



## Memorandum

DATE: May 20, 2020

TO: Members of the Plainfield Zoning Board

FROM: Malvika Apte, PP, AICP  
Planning Board Planner *MA*

CC: Rosalind Miller, Planning/Zoning Board Secretary  
Peter Vignuolo, Esq.  
Drew M. Di Sessa, PE, PP, CME  
Valerie Jackson, Director, Department of Economic Development  
Lois Mattson, Applicant  
Cory Storch, Applicant

**RE: Application No.: ZBA 2020-01**  
**Applicant: Lois Mattson/Cory Storch**  
**Block 908, Lot 12**  
**Location: 705 Ravine Road**  
**Zone –R-NH (Netherwood Heights Historic District)**  
**Our File: HPFZ0908.01**  
**Variance Review Letter # 1**

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

The Applicant has submitted documentation in connection to this application. As per your request our office has reviewed the following documents in connection with the above mentioned application:

- One (1) copy of Deed, dated December 27, 1996;
- One (1) copy survey prepared by Charles W. Busnack, dated March 4, 2020;
- Garage Plans, consisting of one (1) sheet prepared by William Toth, AIA, dated September 9, 2019;
- Variance Application and Application Materials;
- Plainfield Historic Preservation Commission, Certificate of Appropriateness, dated January 8, 2020.

We offer the following comments for Board's consideration:

### 1. Proposed Application

The applicant is requesting Bulk Variance approval from the Plainfield Zoning Board of Adjustment to replace an accessory two car detached garage which was damaged by a storm in the same location which is 0.74 feet from the side property line where a minimum of 3 feet is required by code (§17:9-



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19). The new one story, 21 foot 6 inch by 24 foot 6 inch garage will be the same size as the previous garage and will be constructed in the same location.

## **2. Completeness**

This application was filed at City of Plainfield on February 24, 2020 and the application was deemed capable of being complete on April 30, 2020.

## **3. Subject Site and Surrounding Land Uses**

The subject property is identified as Block 908, Lot 12, is 18,843 square feet in area and is situated within the R-NW Netherwood Heights Historic District zone at 705 Ravine Road. The property is situated mid-block on the northeast side of Ravine Road between Dixie Lane and Berkeley Avenue. The property has 85 feet of frontage on Ravine Road.

There are similar single family properties to the north, south, east and west. The properties along Ravine Road are similar in in lot area.

The site is currently developed with a 2 ½ story single family dwelling and one story two car detached garage. The property has residential scale landscaping, a street tree and some fencing in the rear.

NJDEP's GeoWeb application did not identify any environmental concerns on the site. The subject property is located within a Zone X Area of Minimal Flood Hazard.

## **4. Zoning and Bulk Review**

- a. *Use:* The subject property is located in the R-NW (Netherwood Heights Historic District) zone at 705 Ravine Road. The property contains an existing single family residential dwelling and detached accessory garage which are permitted in the zone.

The new detached garage is a permitted accessory use in the zone.

- b. *Bulk Regulations:* The following table notes the bulk regulations permitted per the redevelopment plan and provides the proposed developments compliance/non-compliance with the regulations:



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Bulk Regulations (R-NH Netherwood Heights Historic District)			
	Requirement	Existing	Proposed
Minimum Lot Area	40,000 sq. ft.	18,843 sq. ft.(E)	18,843 sq. ft.(E)
Minimum Lot Width	200 feet	85.69 feet (E)	85.69 feet (E)
Minimum Lot Width	200 feet	85.69 feet (E)	85.69 feet (E)
Minimum Lot Depth	200 feet	212 feet +/-	212 feet +/-
Minimum Front Yard Setback	30-60 feet	48.49 feet	48.49 feet
Minimum Rear Yard Setback - Principal Use	50 feet	139 feet	139 feet
Accessory Use	3 feet	5.06 feet	5.06 feet
Minimum Side Yard Setback - One/ both	20 feet /40 feet	10.63 feet/22.24 feet (E)	10.63 feet/22.24 feet (E)
Minimum Garage Structure Side Setback	5 feet	0.74 feet (E)	<b>0.74 feet (V)</b>
Minimum Garage Structure Rear Setback	5 feet	5.06 feet	5.06 feet
Maximum Number of Stories – Accessory Use	1 story	1 story	1 story
Maximum Building Height – Accessory Use	15 feet	N/A	13.83 feet
Maximum Percent Building Cover	15%	12%	12%
Maximum Percent Total Lot Cover	25%	20%	20%
Min. Improvable Area (M.I.A)	6,000 sq. ft.	6,031 sq. ft.	6,031 sq. ft.
M.I.A Diameter of Circle	54 feet	45.69 feet (E)	45.69 feet (E)

