



ADRIAN O. MAPP
MAYOR

CITY OF PLAINFIELD
DEPARTMENT OF PUBLIC WORKS &
URBAN DEVELOPMENT
DIVISION OF PLANNING
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060



OREN K. DABNEY, Sr.
DEPARTMENT DIRECTOR

**PLANNING BOARD & ZONING BOARD OF ADJUSTMENT
APPLICATION FOR DEVELOPMENT**

Date Received: 1/23/2018 Application Number: ZBA 2018-32

I. Application is hereby made to: Planning Board or Zoning Board of Adjustment

II. Application is for (circle where applicable):
Major Subdivision _____ Minor Subdivision _____ Site Plan _____ Use, or "D" Variance _____
Relief from Bulk Requirements _____ Interpretation _____ Appeal of Municipal Official Decision _____
Certificate of Non Conformity _____ Capital Project Review _____ Concept Plan _____

III. Applicant Information:

A. Name: Pontoon Properties, Inc.
Address: 300 Park Ave., Plainfield, NJ 07060
Telephone & Email: 908-757-9119

B. The Applicant is a: Corporation / LLC* X Partnership _____
Individual _____ Other _____
** a corporation or LLC must be represented by an attorney*

C. If the Applicant is a corporation or partnership attach list of names and addresses of persons having a 10% or more interest in such (C.40:55D-48.2).

D. The relationship of the applicant to property in question is:
Owner X Lessee _____ Contract Purchaser _____ Other (Specify) _____

IV. Property Owner Information: (Complete only if different from Applicant)

Name: same as Applicant
Address: _____
Telephone & Email: _____

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

Name: Harbor Consultants, Engineers & Surveyors
Address: 320 North Ave. East. Cranford, NJ 07016
Telephone & Email: 908 276-2715 victorv@hcigc.net

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

Name: Todd L. Koenig Architect, PC
Address: 175 North Main St., Wharton, NJ 07885
Telephone & Email: 973-366-7700 TLK@koenigarchitect.com

VI. Attorney Information (attach business card):

Name: John P. Wyciskala, Esq./Inglesino Webster Wyciskala & Taylor, LLC
Address: 600 Parsippany Road, Suite 204, Parsippany, NJ 07054
Telephone & Email: 973-947-7134 jwyciskala@iwt-law.com

VII. Property Information:

Street Address: 300 A Park Avenue
Block & Lot Number: Block 101 Lot 1
Zone: CBD - Central Business District/TODD
Existing Use: Mixed use -
Proposed Use: Mixed use - Apartment
Type of Construction: Residential Improvement Cost: TBD
Total New Square Footage: 21,093.5 Total New Residential Units: 12 New Jobs: _____
Site Plan Approval Desired: Preliminary X Final X

If this application includes a request for relief from zoning requirements state the purpose below (or on attachment) of this request: See Attachment A

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

IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ 1,000.00 (initial)

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

Michael J. McHale JMcHale 10/8/2018.
(Print Name) & Signature of Applicant *** Dated
Michael J. McHale

Michael J. McHale JMcHale 10/8/2018.
(Print Name) & Signature of Property Owner *** Dated
Michael J. McHale

*** *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.

CITY OF PLAINFIELD
DIVISION OF PLANNING
APPLICATION FOR WAIVER REQUEST

APPLICATION NO. _____

PROPERTY ADDRESS: 300 A Park Avenue

BLOCK: 101 Lot(s): 1

I, Michael J. McHale - Pontoon, applicant before the Planning Board/Zoning Board of Adjustment, do hereby request the following waiver from site plan submittal requirements:

Waiver Requested

Reason

See Attachment A

Print Name: Michael J. McHale Signature: 

(Applicant, property owner, developer, and/or professional)

Date: 10/8/2018

ATTACHMENT A

APPLICATION OF PONTOON PROPERTIES, INC.

LIST OF VARIANCES AND/OR DESIGN WAIVERS

The Applicant is the owner of the subject property located at 300A Park Avenue, Plainfield, New Jersey (the "Property"). The Property is currently developed with a three and one half (3 ½) story mixed use building. The Applicant is now seeking preliminary and final site plan approval for the development of a 5-story multi-family residential apartment building to the rear of the Property, consisting of 8 two-bedroom units and four one-bedroom units. The first floor of the building consists of a proposed lobby area, community room, storage and mechanical space to support the development. The property is located in the City's Transit Oriented Development Downtown Central Business District (TODD/CBD) Zone District.

