant material for the landscape design is acceptable however I suggest that the flowering dogwoods be of the newer Rutgers varieties. These are more apt to survive the harsh conditions due to the location within a heavily paved area.

Shade Tree Requirements

1. Due to the limited tree lawn and overhead wires a required street tree planting cannot be achieved. The Park Avenue location would require the planting of three (3) trees and Randolph Road two (2) for a total of five (5) trees or 1/35-40 foot spacing. TWith that said a contribution of \$1500.00 (\$300 X 5 trees) is required to the Plainfield Tree Trust.

If you have any questions please feel free to contact me.

Regards,

April

-----Original Message-----

From: Rosalind Miller
Sent: Tuesday, April 21, 2020 12:42 PM
To: April Stefel <april.stefel@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; Drew Di Sessa <DDiSessa@pennoni.com>; Malvika Apte <mapte@cmeusa1.com>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Pamela Hilla <Pamela.Hilla@rve.com>; Margaret Groves <Margaret.Groves@rve.com>; Stephen Dessino <StephenD@pmua.org>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>

Cc: William Nierstedt <william.nierstedt@plainfieldnj.gov>
Subject: Emailing: Site Plan Set (Rev 1)

I hope everyone is safe and well. The Division of Planning has received the attached documents for your review and recommendations. The applicant 1204 Park Avenue Associates, LLC is seeking to expedite this project and we ask if everyone could make this possible.

Site Location: 1204 Park Avenue, Block 729, Lot 1

Proposal: CVS Pharmacy with Drive-Thru

I ask that you please forward all recommendations to Bill, Mika and myself via email by Monday, April 27, 2020.

Please let me know if there is any issue with opening the attached documents.

Your time spend on this is very 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
www.plainfieldnj.gov

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.

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

Name: Michels & Waldron Associates LLC
Address: 645 Westwood Avenue River Vale, NJ 07675
Telephone & Email: 201-664-6064 architects@michelswaldron.com

VI. Attorney Information (attach business card):

Name: Lisa A. John-Basta, Esq.
Address: One Boland Drive, West Orange, NJ 07052
Telephone & Email: 973-530-2083 ljohn-basta@csglaw.com

VII. Property Information:

Street Address: 1204-1248 Park Avenue
Block & Lot Number: Block 729, Lot 1
Zone: Park Avenue Gateway Redevelopment Plan
Existing Use: surface parking lot
Proposed Use: Proposed Lot "A" - 14,823 sf pharmacy with drive-thru; Proposed Lot "B" retain surface parking
Type of Construction: new construction

Approval Desired: Preliminary** n/a Final

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

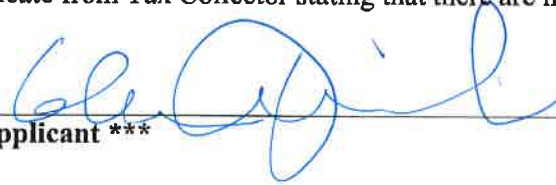
*** minor subdivisions are not eligible for preliminary approval*

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

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

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

(Glenn Domenick)  3/17/18
(Print Name) & Signature of Applicant *** Dated

(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.
For a downloadable PDF version of this document, go to <http://www.plainfield.com/docs/application.pdf>