(V) Variance (E) Existing Non-conforming Condition

### 5. Parking

In accordance with the residential site improvement standards (RSIS) parking for a residential dwelling that the number of bedrooms cannot be confirmed is 2.5 parking spaces per dwelling. The combination of the proposed reconstructed 2 car garage and the driveway satisfactorily addresses the applicable RSIS parking requirements.

### 6. Size of the garage

Per §17:9-34 D, a two car garage may be constructed on a single family lot provided it does not exceed maximum garage size of 550 square feet. The proposed garage is 526.75 square feet. *This complies.*

Further, per §17:9-34 F, new garages constructed on any properties in residential district shall be detached from residence and located to the rear of the residence. The proposed garage is placed to the rear of the property. *This complies.*



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## **6. Master Plan**

The 2009 City of Plainfield Master Plan and Master Plan Reexamination report identifies this property within the Netherwood Heights Historic District. The intent of this zone is intended to preserve, protect and enhance the historical character of the neighborhood and protect the prevailing residential development patterns of the zone.

The applicant should provide testimony regarding the consistency of the proposed use with the City of Plainfield Master Plan.

The Applicant obtained a Certificate of Appropriateness from the Plainfield Historic Preservation Commission on January 8, 2020.

## **7. Planning Comments**

1. The applicant shall provide testimony justifying the bulk variance to the Board's satisfaction.
2. The proposed garage should be limited to the parking of motor vehicles and the storage of household items. The garage may not be used for living space.
3. We defer to Board Engineer regarding drainage, stormwater, utilities, traffic impact, and other engineering issues related to the site.
4. The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

## **8. Statutory Criteria**

Bulk Variances: These are commonly known as C variances. The Board has the power to grant c (1) hardship variance or a c (2) benefits vs. detriments variance.

An applicant requesting a c(1) variance must show that (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or structure lawfully existing thereon, the strict application of any would result in particular and exceptional practical difficulties or undue hardship upon the developer of such property.

An applicant requesting a c (2) variance must prove that granting of the variance will advance the intent and purposes of the Municipal Land Use Law and that benefits of granting of the variance will substantially outweigh the detriments.



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In both, negative criteria must be addressed. No variance may be granted without showing that such a variance can be granted without substantial detriment to public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

If you should have any questions with regard to the above matter, please do not hesitate to call.

MA:sg:jr





ADRIAN O. MAPP  
MAYOR

## CITY OF PLAINFIELD

DEPARTMENT OF ECONOMIC  
DEVELOPMENT  
ZONING OFFICE

N'DELA COSTLEY, ZONING OFFICER  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NEW JERSEY 07060



VALERIE JACKSON  
DIRECTOR

DATE: May 19, 2020  
TO: Rosalind Miller, Board Secretary  
FROM: N'dela Costley, Zoning Officer  
RE: Zoning Board of Adjustment Application – 705 Ravine Road

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I have conducted a review of the plans to construct a new garage measuring approximately 505 Sq. Ft. on the existing concrete pad. The subject property is located within the boundaries of the Netherwood Heights Historic District. The property is also located within Flood Zone X. The proposed garage is a permitted accessory structure that does not conform to Section 17:9-34.

The following approvals are required:

1. Approval from the HPC Historic Commission
2. Zoning Board of Adjustment Approval
  - a. Variance for Garage not setback at least 5 Ft. from the property line

*N'dela Costley*

N'dela Costley  
Zoning Officer

## Rosalind Miller

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**From:** April Stefel  
**Sent:** Monday, May 18, 2020 9:49 AM  
**To:** Rosalind Miller  
**Cc:** 'Apte, Malvika'  
**Subject:** RE: 705 Ravine Road request to construct a garage  
**Attachments:** C of A 705 Ravine Road Garage.pdf

Good Morning Ladies,

This garage went to and was approved by the HPC in 2019. Please note that the applicant is required to plant one street tree. Due to the limited lawn area between the sidewalk and the curb a donation to the Tree Trust should be in the amount of \$300.00.