The Applicant is seeking the following variance and/or waiver relief:

1. Use-The current zoning permits mixed use development. The existing building complies with the Code in this regard. The proposed 5-story building is residential only. To the extent deemed necessary, a variance is requested.
2. Minimum Lot Width-50 feet required, Approximately 42.9 feet existing and proposed.
3. Maximum Lot Coverage – 90% permitted, 97.45% existing, 93.19% proposed
4. Minimum number of stories – 4-6 stories permitted, 3.5 stories for the existing building, 5 stories proposed for the new building. To the extent deemed necessary, the Applicant is seeking variance relief relative to the existing mixed-use building.
5. Minimum rear yard setback – 3 feet required, .3 feet proposed
6. Maximum height of an accessory structure (Section 17:9-19) – 20 feet permitted, 60.3 feet proposed for the new residential building (to the extent deemed accessory).
7. Height no greater than the principal structure (Section 17:9-19). The existing 3.5 story building is approximately 50.1 feet in height. The proposed residential building has a height of approximately 60.3 feet (to the extent the building is deemed accessory).
8. Maximum coverage (Section 17:9-19) – 40% GFA of principal structure, 168% proposed (to the extent the building is deemed accessory).
9. Building Orientation (Section 17:11-9A) – Building shall front towards one another, Building side to rear proposed.
10. Separation of Buildings (Section 17:11-9C) – 40-foot separation required, 3.1 feet proposed.
11. Aisle Dimensions (Section 17:11-15B) – 11 feet required, 8.1 feet proposed at its narrowest point.
12. Shade Tree (Section 17:11-17 and Section 17:9-49(C) – Every 40' along its frontage, No shade tree proposed along frontage.

The Applicant is also seeking relief the following variance relief from the Supplementary Zoning Regulations:

1. Off Street Parking Requirement (Section 17:9-42.J) 25 spaces required, 0 proposed.

2. Transit Oriented Development Downtown Zone (Section 17:9-52A.A.1)- used and design of ground floor shall contain retail and service uses. The first floor of the new building does not include retail or service, but does contain a lobby, storage lockers and community room.

The Applicant is further seeking waivers from site plan design and performance standards:

1. Building Orientation and Location (Section 17:11-9.A). In multiple building development, buildings to be located on the interior of the site shall front towards and relate to one another. The proposed building side for the new building is located to the rear of the existing building due to the narrowness of the site and other factors.
2. Building Orientation and Location (Section 17:11-9.A). The proposal does not meet the building separation requirement of 40 feet. 3.1 feet is proposed.
3. Lighting (Section 17:11-12.A). Lighting has been proposed at the front of the property. However, no lighting is proposed at the rear of the proposed building as no access is provided in that location.
4. Architectural Design Standards (Section 17:11-20.G.1). All buildings are required to be designed, constructed to have a distinctive base, middle and top. Specific delineations are not part of the new proposed building as per the municipal review. The Applicant believes this is addressed in the building design and will address same in testimony. To the extent necessary, the waiver is requested.
5. Streetscape Design Standards (Section 17:11-24). Public Right of Way frontage of all properties within the TODD zones are to be improved in accordance with the Streetscape Design Manual. The Applicant is not proposing any improvements in the right of way. This is an existing condition and no improvements are proposed along the frontage of the site.

The Applicant will provide detailed engineering and professional planning testimony in support of the requested variance and/or design waivers at the time of public hearing.

PONTOON PROPERTIES, INC.

CORPORATE RESOLUTION

WHEREAS, Pontoon Properties, Inc. ("Pontoon") is the owner of property located at 300A Park Avenue, Plainfield, New Jersey, identified as Block 101, Lot 1 on the official tax map of the City of Plainfield, County of Union, State of New Jersey (the "Property"); and


WHEREAS, Pontoon has submitted an application to the City of Plainfield for site plan and variance approvals ("Land Development Application") for the development of a 5 story apartment building on the subject Property; and

WHEREAS, the application and all supporting materials have been executed by Michael John McHale on behalf of Pontoon. Mr. McHale is the President and sole, 100% shareholder of Pontoon Properties, Inc., and as such, has full authority to execute all application materials and other documentation on behalf of the corporation; and

NOW, THEREFORE, BE IT RESOLVED, that Michael John McHale, acting President and Sole Shareholder of Pontoon Properties, Inc. has full authority to execute all applications, consents and other documentation in support of the Land Development Application to the City of Plainfield; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Witness:



Pontoon Properties, Inc.

