




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: June 24, 2020

TO: Members of the Plainfield Zoning Board of Adjustment

FROM: Malvika Apte, PP, AICP 
Zoning 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
David and Susan Buckman, Applicant

RE: Planning Review # 1
Application # ZBA 2109-27
1127 Watchung Avenue, Plainfield, NJ
Block 638, Lot 9
Zone: R-PW1-Putnam Watchung "1"

FILE NO.: HPFZ0608.01

We are in receipt of the following items in relation to this application:

- One (1) sheet titled "Proposed Site and Zoning Requirements-ZB1" prepared by Buckman Architectural Group P.A., dated December 23, 2019 and latest revised May 08, 2020;
- One (1) sheet titled "Barn Elevations-ZB-2" prepared by Buckman Architectural Group P.A., dated December 23, 2019 and latest revised March 9, 2020;
- One (1) sheet titled "Proposed Deck and Ramp Elevations and Plan-ZB-3" prepared by Buckman Architectural Group P.A., dated December 23, 2019 and latest revised March 9, 2020;
- One (1) sheet titled "Photos of Various Views-ZB-4" prepared by Buckman Architectural Group P.A., dated December 23, 2019 and latest revised March 9, 2020;
- One (1) sheet titled "Fence Plan Elevations and Photos-ZB-5" prepared by Buckman Architectural Group P.A., dated December 23, 2019 and latest revised March 9, 2020;
- One (1) sheet titled "Lighting-ZB6" prepared by Buckman Architectural Group, P.A., dated November 26, 2019 and latest revised January 28, 2020;
- One (1) sheet titled "Existing Floor Plans- ZB7", prepared by Buckman Architectural Group P.A., dated December 23, 2019 and latest revised May 08, 2020;
- Property Survey Map, prepared by Herbert G. Mc Donald Associates, Inc., dated August 15, 2019, latest revised September 6, 2019;
- Lighting Isolux Detail, prepared by Sentry Electric, no date;



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- Correspondence from Applicant, David W. Buckman, dated March 16, 2020;
- Correspondence from City of Plainfield Historic Preservation Commission, dated February 25, 2020;
- Correspondence from Plainfield Municipal Utilities Authority, dated June 2, 2020;
- Application Form and Application Materials dated December 20, 2019.

We offer the following comments for Board's consideration:

1. Summary of Application/Proposal

The applicant has requested use variance and site plan approval to convert an existing single family dwelling into a commercial office with two apartments. The subject site is located in R-PW-1 District wherein mixed use is not permitted. An application for Use Variance(s) and Site Plan approval is required. A Use Variance, as per the Municipal Land Use Law (MLUL) 40:55D-70d (1) non-permitted use, is required. The submitted application materials are contradictory in the request indicates the approval is for a non-permitted use however, the plans indicate the office and apartments are existing. The Applicant should provide clarification in this matter as to the existence of any previous approvals. Additionally, while no change to building height is proposed, it is noted that per 40:55D-70d (6) a building height variance is needed for exceeding of the allowable building height by more than 10%. The Applicant should clarify if this variance was previously granted.

The Applicant appeared before the Historic Preservation Commission in January of 2020 and received a "Certificate of Appropriateness" from the Commission to use the property for office and residential. The Certificate also acknowledged the Applicant's proposed modifications and repairs to the existing barn and fencing, the construction of a new ramp access to the residence and the renovation and enlargement of the existing porch.

In addition to these proposed renovations, modifications and improvements it appears the Applicant is proposing to add an additional driveway access from Kensington Avenue at the northeast corner of the property. The existing curb cut will be used. The plan also indicates the expansion of the gravel portion of the parking area with leveling and repair with asphalt material. New lighting is proposed along the entrance driveway from Watchung Avenue however the parking areas do not appear to be adequately illuminated.

The proposed improvements are not adequately illustrated on the Proposed Site Plan and sufficient detailing of the parking area's layout and capacity have not been provided.

