




## Memorandum

DATE: February 14, 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

RE: Planning Review # 1  
Application # PB-2018-19  
529-539 W Seventh Street  
Block 762, Lot 1  
Zone: R-4 Moderate Density residential

FILE NO.: HPF00062.20

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

- Application form and checklist;
- Two (2) sheets of plans titled "Minor Subdivision – for 529-539 W. Seventh Street," prepared by Fletcher Engineering, Inc., dated November 19, 2018, last revised November 5, 2019;
- Seven (7) sheets titled "Proposed Dwelling For Barbara Beni" prepared by Roger C. Winkle, Architect, dated February 5, 2020;

We offer the following comments for Board's consideration:

### 1. Summary of Application/Proposal

The applicant is seeking Minor Subdivision approval for property known as Block 762, Lot 1 at 529-539 West Seventh Street in the R-4 Moderate Density Residential zone. The applicant is proposing to subdivide the existing lot into two (2) conforming lots with the construction of two single family dwellings.

A two story single family dwelling 3,450 square feet in size is proposed to be constructed on each lot. The proposed four bedroom, four bath dwellings will be 32 feet 2 inches in height. The Minor Subdivision and proposed dwellings satisfy the bulk criteria of the R-4 Moderate Density Residential



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zone, however, waivers and variances appear to be required for the location and size of the proposed driveways.

Access to the lots will be from West Seventh Street. The Minor Subdivision Plan has been revised to show an 11.33 foot by 21 foot detached garage behind the proposed dwelling. The detached garages will be accessed from West Seventh Street by driveways with a minimum width of 9 feet. The driveways are proposed to be situated directly on the side property line. Additionally, the Architectural Plans indicate a two foot projection over the driveway for the fireplace chimney. This will reduce the width of the proposed driveway even further.

Each of the proposed dwellings are identical. In accordance with City ordinance each dwelling must have certain variations in appearance.

Utility connections are indicated on the plans for each dwelling. There appears to be existing water, sanitary, and gas in West Seventh Street.

## **2. Completeness**

The application was determined to be complete pending receipt of additional plans on January 30, 2020. Those plans have been received.

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

The subject property is identified as Block 762, Lot 1 and is located at 529-539 west Seventh Street. The site is 27,197 square feet or 0.624 acres in size. The property has 120 feet of frontage on West Seventh Street and is approximately 120 feet east of the West Seventh Street, Plainfield Avenue intersection. The property is currently vacant with at least twenty mature trees on the lot.

Surrounding uses include an apartment building to the southwest and a large residential structure to the northeast. There is an apartment building, a charter school and a large residential structure across West Seventh Street to the north. Abutting the rear of the property to the south are other single family residential properties.

The property is situated within Zone X, area of minimal flood hazard. No review from Flood Plain Manager is required.

## **4. Zoning and Bulk Review**

- a. Use: The subject site is located within the R-4 Moderate Density Residential zone. The proposed single family dwellings are permitted in the zone.
- b. Bulk Regulations: The following table notes the bulk regulations in the zone and provides the proposed amendments compliance/non-compliance.



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Bulk Regulations R-4 Residential Zone			
	Required	Proposed Lot 1.01	Proposed Lot 1.02
Minimum Lot Area	7,500 sq. ft.	12,377.46 sq. ft.	14,859.77 sq. ft.
Maximum Density	5.8 d.u./acre	3.5 d.u./acre	2.9 d.u./acre
Minimum Lot Width	50 feet	60.33 feet	60.33 feet
Minimum Lot Frontage	50 feet	60.33 feet	60.33 feet
Minimum Lot Depth	100 feet	195.72 feet	246.28 feet
Minimum Front Yard Setback	25 feet	35 feet	35 feet
Minimum Rear Yard Setback	30 feet	119.6 feet	170.1 feet
Minimum Side Yard Setback			
One	10 feet	10.15 feet	10.14 feet
Both	20 feet	20.32 feet	20.31 feet
Maximum Building Coverage	25%	13%*	10.8%*
Maximum Total Lot Coverage	40%	18.7%*	15.6%*
Maximum Number of Stories	2.5 stories	2 stories	2 stories
Maximum Building Height	35 feet	33.80 feet	33.65 feet
Minimum Improvable Area	2,000 sq. ft.	12,377.46 sq. ft.	14,859.77 sq. ft.
M.I.A.-Diameter of Circle	31 feet	60.33 feet	60.33 feet
Detached Garage Minimum Side Setback	5 feet	10 feet	10 feet
Minimum Driveway Setback	2 feet	0 feet <u>V</u>	0 feet <u>V</u>
<i>V – Variance required</i> <i>*It does not appear that the coverage requirements have been revised to reflect the addition of the detached garage and driveways.</i>			

## 5. Parking

In accordance with the Residential Site Improvement Standards (RSIS) § 5:21-4.14 a four bedroom single family dwelling requires a minimum of 2.5 parking spaces per dwelling on each property. As indicated on the Minor Subdivision Plan there is a single vehicle detached garage and at least 100 feet of 10 foot wide driveway and turnaround area proposed for each dwelling. The combination of the garage and driveway satisfy RSIS Parking requirements.

