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June 30, 2020

CPLFD 20311

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

**RE:    Engineering Review #1  
       123 Elmwood Place  
       Moon Builder, LLC  
       Block 236, Lot 14  
       Application #: ZB 2020-11**

Dear Board Members:

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

- Engineering Plans entitled “Lot 14, Block 236 in the City of Plainfield, Union County, New Jersey”, consisting of two (2) sheets, prepared by W. Leland Titus of Titus Surveying & Engineering, P.C., dated March 11, 2020, last revised June 12, 2020.
- Architectural plans entitled “New Construction: Two Family Home, 123 Elmwood Place, Plainfield, New Jersey, 07060” consisting of eight (8) sheets, prepared by Taylor Architecture and Design, dated 5.19.2020.

## **INTRODUCTION**

The subject site is located on the north side of Elmwood Place near the intersection of West Second Street and Elmwood Place and contains approximately 5,074 SF. The Applicant proposes to construct a two family, 2.5 story residential building with an attached garage occupying 1,803 SF on the existing vacant lot. Additional site improvements include associated improvements within the City’s Right-of-Way for the proposed development. The subject site is located in the R-4 -Moderate Density Residential Zone District.

## **PLANNING AND ZONING**

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

## **COMMENTS**

- 1) The plans shall be signed by a licensed surveyor.
- 2) The architectural plans indicate a 2.5 story building. However, the zoning table on the site plan indicates a maximum of two stories for the proposed development. This discrepancy shall be addressed.
- 3) The proposed development will increase impervious coverage. Storm water management measures shall be proposed and designed by a licensed New Jersey professional engineer to maintain the pre-development rate of runoff in accordance with Section 17:12-1(C) of the City Ordinance.
- 4) The existing on street parking spaces on Elmwood Place across the property frontage shall be restriped if disturbed for proposed utility connections. A note stating the same shall be added to the plan.
- 5) The regrading for the subject property proposes grading on the adjacent Lot 10.04 which is currently under construction as shown on the plans. The plan shall be revised to remove grading on the adjacent lot, and alternate designs such as a retaining wall in this area should be considered. If work is to be done on the adjacent property, written permission shall be obtained from the adjacent property owner.
- 6) Existing fencing and the extents of proposed fencing shall be clearly indicated on the site plan. A construction detail shall be provided for the proposed fence.
- 7) Existing and proposed topography shall be shown at the rear yard of the proposed building.
- 8) The limit of disturbance shall be indicated on the plan.
- 9) Metes and bounds description shall be provided for the proposed fence and driveway easement.
- 10) The sidewalk detail shall be revised to indicate 4" thick granular subgrade. A construction detail shall be provided for the proposed driveway.

- 11) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
- 12) 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.
- 13) The applicant shall obtain and provide water and sewer will serve letters from the applicable utilities serving the subject site development.
- 14) 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  
John J. Sullivan, Jr. – Applicant’s Attorney  
Lee Titus, PE – Applicant’s Engineer  
Moon Builder, LLC – Applicant