2. Completeness

The application was filed with City on December 26, 2019. The application was deemed capable of being complete on May 27, 2020. Applicant is seeking the following waivers:

- a. §17:8-2 B 9 h: Location, dimensions and use of all existing and proposed structures, showing the height, building area, pedestrian and vehicular entrances and fire escapes. ***This item is***



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complete. Applicant is requesting a waiver from providing the location and dimensions of fire escapes. Given the type of application, we take no exception to granting this waiver.

- b. §17:8-2 F 4: Finished floor elevations of all existing and proposed structures referenced to geodetic data. **Applicant is seeking a waiver from this item. Given that no external changes to the structure are proposed, we take no exception to granting of this waiver. This item is complete.**
- c. §17:8-2 F 5: The approximate location of all structures on adjacent properties. **Given that no construction is proposed, we take no exception to granting this waiver.**
- d. §17:8-2 F 12: Location and plant schedule of trees, shrubs, and seeded areas. **A Landscape Plan has not been provided. Given the type of application, applicant should seek a waiver from this item.**
- e. §17:8-2 F 18 b: A sign plan for all existing and proposed signs including source of illumination, if applicable: **Not part of the application. This item is complete.**
- f. §17:8-2 F 19: Type of quantity of expected sanitary discharge. **Applicant is seeking a waiver from this item.**

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 waivers are requested for the above noted items.

3. Subject Site and Surrounding Land Uses

The subject property is known as block 638, lot 9 and is situated at the corner of the intersection of Kensington Avenue and Watchung Avenue within the R-PW1 Putnam Watchung "1" Zone. The property contains approximately 1.66 acres. The site is currently developed with an existing three-story structure. It is unclear if the property is currently used as a single family or a mixed use consisting of office space for applicant's Architectural Consulting business and the two residential units. The applicant should clarify.

There is a frame garage at the rear of the lot facing Kensington Avenue and a parking lot.

Review of NJDEP NJ-GeoWeb does not show any known environmental issues on the property. Review of the National Flood Hazard Layer (NFHL) indicates the site is located in Zone X Area of Minimal Flood Hazard.

The subject site is surrounded by one and two-family residential uses located north, south, west and east of the site.



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4. Zoning and Bulk Review

- a. Use: The subject site is located in R-PW1 Putnam Watchung "1" Zone; the office use with the apartments (mixed use) is not a permitted in the R-PW1 Zone. A Use Variance, as per the Municipal Land Use Law (MLUL) 40:55D-70d (1) non-permitted use, is required. Additionally, while no change to building height is proposed, it is noted that per 40:55D-70d (6) a building height variance is needed for exceeding of the allowable building height by more than 10%. The Applicant should clarify if this variance was previously granted.
- b. Bulk Regulations: The following table notes the bulk regulations for each zone and provides the proposed developments compliance/non-compliance with the regulations.

Bulk Regulations (R-PW1 Putnam Watchung 1 Zone)		
	Requirement	Proposed
Minimum Lot Area	18,750 sq. ft.	67,803 sq. ft.
Maximum Density	2 du/acre	0.77 du/acre
Minimum Lot Width	125 feet	174 feet
Minimum Lot Frontage		
Watchung Avenue	125 feet	175 feet
Kensington Avenue	125 feet	379 feet
Minimum Lot Depth	150 feet	380 feet
Minimum Front Yard Setback		
Watchung Avenue	30-60 feet	179 feet
Kensington Avenue	30-60 feet	32.37 feet
Minimum Rear Yard Setback		
Principal Use	50 feet	140.04 feet
Accessory Use	3 feet	3.99 feet
Minimum Side Yard Setback One/ both		
Principal Use	20 feet / 40 feet	45.13 feet
Accessory Use	3 feet	
Minimum Number of Stories	2.5	59.32 feet
Maximum Number of Stories		
Principal Use	3 stories	3 stories
Accessory Use	1 story	2 stories (E)
Maximum Building Height		
Principal Use	35 feet	40 feet (E)***
Accessory Use	15 feet	25 feet (E)
Maximum Percent Building Cover	15%	8.9%
Maximum Percent Lot Cover	25%	15.6%
Maximum Percent Total Lot Cover	40%	22.58%
Minimum Improvable Area (M.I.A)	2,800 sq. ft.	19,655 sq. ft.
M.I.A Diameter of Circle	37 feet	125 feet
<i>(E) Existing Non-conforming Condition</i>		
***The overall height of the existing structures should be provided on the architectural plans to enable a determination of conformance with the height requirements of the code.		



