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March 25, 2020

CPLFD 19003.09

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

**RE: Engineering Review #2
South Second Street Realty LLC
1000 South Second Street
Block 117, Lot 1.01
Application #: ZB 2019-13**

Dear Board Members:

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

- Plans entitled "1000 South Second Street, Tax Block 117, Lot 1.01, City of Plainfield, Union County, New Jersey", consisting of three (3) sheets, prepared by David A. Stires, PE, of David A. Stires Associates, LLC., dated 6/19/19, last revised 03/11/20.
- Correspondence Letter prepared by David A. Stires, PE of David A. Stires Associates, LLC., dated March 16, 2020.

INTRODUCTION

The subject site is located near the northwest corner of the intersection of Grant Avenue and South Second Street and is adjacent to the central railroad of New Jersey. The site is approximately 9.9 acres and accommodates a brick and metal building occupying approximately 64.2% of the lot area, and parking lots adjacent to the east and west sides of the building. Currently, the site is principally used as an injection molding business. The Applicant seeks a variance to permit storage and parking of tractor trailers on-site for up to 30 vehicles that are not associated with the principal use. The subject site is located within the Light Industrial (LI) Zone.

PLANNING AND ZONING

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

COMMENTS

- 1) A variance has been requested to permit storage of tractor trailers that are not associated with the transport of material for the principal use. Testimony shall be provided regarding the proposed use of the tractor trailers.
(ON-GOING REQUIREMENT)
Testimony shall be provided.
- 2) The plans state that 187.5 parking spaces are required for the existing site usage. The number of existing on-site parking spaces currently provided for loading and parking shall be indicated on the plan. The allocated area proposed for on-site tractor trailer storage shall be clearly delineated on the plan.
(NOT SATISFIED)
The area allocated for tractor trailer storage has been delineated on the plan. The capacity of the parking spaces that can be accommodated in the unmarked vehicle parking area shown on the west side of the existing building on Lot 1.01 shall be clarified. The plans depict that 64 on-site parking spaces have been provided where 188 are required. A variance has been requested for the same.
- 3) On-street parking is prohibited on South Second Street along the site frontage which currently supports two-way traffic and is designated as a school zone. Testimony shall be provided regarding the hours of operation for transportation of the tractor trailers.
(ON-GOING REQUIREMENT)
Testimony shall be provided.
- 4) Since this development application does not propose any site disturbance or improvements, the subject site is exempt from stormwater management and soil erosion and sediment control requirements.
(SATISFIED)
- 5) Truck turning templates demonstrating traffic circulation, shall be provided for the trucks with the longest wheelbase to be used for the transport and storage of goods.
(SATISFIED)
- 6) A trash area has not been shown on the plan. A refuse and recycling plan shall be provided for collection and management of on-site trash and recycling.

(NOT SATISFIED)

A refuse plan shall be submitted for review.

- 7) The purpose of the access and utility easement shall be provided. Storage of tractor trailers shall not be permitted within the access and utility easement area. A plan note shall be provided regarding the same.

(NOT SATISFIED)

The comment remains outstanding.

- 8) An existing lighting plan shall be provided demonstrating the adequacy of existing lighting to illuminate the parking and loading areas in accordance with the requirements stated in Section 17:11-12(F) of the City Ordinance.

(NOT SATISFIED)

The comment remains outstanding.

- 9) Testimony shall be provided regarding the following:

- Sufficient screening of the site for aesthetic and security purposes.
- Number of employees.
- Hours of operation of the facility and working shifts.

(ON-GOING REQUIREMENT)

Testimony shall be provided.

ADDITIONAL COMMENTS

- 1) **The revised plans, dated 03-11-20, depict improvements within the public Right-of-Way to facilitate circulation of tractor trailers. Prior to constructing any improvements within the City's Right-of-Way, the Applicant is required to complete a street opening permit application.**
- 2) **A typical construction detail has been provided for the overhead slide gate. The plans shall be revised to indicate the height of the proposed gate. Corresponding specifications for the gate including the color and size of the parts shall be clearly indicated on the plan.**
- 3) **The construction detail for the depressed curb and full depth curb shall be revised to be in accordance with City standard design details. The sidewalk detail shall be revised to indicate a maximum of 2% slope.**

- 4) **Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.**
- 5) **Note 2 on Sheet 1 of 3 states that no site improvements are proposed in connection with this application. This note shall be removed.**

The Applicant shall respond to this letter with a point-by-point response addressing the comments listed above.

Future reviews may be delayed if a response letter is not received with future revisions.

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
David A. Stires Associates, LLC – Applicant’s Engineer
Michael V. Camerino Esq. – Applicant’s Attorney