



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



ADRIAN O. MAPP
 MAYOR

ERIC WATSON
 DEPARTMENT DIRECTOR

45 days Oct. 14th

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

RECEIVED

Date Received: _____ Application Number: PB 2019-16

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: 1369 South Plainfield LLC
 Address: 951 Madison Avenue, Lakewood, NJ 08701
 Telephone & Email: 917-539-5566 abeklein58@gmail.com

B. The Applicant is a: Corporation / LLC* 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 Lessee _____ Contract Purchaser _____ Other (Specify) _____

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

Name: _____
 Address: _____
 Telephone & Email: _____

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

Name: Maurice A. Brown, PE – C2EM Urban, LLC Consulting Engineers
 Address: 391 Littleton Avenue, Newark, NJ 07103
 Telephone & Email: 973-420-0666 mbrown@c2emurban.com

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

Name: Allen Robinson, RA – ASR Architecture PA, Inc. Muti Feldbrand
Address: 2548 Stearns Drive, Wall, NJ 08736
Telephone & Email: 732-552-6691 israelfeldbrand@gmail.com

VI. Attorney Information (attach business card):

Name: Joseph A. Paparo, Esq. – Porzio, Bromberg & Newman, PC.
Address: 100 Southgate Parkway, P.O. Box 1997, Morristown, NJ 07962
Telephone & Email: 973-889-4042 japaparo@pbnlaw.com

VII. Property Information:

Street Address 1369-1403 South Avenue
Block & Lot Number 624/12
Zone South Avenue East Redevelopment Plan
Existing Use vacant parcel
Proposed Use mixed-use (24 residential units/1,595 sf. commercial)
Type of Construction TBA
Approval Desired: Preliminary** Final

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

* see attached Rider

***minor subdivisions are not eligible for preliminary approval*

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


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

X. The following are attached and made a party 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

ABRAHAM KLEIN  8/22/19
(Print Name) & Signature of Applicant *** **Dated**

ABRAHAM KLEIN  8/22/19
(Print Name) & Signature of Property Owner *** **Dated**

*** *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 bearings before proceeding. For a downloadable PDF version of this document, go to <http://www.plainfield.com/docs/application.pdf>

APPLICATION RIDER

CORPORATE DISCLOSURE STATEMENT

(1369 South Plainfield LLC)

Abraham Klein – 951 Madison Avenue, Lakewood, NJ 08701 50%

Eli Klein – 951 Madison Avenue, Lakewood, NJ 08701 50%

VARIANCE/WAIVERS

1. South Avenue East Redevelopment Plan Sec. 4.2: lot area – 20,000 sf. minimum, 18,184 sf. existing nonconforming condition
2. South Avenue East Redevelopment Plan Sec. 4.2: side yard setback – 5 ft. minimum, 3 ft. proposed
3. South Avenue East Redevelopment Plan Sec. 4.2: ground floor commercial space – 40% minimum, 31% proposed
4. South Avenue East Redevelopment Plan Sec. 4.2: unit size requirements – 1,000 sf. minimum (2-bedroom), 841-962 sf. proposed
5. Sec. 17:9-42 Q: parking stall dimensions – 9'x18' required, 9'x16' proposed
6. Sec. 17:9-43 B: parking lot interior landscaping – 5% minimum, none proposed
7. Sec. 17:9-24 C 1: parking lot perimeter buffering – 5 ft. minimum, 1.67 ft. proposed
8. Sec. 17:11-15 B: drive aisle width (2-way) – 24 ft. required, 22 ft. proposed
9. Sec. 17:9-42 D: parking/driveway setback from building – 5 ft. minimum, 4'6" proposed

STATEMENT OF PRINCIPAL POINTS

The within Application involves a request for Preliminary and Final Major Site Plan and Variance approvals and waivers to permit the construction of a 5-story, mixed-use building consisting of 24 residential units above 1,595 square feet of ground floor commercial space on the property. A 30-space surface parking area, refuse enclosure, landscaping and lighting are also proposed for the mixed-use development. The property is located at 1369-1403 South

Avenue, designated as Block 624, Lot 12 on the Tax Map of the City of Plainfield. The site is located within the South Avenue East Redevelopment Area which permits the proposed mixed-use. Relief is, however, required from the South Avenue East Redevelopment Plan ("SAERP") and the Land Use Ordinance ("LUO") in connection with this redevelopment project.

The site in question has been vacant for many years. Back in 2016, a prior owner of the property obtained approvals from the Zoning Board for the construction of a 4-story, mixed-use building consisting of 15 residential units and 3,300 square feet of commercial space. Unfortunately, due to construction and project cost feasibility issues, that building was never built. Since that prior approval, the site has been rezoned and is now governed by the SAERP which promotes and encourages mixed-use development in this area.