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5. Supplementary Regulations

a. Parking, Driveways, and Loading

- i. §17:9-42 D: The minimum setbacks for buildings from driveways and parking areas within the site shall be 5 feet. The parking area abuts the mixed-use structure. **A variance is required.**
- ii. §17:9-42 E: A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way can be minimized. A portion of the parking lot is located in the front of the site. **A variance is required.**
- iii. §17:9-42 J: Off-street parking is to be provided at a rate of 2.1 parking spaces per three bedroom unit and 2.5 parking spaces per four bedroom unit. Parking for the office is to be provided at a rate of 1 space per 400 square feet. The overall parking requirement for the site is 10 parking stalls. An overall parking tabulation has not been provided and the parking stalls are not clearly delineated on the plans. **Confirmation of compliance with the parking standards of the City and RSIS and the adequacy of the onsite parking to support the mixed use shall be provided.**
- iv. §17:9-42 I: All driveways and parking areas shall be constructed of a durable and dustless asphalt or cement surface material. **The applicant shall confirm compliance with this regulation.**
- v. §17:9-42 P: In all zone districts and for all uses except single- and two-family dwellings, parking lots or individual spaces shall be prohibited within front yard areas. No other front yard parking is permitted. The site contains off-street parking within the Kensington Avenue front yard area. **A variance is required.**

b. Parking lot landscaping:

- i. §17:9-43 A: For parking lots with eleven (11) or more spaces a minimum of 5% interior landscaping shall be required. **A variance is required.**

6. Design Waivers

a. Lighting:

§17:11-12: Parking lots shall maintain an average illumination level of 1.0-2.5 footcandles. The provided lighting plan does not show adequate illumination of the parking area. The information should be provided or the Board will determine if a design waiver is required.

7. Master Plan

The 2009 City of Plainfield Master Plan and Master Plan Reexamination report identifies this property within the Low Density Residential zone district. The intent of this zone is to allow a density of 2 units



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per acre for single-family and two family dwellings. Mixed use is not permitted and the area is intended for residential use only.

8. Planning Comments:

- a. The Applicant shall provide clarification regarding the existing use of the site and any previous approvals regarding the mixed use on the premises.
- b. The applicant shall provide testimony justifying the use variance, all variances and waivers to the Boards satisfaction.
- c. Testimony shall be provided regarding the adequacy of the parking area to accommodate the office and residential uses. A parking area layout shall be provided to ensure compliance with City parking standards and RSIS.
- d. Additional lighting shall be provided along the west side of the parking areas to ensure adequate illumination of the parking area and satisfy City standards.
- e. The site's existing bulk conditions should be confirmed. The Height of the principal and accessory structures shall be addressed and the Applicant shall discuss the granting of any previous variances for building height. Should variances not have been previously granted, a **Use Variance** will need to be addressed for the Height of the Principal structure in accordance with MLUL per 40:55D-70d (6), where a 35 foot maximum height is permitted and the zone table indicates 40 feet is existing, and a **Bulk Variance** will need to be addressed for the height of the accessory structure (where 15 foot maximum height is permitted and 25 feet is existing).
- f. The proposed fencing and landscaping appear to address screening requirements of the code however a complete landscape plan has not been provided. It appears additional landscaping will be required in and around the parking area to satisfy the requirements of §17:9-43 A.
- g. We defer to the Board Engineer regarding drainage, storm water, utilities, traffic impact, and other engineering issues related to the site.
- h. The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

9. Statutory Criteria:

The subject site is developed with a non-conforming multi use structure within the Putnam-Wachung Residential zone. The Applicant requires a use variance for the mixed use as it is not permitted in the zone. A Use Variance for the height of the principal structure should be confirmed and justified.

