

245 Main Street Suite 110, Chester, NJ 07930

PROJECT: South Avenue, Plainfield - Eden Property Company  
0404-99-041

DATE: 5/20/2020

SUBJECT: RE: 2020-09 803 South

TRANSMITTAL ID: 00004

PURPOSE: For your review and comment

VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Robert Colucco 245 Main Street Suite 110 Chester, NJ 07930	Dynamic Engineering Consultants PC	rcolucco@dynamicec.com	908-955-9289

TO

NAME	COMPANY	EMAIL	PHONE
mapte@cmeusa1.com		mapte@cmeusa1.com	
larry@callilawllc.com		larry@callilawllc.com	
valerie.jackson@plainfieldnj.gov		valerie.jackson@plainfieldnj.gov	
rosalind.miller@plainfieldnj.gov		rosalind.miller@plainfieldnj.gov	
pvignuolo@verizon.net		pvignuolo@verizon.net	

REMARKS: See attached documents as requested below

**Robert Colucco, PE**  
Project Manager  
**Dynamic Engineering Consultants, PC**  
*Licensed Professional Engineers throughout the United States*

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**From:** Apte, Malvika <mapte@cmeusa1.com>  
**Sent:** Wednesday, May 20, 2020 12:55 PM  
**To:** Robert Colucco <rcolucco@dynamicec.com>  
**Cc:** Larry Calli <larry@callilawllc.com>; 'Valerie Jackson' <valerie.jackson@plainfieldnj.gov>; Rosalind Miller <rosalind.miller@plainfieldnj.gov>; pvignuolo@verizon.net  
**Subject:** 2020-09 803 South

RJ,

## Transmittal

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Would it be possible for you to send the link for the documents again. **It has expired.** I am trying to forward it to IT Department to upload it to the website for June 4, 2020 meeting. I can send the downloaded PDF's to them but this will just save us all a whole lot of time.

Please add the architectural plans as well as sewer analysis that were sent under separate cover. I would like to send this to the IT Department by today if possible. This way they have enough time for things to be uploaded by Friday COB.

Your help in the matter is greatly appreciated. Thank you.

Sincerely,  
Mika

**MALVIKA APTE, PP, AICP**  
Project Leader



**Consulting & Municipal  
ENGINEERS**

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**From:** Robert Colucco [<mailto:rcolucco@dynamiccec.com>]

**Sent:** Wednesday, April 29, 2020 11:41 AM

**To:** Apte, Malvika <[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)>

**Subject:** File Transfer: RE: Plainfield - 803 South - PB - Tech Review Options - South Avenue, Plainfield - Eden Property Company

IMPORTANT: Click a link below to access files associated with this transmittal that came in through Engineering Consultants, P.C. Info Exchange web site.

[Download all associated files](#)

Additional links:

[Reply to All](#)

**Project Name:** South Avenue, Plainfield - Eden Property Company

**Project Number:** 0404-99-041

**From:** Robert Colucco (Dynamic Engineering Consultants PC)

**To:** [william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov); [mapte@cmeusa1.com](mailto:mapte@cmeusa1.com);

# Transmittal

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**CC:** [valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov); [ddisessa@pennoni.com](mailto:ddisessa@pennoni.com);  
[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov); [pvignuolo@verizon.net](mailto:pvignuolo@verizon.net)  
Dennis Cieri (Eden Property Company);  
[tyler@bennettrealtyllc.com](mailto:tyler@bennettrealtyllc.com); [cchappell@minnowasko.com](mailto:cchappell@minnowasko.com);  
[larry@callilawllc.com](mailto:larry@callilawllc.com); Brett Skapinetz (Dynamic Engineering  
Consultants PC); Zhenting Zou (Dynamic Engineering  
Consultants PC); [ksegal@segbro.com](mailto:ksegal@segbro.com)

**Subject:** RE: Plainfield - 803 South - PB - Tech Review Options

**Sent via:** Info Exchange

**Expiration Date:** 5/13/2020

**Remarks:** All,

Please see attached civil plans and reports as requested

Thanks,  
RJ

**Robert Colucco, PE**  
Project Manager



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All,

Hope everyone is doing well and staying safe. Attached please find the revised Civil Site Plan set per the amended Redevelopment Plan for your files

Thanks,  
RJ

**Robert Colucco, PE**

Project Manager

**Dynamic Engineering Consultants, PC**

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**From:** Larry Calli <[larry@callilawllc.com](mailto:larry@callilawllc.com)>

**Sent:** Monday, March 30, 2020 11:04 AM

**To:** Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)>

**Cc:** William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>;

Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>; Peter

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Robert Colucco <[rcolucco@dynamiccec.com](mailto:rcolucco@dynamiccec.com)>; Chuck Chappell

<[cchappell@minnowasko.com](mailto:cchappell@minnowasko.com)>; Malvika Apte

<[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)>

**Subject:** Re: Plainfield - 803 South - PB - Tech Review Options

Thanks Valerie.

We are aware of the steps and the Applicant is pulling the escrow fees / checks together.

I will get the App in from my office.

Understood about the backlog. Thanks,

**Lawrence A. Calli, Esq.**

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On Mar 30, 2020, at 10:49 AM, Valerie Jackson  
<[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)> wrote:

Larry,

There are several steps that need to occur and they are as follows.

