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DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
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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 *MA*
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
Steven Greenberg, Esq. - Applicant's Attorney
Richard Adelson, PE, PP, CME - Applicant's Engineer

**RE: Planning Review # 2
Application # PB 2020-07
522-526 Park Avenue
Block 705, Lot 8
Zone: TODD South Redevelopment Plan**

FILE NO.: HPFP0705.02

Our office is in receipt of revised items in relation to the above noted application. We are in receipt of the following:

- Three (3) sheets of Architectural Plans and Elevations prepared by Brian Taylor, AIA of Taylor Architecture and Design dated March 10, 2020 and latest revised May 7, 2020;
- Five (5) sheets of Illustrations- 3D, prepared by Brian Taylor AIA of Taylor Architecture and Design, no date noted;
- One (1) copy of letter, prepared by Brian M. Taylor, AIA dated May 11, 2020.

We offer the following comments for Board's consideration:

1. Proposed Application

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

The applicant 522-526 Park Avenue, LLC is seeking a preliminary and final site plan to construct a five (5) story mixed used building consisting of 2,455 square feet of retail space on first floor and fourteen (14) apartments on second to fifth story. The fourteen apartments shall comprise of



City of Plainfield Planning Board
522-526 Park Avenue Urban Revival, LLC (PB 2020-07)
Re: Planning Report #1

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eight (8) two bedroom apartments and six (6) studio apartments. The proposal does not propose any parking spaces. Additional amenities include individual storage space for apartments in the basement, 987 square feet of exercise room, bike storage area and 1,573 square feet of roof top terrace amenity space.

2. Completeness

The application was submitted to the Planning Division on March 13, 2020 and was administratively deemed complete on April 14, 2020. Per §17:8-2, the following waiver are requested:

§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 705, Lot 8 is a corner lot located at the corner of Park Ave and W6th Street. This rectangular lot has 47.66 feet of frontage on Park Avenue and 110.34 feet of frontage on West Sixth Street. The site is currently vacant surface lot with a trailer located along the rear lot line. The site is located with the recently adopted TODD South Redevelopment Plan.



The site is surrounded by mix of two and one story commercial and mixed uses.



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 522-526 Park Avenue Urban Revival, LLC (PB 2020-07)
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4. Zoning and Bulk Review

- a. **Use: With the revised plans submitted, there is no change in proposal. The comment below remains.**

The subject property is located in the TODD South Redevelopment Plan dated December 19, 2019. The subject site is located in Central Business District, wherein mixed use structures containing commercial uses on the ground floor and residential use on the upper floors is permitted.

Applicant should testify in detail regarding the contemplated commercial use on the property. Per the redevelopment plan several uses including restaurants, banks, bars, taverns, co working space, child care centers, health and fitness clubs and other similar uses are permitted. Applicant should consider type of use anticipated in this area, keeping in mind the parking requirement for each may change.

- b. **Bulk Regulations: With the revised drawings submitted, there is no change in the bulk regulations table. This comment remains.** 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 TODD South Redevelopment Plan/ CBD District			
	Requirement	Existing	Proposed
Minimum Lot Area	5,000 sq. ft.	5,109 sq. ft. (0.117 ac.)	5,109 sq. ft. (0.117 ac.)
Minimum Lot Width	50 feet	46.27 feet (e)	46.27 feet (e)
Minimum Front Yard Setback Park Ave	0 feet	98.4 feet	0 feet
Minimum Front Yard Setback W 6 TH Street	0 feet	15.3 feet	0.15 feet
Minimum Side Yard Setback	0 feet	5.08 feet	0 feet
Minimum Combined Side Yard Setback	0 feet	N/A	N/A
Minimum Rear Yard Setback	10 feet	1.3 feet	10 feet
Maximum Building Coverage	90%	4%	88.3%
Maximum Lot Coverage	95%	100%	94.7%
Maximum Floor Area Ratio	7.2	0.04	4.41
Maximum Density	125 du/ac	N/A	119.6 du/ac
Maximum Building Height	85 feet	10 feet	68.04 feet
Maximum Building Height	8 sty	1 sty	5 sty
Minimum Common Open Space	10	N/A	30.8%