As depicted on the Site Plan, access to the proposed mixed-use development will be provided by one, full movement driveway from South Avenue which will run along the west and north of the proposed building providing access to parking areas. As noted above, a total of 30 parking spaces are provided which meets the parking requirements of the SAERP and LUO for both the residential and commercial uses. Variances and design waivers are, however, required for the proposed parking area. The proposed drive aisle leading into the site will be 22 feet wide whereas the LUO requires a drive aisle width of 24 feet for two-way travel adjacent to perpendicular parking. The Applicant's engineer will provide testimony at the hearing which will demonstrate that a 22-foot wide drive aisle is sufficient for this size development and will provide safe travel distance. Relief is also needed for the dimensions of 10 proposed parking spaces as the LUO requires a minimum stall depth of 18 feet whereas 10 spaces will have a depth of 16 feet. It should be noted, however, that seven of these 10 spaces will include a 2-foot

overhang which will result in a practical stall depth of 18 feet as required. The three remaining spaces having a total depth of 16 feet will be reserved for compact cars.

Relief is needed for the parking lot design with regard to the setback of parking spaces from the building and required landscape buffering. According to the LUO, parking spaces and driveways must be set back a minimum of five feet from buildings whereas a portion of the parking field will be set back approximately 4'6" from the new building. Additionally, the driveway measures 4'8" from the building. Both of these areas are physically separated from the building by a covered walkway which will help mitigate these minor setback deficiencies. The LUO also requires a five foot wide fully landscaped buffer along the entire perimeter of the parking area and the proposal includes varied perimeter landscaping which ranges from approximately 1.67 feet to five feet. Similarly, the LUO requires landscaping within the interior of parking areas whereas no landscaping has been included *within* the parking lot. The size limitations of the site and the desire to maximize parking restrict the Applicant's ability to also satisfy these landscaping requirements.

As depicted on the architectural plans, the ground floor of the building will provide a total of 1,595 square feet of commercial space along South Avenue with amenity areas for the residents in the rear. The amenities will include a lounge area and exercise room along with individual ground level storage units for the building's occupants. Floors 2-5 will be consistent with a total of six units on each floor for a total of 24 units. The units will range in size from 841 to 962 square feet with some units offering extra space for storage or a home office and other units providing balconies. The four units measuring 841 square feet will be one-bedroom units with additional space for storage or use as a home office area. The remaining 20 units will all be two-bedroom units of varying sizes.

The Applicant is seeking a deviation from the SAERP regarding the minimum size for two-bedroom units. According to the SAERP, two-bedroom units are required to be a minimum of 1,000 square feet whereas the proposed two-bedroom units will range in size from 869 to 962 square feet which falls below the SAERP guideline. As will be further discussed at the hearing, all two-bedroom units in the building will be 869 square feet or larger with open floor plans and building amenities that will enhance the quality of life for the residents.

This project furthers the goals and objectives of the recently adopted SAERP and will provide new housing opportunities to the area along with neighborhood commercial activity to promote the City's business community. This site has remained vacant and unproductive for many years and this project will finally transform the property into a vibrant mixed-use development which will revitalize this portion of the South Avenue corridor. For the reasons noted above, the Applicant respectfully requests that the approvals and relief sought be granted.

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.

APPLICANT: ABRAHAM KLEIN **OWNER:** ABRAHAM KLEIN
Name of Individual Name of Individual


DEVELOPER: 1369 South Plainfield LLC
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
<i>None</i>		

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) 8/24/19
DATE

ABRAHAM KLEIN

PRINT NAME

Political Contribution Disclosure Statement

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

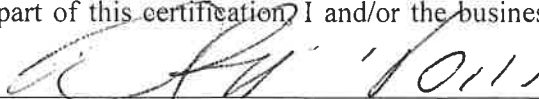
DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: Joseph A. Paparo, Esq.
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None	None	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) 8-27-19
DATE

PRINT NAME

Political Contribution Disclosure Statement

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


DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS
 : Allen Robinson, R.A. - ASR Architecture
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
NONE		

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SIGNATURE (applicant, owner, developer, or professional) 8/21/19
DATE

Allen Robinson

PRINT NAME

Political Contribution Disclosure Statement

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

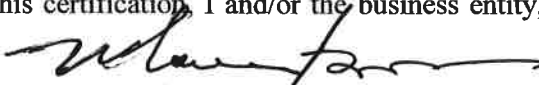
DEVELOPER: _____
Name of Individual and/or Business

PROFESSIONALS: Maurice A. Brown, PE (C2EM Urban, LLC, Consulting Engineers)
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.


-08/26/2019

SIGNATURE (*applicant, owner, developer, or professional*) **DATE**

PRINT NAME
 Maurice A. Brown