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CPLFD 19002.16

City of Plainfield
Planning Board
515 Watchung Avenue
Plainfield, NJ 07060

**RE: Engineering Review #2
Atul Sethi
1052 East Second Street
Block 410, Lot 1
Application #: PB 2019-17**

Dear Board Members:

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

- Engineering Plans entitled "Preliminary & Final Major Site Plan, 1052 East 2nd Street, Proposed Mixed-Use Development, Block 410, Lot 1, 1052 East Second Street, City of Plainfield, Union County, New Jersey", consisting of thirteen (13) sheets, prepared by Jeffrey A. Martell, PE, of Stonefield Engineering & Design, dated 07/11/2019, last revised 03/06/2020.
- Architectural plans and Landscape plan entitled "Proposed Addition, 1052 E 2nd St., Plainfield, NJ, 07060", consisting of five (5) sheets, prepared by Manuel J. Pereiras, AIA, of Pereiras Architects Ubiquitous, dated July 2019, last revised 03/18/20.
- Stormwater Management Report prepared by Jeffrey A. Martell, PE, of Stonefield Engineering & Design, dated March 6, 2020.
- Stormwater Operations and Maintenance Manual prepared by Jeffrey A. Martell, PE, of Stonefield Engineering & Design, dated March 6, 2020.
- Response Letter prepared by Jonathan Istranyi, PE, of Stonefield Engineering and Design, LLC, dated March 6, 2020.

- Correspondence Letter prepared by Malvika Apte, PP, AICP, of CME Associates, dated March 02, 2020.

INTRODUCTION

The subject site is a corner lot located at the south east intersection of East Second Street and Netherwood Avenue and contains approximately 0.20 acre. Currently, the site contains an existing vacant one-story building occupying 4,471 SF and adjacent vegetated area. The Applicant proposes interior renovations and expansion of this building by proposing two additional floors to construct a mixed use building accommodating retail space and two (2) 3-bedroom apartments. Additional site improvements include construction of a parking lot and associated improvements within the City's Right-of-Way. The subject site is located in the Neighborhood Commercial District (NC).

PLANNING AND ZONING

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

ARCHITECTURAL PLANS

- 1) The exterior elevation views on the architectural plans shall be revised to indicate the floor elevations and the total building height.

(NOT SATISFIED)

The architectural plans indicate that a two-story building is proposed with a total building height of 28.5'. However, the zoning table on the engineering plans indicates that three stories are proposed with a total building height of 35'. This discrepancy shall be addressed.

- 2) The project description on the architectural plans shall be revised to be consistent with the proposed project development.

(SATISFIED)

SITE PLAN

- 1) The subject site is located within the flood hazard area, flood zone AO as indicated on FEMA Map 34039C0028F. Approval from NJDEP will be required regarding the flood

hazard area regulations. The plans shall be provided to the City's flood plain manager for the project's compliance with the flood prevention ordinance requirements.

We defer the approval of this comment to the City's flood plain manager.

- 2) The Applicant is proposing 13 garage parking spaces where 24 are required. Testimony shall be provided regarding the allocation and distribution of the proposed garage parking spaces for residential and commercial usage.

(NOT SATISFIED)

The 2,945 SF of office space has been removed from the application. The parking requirement calculations indicate that the proposed development now consists of 2,728 SF of retail space and two residential units. However, the site plan indicates a gross floor area of 3,445 SF for the proposed building. The parking requirement shall be revised to account for the gross floor area as stated in Section 17:9-42 of the City Ordinance.

- 3) The site plan depicts a 22' wide driveway for two way traffic in lieu of 24' as required per Section 17:9-11-15 of the City Ordinance. Truck turning templates shall be provided depicting access to the dumpster area.

(PARTIALLY SATISFIED)

The Applicant has stated that the building management shall wheel the dumpster into the driveway aisle to facilitate garbage collection. Testimony shall be provided regarding the same.

- 4) Existing top of curb grades for the portion of the sidewalk that is proposed to be regraded along East Second Street shall be provided to ensure ADA compliance.

(NOT SATISFIED)

The portion of the sidewalk proposed to be regraded is not in compliance with the ADA requirements and exceeds the maximum cross-slope of 2%. This shall be addressed.

- 5) East Second Street was recently paved by the City. Infrared treatment shall be required for final pavement restoration. A note stating the same shall be added to the pavement detail.

(SATISFIED)

- 6) The mounting height of the signpost detail shall be revised to be 84" in lieu of 72".

(SATISFIED)

- 7) A construction detail shall be provided for the proposed concrete handicap ramp.

(SATISFIED)

- 8) The full depth asphalt pavement detail shall be revised to indicate 2" thick HMA surface course, 4" thick HMA base course, 6" thick DGA base course in accordance with the City design standards.

(SATISFIED)

- 9) The limit of driveway flare shall be revised on the site plan to show maximum 12" side flares in accordance with the City standard details.

(SATISFIED)

- 10) The site plan depicts partial sidewalk replacement along East Second Street. The sidewalk fronting the subject site from the corner intersection along Netherwood Avenue is in poor condition and shall also be shown to be replaced.

(SATISFIED)

- 11) All work involving the existing sanitary sewer system shall be coordinated with and approved by the Plainfield Municipal Utilities Authority (PMUA).

