



24 Commerce Street
Suite 300
Newark, New Jersey 07102
T: 973-265-9775
F: 973-265-9774

www.pennoni.com

March 26, 2020

CPLFD 19003.14

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

**RE: Engineering Review #1
Dennis Ryan
1015 Prospect Avenue
Block 823, Lot 16
Application #: ZBA-2019-05**

Dear Board Members:

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

- Topographic Survey entitled "Tax Lot 16, Block 823, City of Plainfield, Union County, New Jersey" prepared by James R. Watson, PLS, PP, of EKA Associates, P.A., dated 11/8/2018.
- Plans entitled "Preliminary & Final Site Plan, Tax Lot 16, Block 823, 1013-1017 Prospect Avenue, City of Plainfield, Union County, New Jersey" consisting of two (2) sheets, prepared by Thomas J. Quinn, PE, CME, of EKA Associates, P.A., dated 1/16/19.
- A copy of the Deed record and legal descriptions of the subject site, dated November 24, 2014.

INTRODUCTION

The subject site is located centrally between Carnegie Avenue and Cedarbrook Road and has frontage along Prospect Avenue and contains approximately 0.25 acre. Currently, the site contains a 2.5 story residential dwelling. The Applicant proposes to replace the existing garage with a new garage occupying 840 SF in the rear yard of the lot. Additional improvements include construction of a concrete walkway and resurfacing of a section of the existing driveway. The subject site is located in the Low Density Residential (R-2) Zone.

PLANNING AND ZONING

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

COMMENTS

- 1) Note 17 under General Notes on the cover sheet states that the existing water, gas and sewer connections shall be utilized, if possible. This is not acceptable. It shall be determined prior to the approval of the application whether new utilities are intended to serve the subject site. The portion of Prospect Avenue fronting the subject site is to be resurfaced by the City this year. Testimony shall be provided regarding any improvements within the public Right-of-Way.
- 2) Note 1 under General Notes on the Site and Grading Plan shall be revised to refer to the correct survey for the subject site.
- 3) Note 19 under General Notes on the cover sheet states a total net decrease in the onsite impervious coverage. Stormwater management measures are not required for the proposed improvements.
- 4) The subject site lies partially within flood zone AO. The Applicant shall provide testimony regarding any improvements proposed within this portion of the subject site.
- 5) 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.
- 6) All 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. Di Sessa, P.E., P.P., C.M.E.,
Board Engineer

DD/kl

cc: Malvika Apte- Board Planner
Peter Vignuolo, Esq. – Board Attorney
Rosalind Miller – Board Secretary
Thomas J. Quinn – Applicant's Engineer