(V) Variance (E) Existing Non-conforming Condition



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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. None is proposed. **A variance is noted. With the revised plans, no change to this condition, this comment remains.**
- (ii) **§17:9-24 E:** All HVAC equipment and utility service boxes shall be suitably buffered and screened to minimize views of the same. **The revised plans show the 4 foot high aluminum equipment screen around the proposed rooftop equipment. This is also seen in Sheet 2 and Sheet 5 of the Illustration sheets. Applicant should discuss the durability and aesthetics of the aluminum screen.**
- (iii) **§17:9-29 A3:** Chain link fences shall be prohibited. Applicant proposes to remove all chain link fence. **This complies. With the revised plans, no change to this condition, this comment remains.**

b. Parking, driveways and loading: **With the revised plans, no change to this condition. This comment remains.**

(i) **Per Redevelopment Plan 4.3**

	Requirement	Proposed
Residential Use	0.8 sp/unit* = 11.2	
Commercial Use	1 sp/300 square feet = 8.2	
Total	21	0 (V)
*within 0.25 mile radius of train station		

- (ii) Per the redevelopment plan, parking shall comply with City Ordinance Section 17:9-42. Per §17:9-42S 2, parking requirements can be provided by one of the following options:
 - (a) On-site parking
 - (b) Purchase of long term parking permits from the City Parking Bureau
 - (c) Contribution to public parking deck.

Since applicant is not proposing on-site parking or there is no adopted ordinance to calculate the contribution requirement to public parking deck. Applicant should clarify if purchase of long term parking permit would be obtained.

- (ii) Per **§17:11-22 D 1:** Bicycle parking spaces for 2 spaces is required. A bicycle storage room is proposed. This complies.



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c. Shade Trees: **This comment remains.**

- (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.

h. Signage: There are Per 2018 City's Sign Ordinance, the following is noted:

	Required	Proposed
Free Standing Sign/Wall Sign		
Number of signs	1 per business 2 for a corner lot	5*
Area of Sign	10% of the façade area	10.68 sq. ft.
Max. Height from Ground	14 feet	11.33 feet
Max. Height of sign	2 feet	2.0 feet

- (i) Number of signs: Applicant is showing four sign for commercial and one for residential. Applicant should clarify if three tenants are contemplated for the retail use, with one retail sign per tenant and one additional sign for the corner tenant. **The revised plans do not show tenant space divided between different tenant spaces. This comment remains. Applicant should provide testimony.**
- (ii) Details on the color of signs and materials of the signs should be provided to determine compliance. No more than three colors on signs are permitted. **This should be clarified.**
- (iii) The proposed type of illumination for the sign should be provided. **With the revised plans, applicant shows external illumination for the proposed wall signs. This complies.**

6. Design Standards

a. Building Mass and Form

- (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. **The revised illustration show the variation in material. Applicant should testify how with the revised façade treatment the variation in architectural massing is achieved.**
- (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



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generate street level pedestrian interests should be discussed. **Testimony on the same should be provided.**

- (iii) Per 4.3 d) building entries may be recessed into the façade and partially covered, allowing pedestrians to escape inclement weather. **The revised plan show a recessed entrance to the commercial space as well as residential entrance.**
- (iv) Per 4.3 Architectural Standards and Façade Treatments c) architectural features such as bay windows, balconies etc. may be permitted to project over pedestrian sidewalks, with a minimum clearance of 15 feet in height and within 6 feet of the sidewalk's curb line. No such features are proposed for the above residential stories. This should be considered to create a visually interesting pattern. **Testimony regarding this should be provided.**
- (v) Per 4.3 Architectural Standards and Façade Treatments e) retail frontage shall have display windows containing 40 to 60% of the façade fenestration. **With the revised submittal, it appears this requirement would be met. This should be confirmed.**

b. Streetscape: **No changes to site plans are provided. This comment remains.**

- (i) Per Redevelopment Plan, Streetscape improvements along Park Avenue and TODD district are to be consistent with City Streetscape Design standards. The shown site plan does not appear to be consistent with street scape design manual in reference to tree grate, paving and street furniture. Additional Street trees are required to be planted 30-40 feet from center, we defer to Shade Tree Center comments in reference to these. Additionally streetscape manual includes furniture, trash and recycling containers and lighting that needs to be updated in the proposed site plan. We defer to the Board Engineer regarding conformance with the streetscape manual.