By: 
_____ Michael John McHale, President

PONTOON PROPERTIES, INC.
CORPORATE DISCLOSURE STATEMENT

The following are the persons or entity holding a 10% or greater interest in Pontoon Properties, Inc.:

Michael J. McHale
300 Park Ave.
Plainfield, NJ 07060

100%

Political Contribution Disclosure Statement

1. Application Type Subject to Disclosure. In conjunction with a major subdivision or a major site plan, all applications for variance relief pursuant to a (d) "Use" Variance (N.J.S.A. 40:55D-70(d)), or a (c) "Bulk" Variance (N.J.S.A. 40:55D-70(c)).

2. Individuals & Entities Subject to Disclosure Requirements. Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:

- a. All Applicants and Owners; and
- b. All Developers as defined by N.J.S.A. 55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including all persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- c. All associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2.
- d. All Professionals or entities who apply for or provide testimony, plans, or reports.

3. Contribution Disclosure Statement must be updated until a decision is rendered by the Planning Board or Zoning Board of Adjustment for any application subject to the requirements of Ordinance MC 2011-12.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-12) made to or on behalf of any Plainfield candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made up to one year prior to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.

Pontoon Properties, Inc.

APPLICANT: Michael J. McHale **OWNER:** same as Applicant
Name of Individual Name of Individual


DEVELOPER: Pontoon Properties, Inc.
Name of Individual and/or Business

PROFESSIONALS: _____
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None		

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.


10/8/2018
 SIGNATURE (applicant, owner, developer, or professional) DATE

Michael J. McHale MICHAEL J. Mc HALE.
 PRINT NAME

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APPLICANT: _____ **OWNER:** _____
Name of Individual Name of Individual

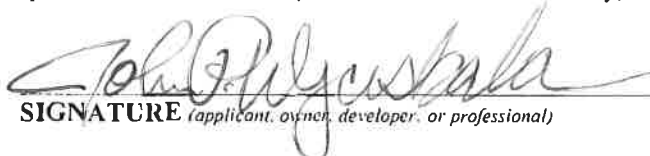
DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: Inglesino Webster Wyciskala & Taylor, LLC
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None		

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.


10/22/19
SIGNATURE (applicant, owner, developer, or professional) **DATE**

John P. Wyciskala, Member
PRINT NAME

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APPLICANT: _____ **OWNER:** _____
Name of Individual Name of Individual

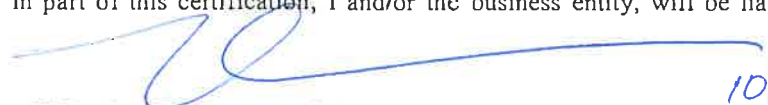
DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: Harbor Consultants, Victor Vinegra, P.E.
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None		

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.



SIGNATURE (applicant, owner, developer, or professional) **DATE** 10/5/18

Victor Vinegra, P.E.

PRINT NAME

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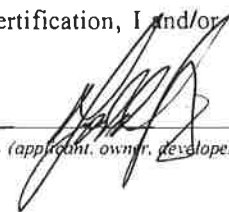
DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: Todd L. Koenig Architect, PC
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
NONE - NOT APPLICABLE		

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.



SIGNATURE (applicant, owner, developer, or professional)

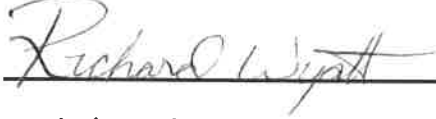
9/13/18
DATE

Todd L. Koenig
PRINT NAME

Pursuant to N.J.S.A. 40:55 D – 12, I certify that the following is a complete list of property owners and addresses, taken from the Tax Map, within 200 feet of:

Block:101 Lot:1

300-02 Park Ave.

A handwritten signature in cursive script, appearing to read "Richard W. Wyatt", is written over a solid horizontal line.