1. Submission of an escrow agreement and check for \$25K for 803 South Avenue.
2. Submission of a board application and fees for 803 South Avenue.
3. Once the application is received, Mika Apte (Planner) will do a completeness review and determine the escrow amount.
4. The TRC would follow the aforementioned.

We have canceled all board meetings through April. Therefore, we have a backlog of cases for a May meeting.

Valerie

From: Larry Calli [<mailto:larry@callilawllc.com>]

Sent: Monday, March 30, 2020 10:42 AM

To: Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)>

Cc: William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>;

Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>; Peter

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Robert Colucco <[rcolucco@dynamiccec.com](mailto:rcolucco@dynamiccec.com)>; Chuck Chappell <[cchappell@minnowasko.com](mailto:cchappell@minnowasko.com)>; Malvika Apte <[mapte@cmeusa1.com](mailto:mapte@cmeusa1.com)>

Subject: Re: Plainfield - 803 South - PB - Tech Review Options  
Thanks Valerie.

Would the meeting be possible without those divisions, and they can review the paper filings at their convenience?

We have all plans in hand still, as Dynamic is preparing a revision.

Upon that completion, we intend to submit to all digitally to expedite and ease the review, if OK with the City.

**Lawrence A. Calli, Esq.**

CALLI LAW, LLC  
170 Kinnelon Road, Suite 6  
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On Mar 30, 2020, at 10:30 AM, Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)> wrote:

Good Morning Larry,

The problem with a virtual technical review meeting at this time is that police and fire are not likely to attend because they are busy dealing with the coronavirus. Have you received a completeness report from Mika Apte yet?

Valerie Jackson

From: Larry Calli [<mailto:larry@callilawllc.com>]

Sent: Monday, March 30, 2020 10:25 AM

To: William Nierstedt <[william.nierstedt@plainfieldnj.gov](mailto:william.nierstedt@plainfieldnj.gov)>;

Rosalind Miller <[rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)>

Cc: Valerie Jackson <[valerie.jackson@plainfieldnj.gov](mailto:valerie.jackson@plainfieldnj.gov)>; Peter

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<[tyler@bennettrealtyllc.com](mailto:tyler@bennettrealtyllc.com)>; Ken Segal <[KSegal@segbro.com](mailto:KSegal@segbro.com)>;

Robert Colucco <[rcolucco@dynamiccec.com](mailto:rcolucco@dynamiccec.com)>; Chuck Chappell

<[cchappell@minnowasko.com](mailto:cchappell@minnowasko.com)>

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Subject: Plainfield - 803 South - PB - Tech Review Options

Good morning all,

I hope everyone is well, safe and remaining sane during these times.

We are finalizing amendments to our civil plans.

In light of ongoing closures and uncertainty of meetings moving forward, would a Tech / completeness review (which I know is normally attended by the Chair, Vice Chair and members of the City staff) be possible via virtual meeting? The goal is to stay on track for an April tech review / completeness and prospective May meeting, assuming everything reopens expeditiously.

We have had recent success with virtual meetings around NJ.

I am copying Peter here as well, so that he can advise and confirm that there are no Sunshine Law issues with such a meeting, as the tech meeting is non-bonding and would not constitute a quorum of eligible members triggering a technical "public" meeting of the Board wherein action could be taken. Please advise and I will coordinate the "how" with our team and your staff. I realize that we will have to get the Chair and Vice-Chair accommodated with this request as well if we move forward with it.

Thank you! Stay safe.

Larry

**Lawrence A. Calli, Esq.**

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## Transferred Files

NAME	TYPE	DATE	TIME	SIZE
<a href="#">Transmittal - 00003.pdf</a>	PDF File	4/29/2020	11:37 AM	280 KB
<a href="#">0404-99-041 Eden PlainfieldNJ Plan Set.pdf</a>	PDF File	3/31/2020	2:59 PM	35,544 KB
<a href="#">2018003-059 Survey (Revised Surface).pdf</a>	PDF File	11/12/2018	9:03 AM	424 KB
<a href="#">2020-02-18 Traffic Impact Study - 803 South Ave.pdf</a>	PDF File	2/17/2020	1:58 PM	883 KB
<a href="#">O&amp;M Manual - January 2020.pdf</a>	PDF File	2/19/2020	1:05 PM	1,388 KB
<a href="#">SWM Report - February 2020.pdf</a>	PDF File	2/19/2020	1:35 PM	11,872 KB
<a href="#">Transmittal - 00002.pdf</a>	PDF File	3/31/2020	3:13 PM	245 KB

**Robert Colucco, PE**



Project Manager



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## DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	3/31/2020	0404-99-041 Eden PlainfieldNJ Plan Set.pdf	
1	5/6/2020	2020-04-30 Sewer Analysis.pdf	
1	5/20/2020	2020-03-06 Submission Package.pdf	
1	2/19/2020	SWM Report - February 2020.pdf	
1	11/12/2018	2018003-059 Survey (Revised Surface).pdf	
1	2/19/2020	O&M Manual - January 2020.pdf	
1	2/17/2020	2020-02-18 Traffic Impact Study - 803 South Ave.pdf	

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