c. Landscaping: **No changes to landscape plans are provided. This comment remains.**

- (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.
- (ii) **§17:11-11 F**: The developer shall be required to replace dead or dying plant material for a period of 2 years from the date of release of the performance guaranty and shall post a maintenance guaranty for such pursuant to Article XIII of this chapter. If plant material is dead or dying during a planting season, it shall be replaced that same season. If plant material is dead or dying during a nonplanting season, it shall be replaced as soon as is reasonably possible at the start of the next planting season. This note should be added to the landscaping plan.



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d. Lighting: **No changes to lighting plans are provided. This comment remains.**

(i) Per §17:11-12 F, average illumination level for pedestrian walkways is 0.5-1.0 fc. The proposed building mounted light at mounting height of 10 feet generate average illumination of 2.2 fc. **A waiver is required.**

e. Sustainable design:

Per the redevelopment plan, implementing sustainable design practices and LEED certifiable building standards are strongly encouraged for newly constructed/ redeveloped 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. **Revised plans do not show any details. This comment remains.**

f. Roof top garden:

Per the redevelopment plan, rooftop garden is required on newly constructed buildings and shall contribute towards open space requirement. The proposal includes roof top terrace. Applicant should provide landscaping details for the area. **The revised plans do not show any landscape details. This comment remains.**

7. Redevelopment Plan

February 2020 City of Plainfield adopted TODD South Redevelopment Plan for this site. The primary objective of this plan is to enhance existing mixed use corridor along Park Avenue and Watchung Avenue. The Plan state typical development shall incorporate ground floor retail or commercial use with upper floor dedicated to residential use.

8. Planning Comments

1. Per the redevelopment plan, only a redeveloper formally designated by the City may undertake a redevelopment project within the Area. Applicant should submit documentation designating the applicant as the redeveloper for the site.
2. The applicant shall provide testimony justifying the bulk variances and waivers to the Board's satisfaction.
3. We defer to Board Engineer regarding drainage, stormwater, utilities, traffic impact, and other engineering issues related to the site.



City of Plainfield Planning Board
522-526 Park Avenue Urban Revival, LLC (PB 2020-07)
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4. The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

9. Statutory Criteria

Bulk Variances: The proposal creates a bulk variance for parking known as C variances. The Board has the power to grant c (1) hardship variance or a c (2) benefits vs. detriments variance.

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

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

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

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

Rosalind Miller

From: Kevin O'Brien <kobrien@ppdnj.com>
Sent: Tuesday, April 28, 2020 2:45 PM
To: Rosalind Miller
Subject: FW: Recommendations for 522-526 Park Avenue plan *P13 2020-07*

See below

Kevin O'Brien
Captain
Plainfield Police Department

Sent from my Verizon, Samsung Galaxy smartphone

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

From: "Michael J. Auricchio" <mauricchio@ppdnj.com>
Date: 4/28/20 2:34 PM (GMT-05:00)
To: Kevin O'Brien <kobrien@ppdnj.com>
Subject: Recommendations for 522-526 Park Avenue plan

Sir, my following recommendations for this proposed mixed use, commercial/residential building, at 522-526 Park Avenue are the following. I recommend lighting and a camera system that captures video surveillance around the building on all sides. Police to have access to the cameras in case of an emergency. Signage indicating that the building is under video surveillance. Also to have "No Loitering" signs posted. The entrance door off Park Avenue and the one that is located at the rear of the building, be locked all the time. Use either a keypad or key fob to enter. Police to have access to those doors in case of emergencies.

