

# ***SUMMARY STATEMENT OF OPERATIONS***

*For*

**Amin Family, LLC**

**Proposed Mixed Use Development**

**Block 711, Lot 2  
202 West 7<sup>th</sup> Street & Arlington Avenue  
City of Plainfield  
Union County, New Jersey**

**Prepared by:**



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PLANNING DIVISION

**February 2020  
DEC # 3327-99-001**

The information provided within the Narrative of Intent serves as a general guideline only and is not intended to limit the flexibility of the proposed use or business.

## A. PROJECT DESCRIPTION

The subject site is specifically identified as Lot 2 in Block 711, as shown on the official Tax Maps of the City of Plainfield, Union County, New Jersey and consists of approximately 0.603 acres (26,279 SF). The property is currently developed as a retail strip center with a convenience store and laundromat. According to the Official Zoning Map for the City of Plainfield, the property is located within the TODD/TD (Transition Oriented Development Downtown/Transition) District. The proposed project consists of constructing building additions and proposing two (2) floors above the existing building in order to provide twelve (12) residential units. Additional improvements include grading, lighting, landscaping, stormwater management facilities, utilities and other associated site amenities.

The site is bordered to the north by a parking lot and Arlington Avenue with commercial uses beyond; to the east by the intersection of Arlington Avenue and West 7<sup>th</sup> Street with residential uses beyond; to the south by the congregational church and West 7<sup>th</sup> Street with residential uses beyond and to the west by residential uses.

## B. PROPOSED BUSINESS

### 1. Hours of Operation

- a. QuickStop Convenience Store - The hours of operation will be Monday-Sunday from 6 AM – 11 PM.
- b. Laundromat - The hours of operation will be Monday-Sunday from 6 AM – 10 PM.
- c. UPS Store - The hours of operation will be Monday-Sunday from 9 AM – 7 PM.

### 2. Number of Employees

- a. Convenience Store - There will be typically 4 employees on the maximum shift of the day. There will generally be two (2) shifts per day.
- b. Laundromat - There will be typically 1 employee on the maximum shift of the day. There will generally be two (2) shifts per day.
- c. UPS Store - There will be typically 1 employee on the maximum shift of the day. There will generally be two (2) shifts.

### 3. Estimated Number of Truck and Tractor-Trailer Traffic

- a. Convenience Store - It is anticipated that one (1) box truck (SU-30) will be making four (4) deliveries per week for the convenience store. It is anticipated that deliveries will be made during off-peak hours.