The proposed driveways are situated on the side property lines. **A setback variance is required. The width of each proposed driveway is deficient.** A minimum driveway width of 10 feet is required and a 9 foot width is proposed.

## 6. Variances and Waivers

The variances and waivers are required from the following sections of the City Ordinance:



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**§17:9-42A** – No residential driveway shall be located closer than 2 feet from a property line. ***The proposed driveways are situated on (0 feet) the side property line.***

**§17:9-42G** – Driveways for one car garages shall be a minimum of 10 feet wide and a maximum width of 12 feet. ***The driveways are as narrow as 9 feet in width.***

**§17:9-48D1** - No dwelling unit shall hereafter be constructed in any residential zone which shall be like or substantially like any neighboring dwelling. ***The two proposed dwellings are identical.***

**§17:9-49C A** - Shade trees shall be planted at intervals of 40 feet along a right-of-way and a minimum of 3.5 feet inside the sidewalk, on or near the right-of-way line or, if such location is not possible, in the planting strip between the curb and the sidewalk, a minimum of 2 feet from the curb. In rights-of-way where existing shade trees are consistently located at a certain location so as to form a line parallel to the street, shade trees may be placed to continue this pattern. ***Street trees are not indicated on the plan.***

## 7. Master Plan

The 2009 City of Plainfield Master Plan and Master Plan Reexamination report identifies the subject property as Moderate Density Residential. The Master Plan noted that the Moderate Density Residential makes up approximately 21% of the City's land area. The applicable goals and the objectives of the Master Plan as related to the subdivision of this property are as follows:

- Existing residential neighborhoods will be preserved to protect and enhance their character.
- Development and redevelopment should be responsive to the needs of the Plainfield community by ameliorating conditions suggestive of physical and economic deterioration, by supporting sustainability, creating economic opportunity and providing a variety of housing.
- The city supports the State's redevelopment goals as expressed in the State Development and Redevelopment Plan (SDRP) and the city's designation as a PA1 Metropolitan Planning Area. The PA1 provides for much of the State's future development; revitalizes cities and towns; promotes growth in compact forms; stabilizes older suburbs; redesigns areas of sprawl; and protects the character of existing stable communities.

The applicant should provide testimony regarding the project's consistency with the stated goals and objectives of the City Master Plan and New Jersey State Development and Redevelopment Plan (SDRP).

## 8. Planning Comments:

- a. Testimony shall be provided justifying all variances and waivers.



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- b. The minor subdivision should be filed by deed or plat in accordance with the Map Filing Law. In accordance with the Municipal Land Use Law (MLUL) §40:55D-47d. The plat or deeds shall be filed within 190 days of adoption of the resolution of approval or the subdivision will expire.
- c. The driveways should be a minimum width of 10 feet. The architecture should be modified to eliminate the impact of architectural projections (chimney, fireplace, bay windows, etc.) on the use of driveway.
- d. In consideration of the proposed position of the proposed driveways, the applicant should provide a fence along the driveway's edge. The fence should be entirely within the limits of the property. Fencing should not be in the front yard area.
- e. Street trees should be shown on the plan and installed in accordance with §17:9-49C A.
- f. The applicant should provide modify architecture for the proposed dwellings to ensure compliance with the City's look alike ordinance §17:9-48D1.
- g. The building and overall coverage should be recalculated to reflect the detached garage and extended driveway shown on the revised plans. The bulk requirement table should be revised.
- h. We defer to the Board Engineer regarding drainage, stormwater, utilities, traffic impact, and other engineering issues related to the site.
- i. The applicant should provide approvals or letters of no interest from all required outside agencies:
  - Union County Planning Board
  - Soil Conservation
  - Plainfield Municipal Utilities Authority
  - Plainfield Fire Department
  - Plainfield Police Department
  - Any other agency as may be required by law.

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

MA:sg:tf:jr