Assistant Assessor

1/17/20

Date

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 101 LOT 1
300-02 PARK AVE.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
101	2		4C	PINNACLE PROPERTY MANAGEMENT LLC 5 MOUNTAIN BLVD #6 WARREN, NJ 07059	304-10 PARK AVE
101	3		4A	BLACK, VILMA MADRIGAL 1 GREENBROOK ROAD GREEN BROOK, N J 08812	312-14 PARK AVE
101	4		4A	DUNN & SONS MAINTENANCE CORP. 320 PARK AVE PLAINFIELD, N J 07060	316-22 PARK AVE
101	5		4A	324 PARK AVENUE LLC PO BOX 2374 WAYNE, NJ 07474	324-32 PARK AVE
101	7		4A	DUNN & SONS MAINTENANCE CORP. 320 PARK AVE PLAINFIELD, N J 07060	114-20 W 4TH ST
101	8		2	MENDEZ, LUIS 7811 RALEIGH ST HOLLYWOOD FL 33024	122-24 W 4TH ST
101	9.01		4A	126 WEST 4TH LLC 126 W 4TH STREET PLAINFIELD, NJ 07060	126 W 4TH STREET
101	10		1	K & R WESTFIELD AVENUE, LLC P.O. BOX 4443 WARREN, NJ 07059	130-32 W 4TH ST
101	12		4B	W3A REALTY LLC 1941 OAK TREE RD S201 EDISON, NJ 08820	200-14 W 3RD ST
102	2.01		4A	K & R WESTFIELD, LLC P.O. BOX 4443 WARREN, NJ 07059	201-209 WEST THIRD ST
245	3.02		4A	PNC BANK NA C/O NATL TAX SEARCH, LLC 130 S. JEFFERSON ST #300 CHICAGO, IL 60601	135-45 W 2ND ST
245	8		4A	NEXT STEP TO COLLINS AVE. L L C 675 GARFIELD AVE JERSEY CITY, NJ 07305	226-32 PARK AVE
245	9		4A	PARAMOUNT PROPERTIES 236 PARK, LLC P O BOX 32190 NEWARK, NJ 07102	234-38 PARK AVE
245	10		4A	202 PARK AVE PROPERTY LLC 675 GARFIELD AVE JERSEY CITY NJ 07305	240-46 PARK AVE
314	1		4A	100-110 NORTH AVENUE LLC 675 GARFIELD AVE JERSEY CITY, NJ 07305	100-10 NORTH AVE
314	2		4A	MENDOZA, YOLANDA & PAREDES, ALEX 112 NORTH AVE PLAINFIELD NJ 07060	112 NORTH AVE
314	3		4A	PAREDES, YOLANDA C 114 NORTH AVE PLAINFIELD, NJ 07060	114-16 NORTH AVE
314	4		4A	118 NORTH HOLDINGS LLC 118-20 NORTH AVE PLAINFIELD, NJ 07060	118-20 NORTH AVE
314	5		4A	ARBOLEDA, OSCAR & MOSQUERA, MONICA 108 NORTH AVENUE PLAINFIELD, NJ 07060	122-24 NORTH AVE

OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 101 LOT 1
300-02 PARK AVE.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
314	6		4A	LECAROS, LOUIS & DEBORAH 5144 CUSTEN ST PISCATAWAY, N J 08854	126-28 NORTH AVE
401	1		5B	NEW JERSEY TRANSIT CORP PO BOX 10009 NEWARK, N J 07101	RAILROAD-MAIN STEM
840	6		15F	NEW JERSEY TRANSIT CORP PO BOX 10009 NEWARK, N J 07101	123-41 E 4TH ST
840	11		1	NICHOLLS, CECIL V 15 FOXCROFT DRIVE MARLBORO, N J 07746	329 PARK AVE
840	12		4A	PARK AVENUE STATION LLC 63 MOUNTAIN BLVD WATCHUNG, NJ 07069	325-27 PARK AVE
840	13		4A	315 PARK, LLC P.O BOX 32190 NEWARK, NJ 07102	315-23 PARK AVE
840	14		4A	TINICO D, LLC 223 CEDARBROOK AVE S.PLAINFIELD, NJ 07080	116-24 DEPOT PARK
840	15.01		4A	307-13 PARK AVENUE LLC 200 E MAIN ST SOMERVILLE, NJ 08876	307-13 PARK AVENUE

American Water SSC
PO Box 5627
Cherry Hill, NJ 08034

Public Service Electric & Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Verizon –New Jersey Inc.
Care of Duff & Phelps
PO Box 279
Addison, TX 75001

Plainfield Municipal Utilities Authority
127 Roosevelt Ave.
Plainfield, NJ 07060

Comcast Cablevision
73 Rock Avenue
Plainfield, NJ 07063

AT&T
Attention: Nancy Pence
2315 Salem Rd.
Conyers, GA 30013