As for pedestrian safety, no trip hazards on the sidewalks and all crosswalks painted at the intersection of West 6th Street and Park Avenue. Have pedestrian crossing signs and markings in the roadway, Park Avenue and West 6th Street indicating same. A traffic study done at the intersection to make sure that the cycles of the traffic control devise is adequate to handle the increase of pedestrian traffic. As for traffic safety I recommend that all sightlines be clear in all directions at the intersection of Park Avenue and West 6th Street for motorists and pedestrians to cross safely.

Michael J. Auricchio
Sergeant

Plainfield Police Division
Traffic Unit
200 East 4th Street
Plainfield, NJ 07060

Office: (908) 753-3055
Cell: (908) 510-9767
Fax: (908) 226-8027

E-Mail: mauricchio@ppdnj.com





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

Eric E. Jackson, Executive Director

VIA E-MAIL & REGULAR MAIL

April 29, 2020

Frank H. Lehr Associates
101 South Harrison Street
East Orange, NJ 07018

Reference: 522-526 Park Avenue Urban Revival LLC

PIB 2020-07

Dear Mr. Lehr:

After reviewing the plans that were emailed to me for the project at 522-526 Park Avenue, the only thing I can say at this time is there is a sanitary sewer line on Park Avenue and on West 6th Street. The plans have to be reviewed by our consulting engineer to calculate what the sanitary sewer connection and application fees will be. A sanitary sewer connection application must be completed by the developer. The developer must also establish the minimum escrow of \$2,000.00 before the plans are sent to the consulting engineer for his review.

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

Yours truly,

Stephen D. Dessino
Sewer Dept. Superintendent

Enclosed: Application 09-2020

Cc: Eric E. Jackson, Executive Director
Rosalind Miller, City of Plainfield
William Nierstedt, City of Plainfield
Ron Madison, Maser Consulting
Shannon Ramage, Maser Consulting
Malvika Apte, Engineer@cmeusa1.com
Applicant, mcm5489@gmail.com

Rosalind Miller

From: April Stefel
Sent: Tuesday, April 28, 2020 2:09 PM
To: Rosalind Miller; 'Apte, Malvika'
Cc: William Nierstedt; Valerie Jackson
Subject: RE: 522-526 Park Ave - 2020-07

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 and Planting Sheet C-5, submitted by Lehr & Lehr Consulting Engineers and also for the required street tree planting.

Landscape and Planting Plan Sheet C-5

1. The plant material for the landscape design is acceptable and I do not recommend any changes.

Shade Tree Requirements

1. Presently there are two (2) tree wells along the Park Avenue streetscape. The tree well closest to the intersection of Park Avenue and West 6th Street contains a Japanese Zelkova planted by the STC about 2 or 3 years ago. Is this tree being removed? If so a Japanese zelkova should be inserted and NOT a London Plane tree (*Platanus x acerfolia*). The second tree well to the west should also receive a Japanese zelkova. If this second street is not added a donation to the Plainfield Tree Trust in the amount of \$300.00 (\$300 X 1 tree) is applicable.

2. There should be an additional Kwanzan cherry (*Prunus serrulata* 'Kwanzan') located on the West 6th Street side. Presently there are two cherries planted in the tree lawn. These ornamental cherries were planted as part of a joint partnership between the STC and TD Bank planting grant approximately 2 years ago. This new tree should be planted about 15-20 feet from the intersection. If you have any questions please feel free to contact me.

Regards,

April

From: Rosalind Miller
Sent: Tuesday, April 28, 2020 11:19 AM
To: April Stefel <april.stefel@plainfieldnj.gov>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; John Reed <john.reed@plainfieldnj.gov>; ddisessa@pennoni.com; Stephen Dessino <StephenD@pmua.org>
Cc: Apte, Malvika <mapte@cmeusa1.com>; Valerie Jackson <valerie.jackson@plainfieldnj.gov>; William Nierstedt <william.nierstedt@plainfieldnj.gov>
Subject: Fw: 522-526 Park Ave - 2020-07

Good Morning,

I received the attached plans and as always the board and the applicants look forward to your reviews and/or recommendations. Please note the attachments does not include sewer, water and drainage information. But

will be forwarded to PMUA and Engineer in a separate cover. I ask if reviews can be submitted no later than May 7th, 2020.

