



January 20, 2023

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Via Email

Mr. Joseph D. Castor
Piasecki & Whitelaw, LLC
239 U.S. 22, Suite 303
Green Brook, NJ 08812
jcastor@pwlawfirm.com

Re: Completeness Review Letter #5
Application No.: PB 2022-01
Applicant: Vietreal United Group, LLC
Block 239 Lots 5.01 & 7
Location: 437 West Front Street
Zone – MU Mixed Use District Zone
Our File: HPFP0239.01

Application Status: Complete / TRC Recommended

Dear Mr. Castor,

The above-noted application was originally filed with the Planning Board, but was moved to the Zoning Board of Adjustment due to the existing billboards, which are not permitted uses, on the site being proposed to remain, with no prior approvals for the billboards being identified. The application for the Zoning Board was deemed complete on October 31, 2022 and scheduled for a Board hearing. Prior to the hearing, however, we received the letter from your office dated January 17, 2022, requesting that the application be transferred back to the Planning Board, as the Applicant now proposes to remove the billboards as a condition of approval. A single sheet, identified as 2 of 6, of the site plan confirms that the billboards are to be removed. **Given this revision, a d(1) use variance is no longer required, and the application is to be heard by the Planning Board.**

Given that the application has been transferred back to the Planning Board, we recommend a Technical Review Committee be held between the Applicant's team and City officials and consultants prior to the Board hearing. The Planning Board Secretary, Mr. Maximo Vazquez, will be in contact with you to schedule the meeting and provide additional information.

1. Completeness

Per our previous Completeness Reviews, the following items were noted as missing or incomplete:

- a. **§17:8-2.B.5:** A tax search indicating current status of all taxes, assessments, and fees due to the City of Plainfield. **Tax bills through the 2nd Quarter of 2022 have been provided.**
- b. **§17:8-2.B.6:** All requisite escrow deposits and fees. **We defer to the Board Secretary to determine compliance with this item.**
- c. **§17:8-2.F.7:** Location of...truck movement wheel base templates.... **A submission waiver request has been made for this requirement. The Applicant's attorney notes that this**



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will be provided by the Applicant's engineer in advance of the hearing. This is satisfactory.

- d. **§17:8-2.F.14:** Location, type, and volume of refuse storage and recycling facilities. ***Location of refuse/recycling area has been indicated, but not the type and volume. The type and volume of dumpsters or bins shall be provided. Applicant shall also provide a refuse/recycling plan indicating how trash and recycling will be handled inside the building, how it will be transported to the outside refuse/recycling area, what agency/company will provide pick-up services, and the timing of these pick-up services. These are required.***
- e. **§17:8-2.F.18:** A sign plan for all existing and proposed signs. ***Applicant's attorney has indicated that signage will comply with ordinance design standards and will be subject to post-approval sign permits if approval is granted by the Board. We therefore take this as a waiver request and will not review signage with this application.***
- f. **§17:8-2.G.1 - 5:** ***These final site plan requirements are taken as submission waiver requests at this time.***

2. Recommendation

Pursuant to §17:8-2 of the Land Use Ordinance, the application is **capable of being deemed complete** at this time.

3. Submission of Plans

If not already done, Applicant should submit to the Planning Division (maximo.vazquez@plainfieldnj.gov and mapte@cmeusa1.com) **electronic copies**, as well as eighteen (18) full size paper copies of the plans (site/architectural plans) and five (5) copies of supporting documents **to the Board Secretary within seven days of this letter**. Only two of the plan copies need to be signed and sealed. Failure to provide copies may affect the tentative hearing date noted below.

4. Scheduled Hearing Date: Thursday, February 16, 2023

To confirm, this application is determined **to be capable of being deemed complete** and is scheduled to be heard by the Planning Board on **Thursday, February 16, 2023**. The Board meets at 7:00 pm.

Please be advised this is a tentative public hearing date due to the current global pandemic. This date is subject to change depending on the evolving circumstances and the applicant will be notified in case of date change.

The meeting will be held at:

**Plainfield Municipal Court
325 Watchung Avenue
Plainfield, NJ 07060**



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The application is tentatively scheduled for the February 16, 2023 Planning Board Meeting Agenda. You are required to perform all legal notice requirements. You are responsible for publishing the legal notice in the official newspaper (the Courier-News) at least 10 days prior to the hearing date. You must provide a copy of the notice to the Board Secretary and to the Board Attorney at least 5 days prior to the hearing date. The Courier News Legal Notice Division has requested that the legal notice be emailed as a PDF or Microsoft Word document attachment to cnlegals@gannett.com. If you should have any questions please contact the Courier News Legal Notice Division at 888-516-9220.

You shall notify the surrounding property owners within two hundred feet (200 feet) of the subject property, municipal clerks of surrounding municipality if applicable, and all utility companies within the City. Notice must be mailed via certified mail at least 10 days prior to the hearing date. You are also required to provide affidavit of service of notice and a copy of the completed affidavit along with copies of the list of property owners, the notice, and the proof of service (certified mail receipts) be sent to Board Attorney as well as Board Secretary at least 5 days prior to the hearing date.

Before placing your notices please confirm with the Board Attorney, Mr. Peter Vignuolo, Esq., (pvignuolo@verizon.net) regarding the procedure for and language of all required public notices.

We reiterate that a TRC meeting is recommended for this application prior to the Board hearing. The Board Secretary will contact you regarding scheduling this meeting.

Please do not hesitate to contact me for any planning related questions at mapte@cmeusa1.com.

Sincerely,
CME Associates

Malvika Apte, PP, AICP
Consulting Board Planner

MA:nf

cc: Maximo Vazquez, Planning Board Secretary
Peter Vignuolo, Esq., Zoning Board Attorney
Drew DiSessa, PE, PP, CME, Board Engineer
Zenobia L. Fields, Director, Department of Economic Development
Brittany Claybrooks, Director, Planning Division
N'Dela Costley, Zoning Officer
Amertech Engineering, Inc., Applicant's Engineer
Buckman Architectural Group, Applicant's Architect