Regards,

April

**From:** Rosalind Miller  
**Sent:** Friday, May 15, 2020 3:34 PM  
**To:** April Stefel <april.stefel@plainfieldnj.gov>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; John Reed <john.reed@plainfieldnj.gov>; ddisessa@pennoni.com; Stephen Dessino <StephenD@pmua.org>; Margaret Groves <Margaret.Groves@rve.com>; Pamela Hilla <Pamela.Hilla@rve.com>; Apte, Malvika <mapte@cmeusa1.com>  
**Subject:** 705 Ravine Road request to construct a garage

Good Afternoon to all,

Please find attached project requesting to construct a garage for your reviews and/or recommendations.

thanking you,

**Rosalind.Miller**

Email:rosalind.miller@plainfieldnj.gov



## Rosalind Miller

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**From:** Stephen Dessino <StephenD@pmua.org>  
**Sent:** Monday, May 18, 2020 6:14 AM  
**To:** Rosalind Miller  
**Cc:** Apte, Malvika  
**Subject:** RE: 705 Ravine Road request to construct a garage

Rosalind,

I have reviewed the plans that were emailed over to me, for the Garage at 705 Ravine Road Block 908, Lot 12 ( application No. ZBA 2020-01 ) This project has no impact on the PMUA sanitary sewer system since they are not making a connection. The PMUA has no problem with this project.

Regards,

**Stephen Dessino**

*Superintendent*

*Sewer Department*



127 Roosevelt Avenue

Plainfield, NJ 07060

Office: (908) 226-2518 ext. 252

Cell# 848-565-7579

Email [stephend@pmua.org](mailto:stephend@pmua.org)

problem with this project.

**From:** Rosalind Miller [mailto:rosalind.miller@plainfieldnj.gov]

**Sent:** Friday, May 15, 2020 3:34 PM

**To:** April Stefel <april.stefel@plainfieldnj.gov>; N'dela Costley <ndela.costley@plainfieldnj.gov>; Taheem Muslim <taheem.muslim@plainfieldnj.gov>; Kevin O'Brien <kobrien@ppdnj.com>; John Reed <john.reed@plainfieldnj.gov>; ddisessa@pennoni.com; Stephen Dessino <StephenD@pmua.org>; Margaret Groves <Margaret.Groves@rve.com>; Pamela Hilla <Pamela.Hilla@rve.com>; Apte, Malvika <mapte@cmeusa1.com>

**Subject:** 705 Ravine Road request to construct a garage

Good Afternoon to all,

Please find attached project requesting to construct a garage for your reviews and/or recommendations.

thanking you,

**Rosalind.Miller**

Email: [rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)

## Rosalind Miller

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**From:** Drew M. Di Sessa <DDiSessa@Pennoni.com>  
**Sent:** Friday, May 15, 2020 4:49 PM  
**To:** Rosalind Miller  
**Cc:** Apte, Malvika; Dipti Raja  
**Subject:** RE: 705 Ravine Road request to construct a garage

There is no site plan to review for this application. Engineering review is not required.

There is nothing showing where the new garage will be placed on the property and what the setbacks will be.

**Drew M. Di Sessa, PE, PP, CME**  
Office Director

### **Pennoni**

24 Commerce St, Suite 300 | Newark, NJ 07102  
**Direct:** +1 (973) 265-9759 | **Mobile:** +1 (732) 215-2235  
www.pennoni.com | DDiSessa@Pennoni.com

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**Rosalind.Miller**

## Rosalind Miller

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**From:** Margaret Groves <Margaret.Groves@rve.com>  
**Sent:** Friday, May 15, 2020 4:44 PM  
**To:** Rosalind Miller; April Stefel; N'dela Costley; Taheem Muslim; Kevin O'Brien; John Reed; ddisessa@pennoni.com; Stephen Dessino; Pamela Hilla; Apte, Malvika  
**Subject:** RE: 705 Ravine Road request to construct a garage

Hi Rosalind,

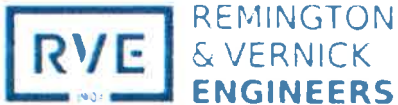
The Application for 705 Ravine Road is within an X Zone, therefore will not require a review from our office.

Have a Great Weekend

Thank you,

Meg

**Margaret M. Groves, CFM - Senior Designer**  
**Remington & Vernick Engineers**  
9 Allen Street  
Toms River, NJ 08753  
732-286-9220 ext. 1606 (office)  
732-505-8416 (fax)



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