Much appreciated.

Rosalind.Miller, Planning/Zoning Board Secretary

Email:rosalind.miller@plainfieldnj.gov

From: Apte, Malvika <mapte@cmeusa1.com>
Sent: Tuesday, April 28, 2020 10:06 AM
To: Rosalind Miller
Subject: RE: 522-526 Park Ave - 2020-07

Hi Rosalind,

Attached are the plans for distribution. Please note this does not include sewer, water and drainage information that I can send to you in a separate cover to send to PMUA and Engineer.

Thank you.
Mika

MALVIKA APTE, PP, AICP
Project Leader



**Consulting & Municipal
ENGINEERS**

1460 Rt. 9 South, Howell, NJ 07731
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mapte@cmeusa1.com
www.cmeusa1.com



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From: Apte, Malvika
Sent: Monday, April 27, 2020 5:13 PM
To: Rosalind Miller <rosalind.miller@plainfieldnj.gov>
Subject: RE: 522-526 Park Ave - 2020-07

Yes they have. Let me check my records and send it to you. I will send it to you by tomorrow.

Thank you.

Mika

From: Rosalind Miller [<mailto:rosalind.miller@plainfieldnj.gov>]
Sent: Monday, April 27, 2020 4:45 PM
To: Apte, Malvika <mapte@cmeusa1.com>
Subject: RE: 522-526 Park Ave - 2020-07



COUNTY OF UNION

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

June 2, 2020

RECEIVED

JUN - 4 2020

PLANNING DIVISION

**BOARD OF
CHOSEN FREEHOLDERS**

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Chair

ANGEL G. ESTRADA
Vice Chair

ANGELA R. GARRETSON

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KIMBERLY PALMIERI-MOUDED

ANDREA STATEN

REBECCA WILLIAMS

EDWARD T. OATMAN
County Manager

Amy C. Wagner
Deputy County Manager

ROBERT E. BARRY, ESQ.
County Counsel

JAMES E. PELLETTIERE
Clerk of the Board

Ms. Rosalind Miller, Board Secretary
City Hall, 2nd Floor
515 Watchung Avenue
Plainfield, New Jersey 07060

Applicant/Site: 522-526 Park Avenue Urban Revival, LLC
522-526 Park Avenue
Block 705, Lot 8
County File # SP 50-20

Dear Ms. Miller:

The County of Union's Bureau of Planning and Economic Development on behalf of the County Planning Board reviewed the site plan application and associated plans and documents in accordance to County Land Development Ordinance.

The purpose as described on the application and plans to build a mixed use facility with 14 residential units and 2,455 square feet (sf) commercial area on a former used automobile sales lot. The applicant proposes no parking spaces and a total impervious site cover of 4,836 square feet or 95% which is less than the existing condition and the applicant's stormwater information, dated April 24, 2020, indicates no impact.

This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance Sections 302, 408, and 600. The application has been determined through this review to cause no significant impact, contingent upon board concurrence, to County roads or drainage facilities as currently submitted. The applicant is required to obtain any local and state approvals or permits as may be required by regulations.

Sincerely,

Kamal Saleh, PP, AICP
Supervising Planner, Bureaus of Planning & Land Use

CC: 522-526 Park Ave Urban Revival, LLC
Steven Greenberg, Esq.
Frank Lehr Associates
Amy C. Wagner, Deputy County Manager/Director - Economic Development

ADMINISTRATION BUILDING

Elizabethtown Plaza

Elizabeth, NJ 07207

(908)527-4224

fax(908) 352-3980

www.ucnj.org

We're Connected to You!