The Board has the jurisdiction to permit non-permitted uses in a zone pursuant to N.J.S.A. 40:55D-70d (1) in particular cases and for special reasons. This is called the positive criteria

Additionally, applicant must provide proofs that the negative criteria has been satisfied. This includes no variance shall be granted without showing that such a variance or other relief can be granted without



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substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan.

The subject site also requires several bulk variances, including parking setback to building, parking area in the front yard and material of the parking area and any other supplementary variances. These are commonly known as c variances. The Board has the power to grant a 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 the variance will substantially outweigh the detriments.

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

MA:sg:jr



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

Eric E. Jackson, Executive Director

June 2, 2020

The Buckman Residence
1127 Watchung Avenue
Plainfield, NJ 7062

Ref: 1127 Watchung Avenue
Block 638, Lot 9
ZBA 2019-27

Dear Mr. & Mrs. Buckman:

After reviewing the set of plans emailed over for the project at 1127 Watchung Ave., Block 638, Lot 9 (Application No. ZBA 2019-27), and because the resident is converting a single family dwelling into a commercial office with two new units, there are connection fees and application fees associated with this project. There also may be a credit because of the existing sewer lateral. However, for every unit, there is a connection fee. The applicant must fill out a sanitary sewer application and establish the minimum escrow of \$2000.00. I will send out an application today. Once the application and the escrow are returned to my attention, the plans will be sent off to our consulting engineer so he can calculate what the connection fees and application fees will be. The PMUA does have the capacity to handle the added flow.

Yours truly,

A handwritten signature in blue ink that reads 'SDDessino'.

Stephen D. Dessino
Sewer Department Superintendent

Attachment: (Sewer Application – 2020)

Cc: Director Eric Jackson
Ronald Madison, Maser Consulting
Shannon Ramage, Maser Consulting
Rosalind Miller, City of Plainfield
William Nierstedt, City of Plainfield
Malvika Apte, Engineering Consultant



CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060



Adrian O. Mapp, Mayor

William H. Michelson, Chairman
Lawrence T. Quirk, Vice Chairman

FEB 26 2020
PLANNING DIVISION
CERTIFICATE OF APPROPRIATENESS
HPC 2019-22

ZBA 2019-27

PLAINFIELD HISTORIC PRESERVATION COMMISSION

PROPERTY: 1127 WATCHUNG AVENUE; BLOCK 638, LOT 9
HISTORIC DISTRICT: PUTNAM WATCHUNG HISTORIC DISTRICT
APPLICANT: DAVID & CHERYL BUCKMAN, 1127 WATCHUNG AVENUE, PLAINFIELD

On January 28, 2020, the Plainfield Historic Preservation Commission (HPC) held a public hearing for the above-referenced Application, and does hereby issue a Certificate of Appropriateness ("CA") for the following:

Work Approved:

- (1) Installation of a fence, 6 feet in height, alternating between sections of wooden board-on-board and a low stone wall with a metal fence on top of it (see Exhibit A, Site Plan A-6 dated 12/23/19). This new installation will replace an existing, uncompleted chain link fence along the Kensington Avenue (easterly) side of the property. The replacement fence/stone wall will begin at the northeast corner of the property and extend for a total of 160 feet south, ending at a point 8 feet past the end of the existing southern driveway, as shown on Site Plan A-1 in Exhibit A, dated 11/26/19. The Applicant shall also install new fence gates at both of the 2 driveways. As to any or all of the new fences, the Applicant has the choice of making them 4 feet high instead of 6.
- (2) Renovations to an existing barn, primarily on its east side, facing Kensington Avenue. The Applicant will remove 2 existing 12-pane divided light windows, now on the middle and south ends of the eastern façade, and replace them with 2 identical garage doors, approximately 8 feet in width and 8 feet in height. The doors will be as shown in exhibit B-1.
- (3) Replacement of an existing adjacent "person door", on the north end of the east façade, with a new door identical in style and manufacturer as those shown in Exhibit A-2.
- (4) The Applicant has agreed that one of the 12-pane divided light windows to be removed on the east façade, will be repaired and used to replace the left window on the south façade, which is now clear glass.
- (5) Installation of two new decorative pole lights, adjacent to the parking lot on the Kensington Avenue side (see Exhibit A, A-2). These new pole lights will match the other decorative pole lights already on the Property (see diagram on page A-7 of Exhibit A).
- (6) Removal of a small porch on the east side of the main house, and installation of a new large porch in the same location. The new porch will be 11 feet wide on the street side, and will be 5 feet 4 inches in depth, in order to accommodate wheelchair access. The new porch's façade shall match the existing lattice on the porte-cochère. This new porch will extend 3 feet further west than the existing porch does. The south side of the porch will have an ADA-compliant ramp attached to it, which will be located behind existing vegetation. The ramp will cover a basement window well, and will also close off a door to the basement, and several basement windows in the well. The well windows and door will be removed. The ramp and railing will be located behind currently existing high vegetation, which is presently not seen from the street. The Applicant has agreed that the ramp