(PARTIALLY SATISFIED)

The Applicant has acknowledged the statement. A note stating the same shall be added to the plan.

- 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.

(ONGOING REQUIREMENT)

Street opening permits shall be applied for all improvements within the public Right-of-Way prior to construction.

TRAFFIC ASSESSMENT

- 1) Applicant is proposing to utilize the one (1) story vacant masonry building located on Block 410, Lot 1. There is no existing access to the site.

(SATISFIED)

A full movement access driveway along Netherwood Avenue has been proposed for the site.

- 2) The proposed development includes a 2,940 square feet of retail space, 2,945 square foot of office space, and two (2) three-bedroom residential units.

(SATISFIED)

The 2,945 SF of office space has been removed from the application. The proposed development now consists of 2,728 SF of retail space and two residential units.

- 3) The Traffic Assessment uses the ITE 10th Edition trip generation rates for Multi-Family Housing (Low-Rise) (Land Use 220), General Office Building (Land Use 710), and for

Shopping Center (Land Use 820). NJDOT Pass-by rates were applied to the calculated Shopping Center Trips.

(SATISFIED)

- 4) The proposed mixed use development will result in an additional 6 trips (4 entering, 2 exiting) during the AM peak period, an additional 11 trips (4 entering, 7 exiting) during the PM peak period, and an additional 12 trips (7 entering, 5 exiting) during the Saturday peak period.

(SATISFIED)

- 5) No traffic counts or analysis was provided. The Traffic Assessment cites the ITE Transportation Impact Analysis for Site Development which states that “a trip increase of less than 100 vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach”.

(SATISFIED)

- 6) The site does not meet current City standards for the number of on-site parking spaces. The site provides 13 of a required 24 spaces.

(NOT SATISFIED)

The 2,945 SF of office space has been removed from the application. The proposed development now consists of 2,728 SF of retail space and two residential units. The parking requirement shall be revised to account for the gross floor area as stated in Section 17:9-42 of the City Ordinance.

- 7) Applicant should provide testimony regarding the use of off-street parking to offset the parking deficit.

(NOT SATISFIED)

The Applicant has stated that testimony shall be provided.

STORMWATER MANAGEMENT

The total limit of disturbance for the proposed development is approximately 7,510 SF and the total increase in impervious area is approximately 3,947 SF. The proposed development is not a major development in accordance with NJAC 7:8. The Applicant has proposed a detention basin consisting of three 24” solid HDPE pipes to detain the post-development peak runoff rate to comply with the requirements stated in Section 17:12-1(C) of the City Ordinance.

We have reviewed the Stormwater Management Report prepared by Stonefield Engineering & Design, dated December 6, 2019, and we offer the following comments:

- 1) The subject site is located within flood hazard zone AO in accordance with FEMA Map 34039C0028F. This shall be reflected on the map provided in Appendix A of the stormwater management report.
(SATISFIED)

- 2) The depth of the outlet control structure shall be shown on the detail. The thickness of the weir wall and manhole wall shall be shown.
(NOT SATISFIED)
The depth of the outlet control structure from the invert of the inlet 12" HDPE pipe (Elevation 110.38) to the rim of the manhole is indicated as 4.02'. However, the elevation of the manhole is shown to be 114.3 in lieu of 114.4. This discrepancy shall be addressed.

- 3) The thickness and detail of the manhole cover shall be added to the outlet control structure detail. Constructability for the different rim elevations of the two outlet structures access shall be clarified and addressed. The outlet structure appears to be located in the lawn area. The pavement layers shall be removed from the detail.
(SATISFIED)

- 4) An underground piping detail shall be provided for the proposed detention basin.
(SATISFIED)

- 5) Since the detention basin is located within the limits of the flood hazard area design flood, the tailwater effect shall be incorporated into the basin design calculations.
We defer this comment to the NJDEP review.

- 6) The stormwater management report shall be revised to include inlet drainage area map for the proposed inlets.
(SATISFIED)
The revised grading and drainage design shows only one inlet which is proposed to be connected to the underground detention basin.

- 7) An inspection of the excavation shall be made by the City Engineer prior to the installation of the detention basin. A note stating the same shall be added to the plan.
(SATISFIED)

- 8) A stormwater management maintenance manual shall be provided for the efficient maintenance of the proposed basin and the on-site stormwater management system.
(SATISFIED)

MISCELLANEOUS

- 1) Certification shall be obtained from the Somerset-Union Soil Conservation District and a copy of the approved permit shall be provided.
(ONGOING REQUIREMENT)
Approval shall be provided from Somerset Union Soil Conservation District upon receipt.

- 2) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
(NOT SATISFIED)
The Applicant has stated that the cost estimates for on-site and off-site improvements shall be provided as a condition of Board approval.

- 3) Water and sewer demand calculations for the proposed development shall be submitted. The applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
(ONGOING REQUIREMENT)
Utility will serve letters shall be provided upon receipt.

- 4) Any municipal approvals shall be made contingent on receipt of all outside agency approvals.
(ONGOING REQUIREMENT)
All outside agency approvals shall be provided upon receipt.

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., Esq. – Applicant’s Attorney
Jeffrey A. Martell, PE – Applicant’s Engineer
Brian Taylor, AIA – Applicant’s Architect
Atul Sethi - Applicant