May 13, 2020

CPLFD 20207

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

**RE: Engineering Review #1
522-526 Park Ave Urban Revival LLC
522-526 Park Avenue
Block 705, Lot 8
Application #: PB 2020-07**

Dear Board Members:

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

- Boundary and Topographic Survey entitled "522-526 Park Avenue, 100-106 West 6th Street, Lot 8 in Block 705 on Tax Maps of City of Plainfield, Union County, New Jersey", consisting of one (1) sheet, prepared by Michael Pronesti, PLS, of Pronesti Surveying, Inc., dated 11-27-2019.
- Engineering Plans entitled "522 Park Avenue, Block 705, Lot 8, City of Plainfield, Union County, New Jersey" consisting of eight (8) sheets, prepared by Richard J. Adelson, PE, of Frank H. Lehr Associates, dated 11/21/19, last revised 3/11/20.
- Architectural plans entitled "New Mixed Use Residential Building, 522-526 Park Avenue, Plainfield, New Jersey", consisting of three (3) sheets, prepared by Taylor Architecture and Design, dated 3/10/2020, last revised 3/11/2020.
- Stormwater Drainage Calculations for Proposed Development, 522 Park Avenue, Block 705 Lot 8, City of Plainfield, Union County, New Jersey, , prepared by Richard J. Adelson, PE, of Frank H. Lehr Associates, dated March 11, 2020.

- Sanitary Sewerage Calculations for Proposed Mixed Use Building, 522-526 Park Avenue, City of Plainfield, Union County, New Jersey, prepared by Richard J. Adelson, PE, of Frank H. Lehr Associates, dated March 11, 2020.
- Trash Generation Calculations for Proposed Mixed Use Building, 522-526 Park Avenue, City of Plainfield, Union County, New Jersey, prepared by Richard J. Adelson, PE, of Frank H. Lehr Associates, dated March 11, 2020.
- Water Demand Calculations for Proposed Mixed Use Building, 522-526 Park Avenue, City of Plainfield, Union County, New Jersey, prepared by Richard J. Adelson, PE, of Frank H. Lehr Associates, dated March 11, 2020.
- Planning Review #1, prepared by Malvika Apte, PP, AICP of CME Associates, dated May 4, 2020.

INTRODUCTION

The subject site is a corner lot located at the south west intersection of Park Avenue and West Sixth Street and contains approximately 0.12 acre. The Applicant proposes to remove the existing asphalt parking lot and construct a 4,510 SF five-story mixed use building with a rooftop terrace to accommodate 2,455 SF of retail space on the first floor and six (6) studio and eight (8) two-bedroom apartments on the floors above. Additional site improvements include improvements within the City's Right-of-Way for the proposed development.

PLANNING AND ZONING

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

SITE PLAN

- 1) Twenty-one (21) off street parking spaces are required for the proposed development and zero (0) spaces have been proposed. The plans state that long term parking permits shall be obtained from the City. If approved by the board, copies of the permits shall be provided as a condition of approval.
- 2) We recommend that the existing streetscape along the site frontage on Park Avenue be reconstructed to conform with the current City Streetscape Design Manual.
- 3) The Applicant shall clarify if landscaping is proposed for the rooftop terrace. If proposed, a separate rooftop terrace landscaping plan shall be provided.

- 4) The Applicant is proposing one (1) shade tree within the public Right-of-Way along Park Avenue and none along West Sixth Street. We defer the approval of the proposed street tree to the Shade Tree Commission.
- 5) A tree grate detail in compliance with City streetscape standards shall be added to the plans for the proposed tree along Park Avenue.
- 6) A sequence of construction shall be added to the soil erosion and sediment control plan.
- 7) The applicant is proposing a sanitary sewer manhole over an existing 24" sewer main on West Sixth Street. There is also an existing 8" sanitary sewer main in the center of West Sixth Street. The proposed connection and all work involving the existing sanitary sewer system shall be coordinated with and approved by the Plainfield Municipal Utilities Authority (PMUA). Written approval from the PMUA shall be obtained by the applicant for this sewer connection. The existing invert elevation of the sanitary sewer mains shall be verified prior to construction.
- 8) The construction detail for the sanitary sewer manhole shall be removed and a doghouse manhole detail shall be provided if approved by the PMUA.
- 9) A 4" thick concrete sidewalk detail in compliance with City design standards has been provided on Sheet C-7. The other concrete sidewalk detail provided on Sheet C-6 shall be removed.
- 10) The roadway excavation and restoration construction detail shall be revised to indicate 4" thickness for the base course and 6" thickness for the dense graded aggregate course.
- 11) 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.
- 12) 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.