shall always be screened by vegetation, even if the present vegetation dies. The 3-foot metal seam roof over the new porch will wrap around to the north side of the building.

- (7) The Applicant has not applied for, and this Commission makes no ruling on, changes to the existing parking spaces, or to the existing gravel driveway adjacent to them, as shown on Exhibit A-6.
- (8) The Applicant has withdrawn from the Application a proposed basketball hoop and backboard, to be located above and between the new garage doors (see Exhibit A, A-3). The Commission takes no position as to whether such a feature requires either a variance or a CA.
- (9) The Applicant has withdrawn from the Application, and this Commission makes no ruling on, the construction of a covered patio on the south side of the barn.

Referral to the Zoning Board of Adjustment:

The Commission looks favorably on the Applicant's plan to operate an architectural firm in this Property. The discussion and explanation on this zoning question is contained in a separate written Decision, which shall be considered part of this CA, as though they were one document.

This approval does not relieve the applicant from obtaining all other permits or approvals that may be required for this project. This Certificate of Appropriateness is valid for a period of two (2) years from date of issue.

I hereby certify that this Certificate of Appropriateness is a true copy of, and accurately represents, actions taken by the Historic Preservation Commission at a regular meeting on January 28, 2020, and memorialized by motion on February 25, 2020.



William H. Michelson, Chairman
Historic Preservation Commission

2/25/2020

Date

June 26, 2020

CPLFD 19003.13

City of Plainfield
Zoning Board of Adjustment
515 Watchung Avenue
Plainfield, NJ 07060

**RE: Engineering Review #3
David and Cheryl Buckman
1127 Watchung Avenue
Block 638, Lot 9
Application #: ZBA-2019-27**

Dear Board Members:

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

- Survey entitled "Property Survey Map for 1119-27 Watchung Avenue, Lot 9 in Block 638, situated in City of Plainfield, Union County, New Jersey", consisting of one (1) sheet, prepared by Herbert G. McDonald, PLS, PP, of Herbert G. McDonald Associates, Inc., dated 08-15-2019.
- Correspondence Letter prepared by David W. Buckman, of Buckman Architectural Group, P.A., dated June 17, 2020.
- Certificate of Appropriateness issued by the Plainfield Historical Preservation Commission, dated 02/25/2020.

INTRODUCTION

The subject site is a corner lot located at the intersection of Kensington Avenue and Watchung Avenue and contains approximately 1.66 acres. The applicant proposes additions and alterations to the existing 2.5 story residential house. Additional improvements include repaving of the existing driveway. No improvements are proposed within the public Right-of-Way. The subject site is located in the R-PW1 Zone.