STORMWATER MANAGEMENT

The total limit of disturbance for the proposed development is approximately 0.17 acres and is not deemed as 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 Frank H. Lehr Associates, dated March 11, 2020, and we offer the following comments:

- 1) The total existing and proposed drainage areas shown on the report are not consistent for the site. This discrepancy shall be clarified and addressed.
- 2) The roof leaders have been proposed to tie into the existing catch basin along Park Avenue. The existing invert elevation of this catch basin shall be provided.

MISCELLANEOUS

- 1) Certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.
- 2) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
- 3) The Applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 4) 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
Steven M. Greenberg, Esq. – Applicant’s Attorney
Richard Adelson, PE – Applicant’s Engineer

Rosalind Miller

From: N'dela Costley
Sent: Thursday, April 30, 2020 8:14 AM
To: Rosalind Miller
Cc: Valerie Jackson
Subject: Zoning Determination 522-526 Park Ave - 2020-07

522-26 Park Avenue is located in the TODD South Redevelopment Area, CBD which permits mixed use structures. The proposed construction of a Five Story Mixed Use Structure consisting of 2,455 Sq. ft. of ground floor retail, Fourteen residential units and a rooftop terrace. A storage room and exercise room will be located in the basement. The site was previously utilized as a service station. The property is not located within a Flood Zone.

Site Plan Review and Approval is Required for the mixed use structure.
A variance for insufficient lot width is required. 50 Ft. Minimum required, 47.66 Ft. Provided.

Regards,

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

From: Rosalind Miller
Sent: Tuesday, April 28, 2020 11:18:46 AM
To: April Stefel; N'dela Costley; Kevin O'Brien; Taheem Muslim; John Reed; ddisessa@pennoni.com; Stephen Dessino
Cc: Apte, Malvika; Valerie Jackson; William Nierstedt
Subject: Fw: 522-526 Park Ave - 2020-07

Good Morning,

I received the attached plans and as always the board and the applicants look forward to your reviews and/or recommendations. Please note the attachments does not include sewer, water and drainage information. But will be forwarded to PMUA and Engineer in a separate cover. I ask if reviews can be submitted no later than May 7th, 2020.

Much appreciated.

Rosalind.Miller, Planning/Zoning Board Secretary Email:rosalind.miller@plainfieldnj.gov

From: Apte, Malvika <mapte@cmeusa1.com>
Sent: Tuesday, April 28, 2020 10:06 AM
To: Rosalind Miller
Subject: RE: 522-526 Park Ave - 2020-07

Hi Rosalind,

Attached are the plans for distribution. Please note this does not include sewer, water and drainage information that I can send to you in a separate cover to send to PMUA and Engineer.

Thank you.
Mika

Malvika Apte, PP, AICP
Project Leader

[cid:image001.jpg@01D61D44.93099A30]<<http://www.cmeusa1.com/>>

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[cid:image010.jpg@01D61D44.93099A30][cid:image011.jpg@01D61D44.93099A30][cid:image012.jpg@01D61D44.93099A30]

From: Apte, Malvika
Sent: Monday, April 27, 2020 5:13 PM
To: Rosalind Miller <rosalind.miller@plainfieldnj.gov>
Subject: RE: 522-526 Park Ave - 2020-07

Yes they have. Let me check my records and send it to you. I will send it to you by tomorrow.

Thank you.

Mika

From: Rosalind Miller [mailto:rosalind.miller@plainfieldnj.gov]
Sent: Monday, April 27, 2020 4:45 PM
To: Apte, Malvika <mapte@cmeusa1.com<mailto:mapte@cmeusa1.com>>
Subject: RE: 522-526 Park Ave - 2020-07