PLANNING AND ZONING

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

COMMENTS

- 1) The site plan shall be revised to clearly depict the existing and proposed features. The Applicant shall clarify if the improvements proposed near the Southeast portion of the site are parking spaces.
(SATISFIED)
The proposed improvements have been clearly indicated on the revised plan.
- 2) The survey shall be referenced on the site plan. A signed and sealed copy of the survey shall be provided.
(SATISFIED)
- 3) The total lot coverage calculations shall be shown to include all the impervious areas including the portion of packed gravel to be leveled with asphalt.
(SATISFIED)
- 4) The applicant proposes to level the broken asphalt and weeds with new asphalt. The corresponding increase in the runoff generated from the site is minimal. The existing street inlets on Kensington Avenue near the intersection with Watchung Avenue facilitate drainage of the surface runoff generated from the site. We thus recommend granting a waiver to the requirements stated in Section 17:12-1(C) of the City Ordinance regarding decrease in the post-development peak runoff rate.
(STATEMENT)
- 5) Construction details for all the proposed improvements shall be added to the plans.
(SATISFIED)
The Applicant has agreed to replace the fixtures of the light poles as requested by the Plainfield Historical Preservation Commission. The wooden ramp and the side porch shall be reconstructed later, and the Applicant has agreed to provide details to the Building Department at that time. We take no exception to this request.
- 6) The limit of disturbance shall be indicated on the Soil Erosion and Sediment Control plan. If it exceeds 5,000 SF, a Soil Erosion and Sediment Control Permit shall be obtained from the Somerset-Union Soil Conservation District.
(SATISFIED)
The limit of disturbance will not exceed 5,000 SF.

- 7) All municipal approvals shall be made contingent on receipt of all outside agency approvals.

(SATISFIED)

No outside agency approvals are required.

We defer the approval of the comments listed in the Certificate of Appropriateness letter to the Plainfield Historical Preservation Commission.

Based on our review of the revised plans and responses submitted by the applicant, we find that the application has satisfactorily addressed the engineering comments contained in our engineering review letter dated June 12, 2020 and is **ACCEPTABLE** at this time.

Please contact this office with any questions or comments.

Very truly yours,

PENNONI ASSOCIATES, INC.



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

DD/dr

cc: Malvika Apte- Board Planner
Peter Vignuolo, Esq. – Board Attorney
Rosalind Miller – Board Secretary
Buchman Architectural Group, P.A. – Applicant's Architect

Rosalind Miller

From: Margaret Groves <Margaret.Groves@rve.com>
Sent: Friday, May 29, 2020 3:51 PM
To: Rosalind Miller; April Stefel; N'dela Costley; Stephen Dessino; Drew M. Di Sessa; Kevin O'Brien; John Reed; Malvika Apte; Pamela Hilla
Cc: Valerie Jackson
Subject: RE: Emailing: referral and request recommendation form to city officials

Good Afternoon Rosalind,

Hope all is well. The structures located at 1127 Watchung Avenue are located outside of the special flood hazard area. Therefore, a flood review is not required.

Thanks,
Meg

Margaret M. Groves, CFM - Senior Designer Remington & Vernick Engineers
9 Allen Street
Toms River, NJ 08753
732-286-9220 ext. 1606 (office)
732-505-8416 (fax)

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

From: Rosalind Miller <rosalind.miller@plainfieldnj.gov>
Sent: Friday, May 29, 2020 11:55 AM
To: April Stefel <april.stefel@plainfieldnj.gov>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Stephen Dessino <StephenD@pmua.org>; Drew M. Di Sessa <DDiSessa@Pennoni.com>; Kevin O'Brien <kobrien@ppdnj.com>; John Reed <john.reed@plainfieldnj.gov>; Malvika Apte <mapte@cmeusal.com>; Pamela Hilla <Pamela.Hilla@rve.com>; Margaret Groves <Margaret.Groves@rve.com>
Cc: Valerie Jackson <valerie.jackson@plainfieldnj.gov>
Subject: Emailing: referral and request recommendation form to city officials

Good Morning to all,

As preferred I have submitted hard copies of the attached plans inter-office mail for Fire, Police and PMUA.

Your reviews are much appreciated.

Thanking you,

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

<https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.plainfieldnj.gov%2F&data=01%7C01%7CMargaret.Groves%40rve.com%7C253cdc136c0148ad453e08d803e8baa8%7C86c173e7f6b54d20a1231c004126d230%7C0&sdata=i4kUeoadTaRiuWZBkelk0PkwwqXMGGPZZmaeKixOVp0%3D&reserved=0>

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