



24 Commerce Street  
Suite 300  
Newark, New Jersey 07102  
T: 973-265-9775  
F: 973-265-9774

[www.pennoni.com](http://www.pennoni.com)

January 27, 2023

CPLFD22227

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

**RE:     Engineering Review #1  
          1100-1118 South Avenue  
          Block 623, Lots 1, 2 & 3  
          Application #: PB 2022-27**

Dear Board Members:

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

- Site Plans titled “1110-1118 South Avenue, Block 263, Lot 1, 2 & 3, City of Plainfield, Union County, New Jersey,” consisting of seven (7) sheets, prepared by Paul W. Anderson, of Anderson Consulting Services, LLC, dated March 14, 2022, revised November 21, 2022.
- Architectural plans titled “1110-1118 South Avenue, Block 263, Lot 1, 2 & 3, City of Plainfield, Union County, New Jersey,” consisting of nine (9) sheets, prepared by Robert G Dooley Jr of Robert G Dooley Jr Architect, dated October 12, 2022, revised January 13, 2023.
- Stormwater Management Report entitled “Drainage Report, South Avenue Redevelopment, Plainfield, NJ, Block 623, Lots 1 & 2” prepared by Paul W. Anderson, of Anderson Consulting Services LLC, dated July 26, 2022, revised November 11, 2022.

## **INTRODUCTION**

The subject site is located at the southeast corner of the intersection of South Avenue and Belvidere Avenue in the City of Plainfield. The applicant proposes to demolish the existing buildings to construct a five (5)-story mixed-use building with eighty-eight (88) dwelling units, a gym and a dedicated commercial space on the first floor. Additional improvements include construction of a ninety-three (93) space parking lot that will be covered by the proposed building. The site is located within the City’s Trainside Commercial Zone (TSC).

## **PLANNING AND ZONING**

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

We have reviewed the plans and report and offer the following comments:

**SITE PLAN**

- 1) The Applicant shall provide the boundary and topographic survey noted on the plan, prepared by Marc J. Cifone PLS, of Lakeland Surveying, dated February 22, 2022.
- 2) A traffic report shall be provided to demonstrate that there will be no negative impacts on the traffic circulation by the proposed development.
- 3) The demolition plan shall be revised to remove the proposed site plan layout and shall only show existing conditions. The plan shall be revised for clarity.
- 4) A breakdown of the existing and proposed impervious area coverage calculations shall be provided.
- 5) Striping for no parking shall be added surrounding the proposed dumpster enclosure.
- 6) The proposed ADA sidewalk ramps and curb cuts at the intersection of South Avenue and Belvidere Avenue shall be revised to show apron facing the street side and shall show a depressed curb.
- 7) The Applicant shall provide a stop bar and stop sign at the driveway exit.
- 8) A sight triangle shall be added to the site plan and landscaping plan in accordance with the City ordinance requirements.
- 9) It appears that the total limit of disturbance is more than 23,567 SF noted on the plan. The total area shall be clarified and revised.
- 10) A construction detail shall be provided for the proposed fence.
- 11) ADA parking sign details shall be added to the site plan.

**GRADING, DRAINAGE AND UTILITY**

- 1) Additional spot grades shall be provided at the perimeter for the proposed handicap space near the driveway entrance.
- 2) The Applicant shall add the height of the fence to each spot elevation located along the wall located at the rear yard of the property.
- 3) Spot grades shall be provided for the proposed handicap ramps.
- 4) All downspout locations and connection points to the proposed underground detention system shall be shown on the Grading, Drainage and Utility Plan.

- 5) The applicant shall correctly show the Location of the Drainage Fabric on the Porous Asphalt Detail on sheet SP-4.
- 6) The invert of the sewer lateral connection to the sewer main within the South Avenue right-of-way shall be labeled on the Grading, Drainage and Utility Plan on sheet SP-4.

### **STORMWATER MANAGEMENT REPORT**

The total limit of disturbance for the proposed development is approximately 0.88 acres. The applicant is proposing to increase the impervious area coverage by 0.25 acres. Hence, the project is a major development in accordance with NJAC 7:8.

The Applicant has proposed the use of porous pavements and an underground detention system to mitigate and treat stormwater runoff quantity and quality.

We have reviewed the Stormwater Management Plan prepared by Anderson Consulting Services LLC, dated July 26, 2022 , last revised November 11, 2022, and we offer the following comments:

- 1) The Applicant shall revise the stormwater management plan to separate the existing impervious and existing pervious surfaces to calculate their own respective stormwater runoffs.
- 2) It appears that the applicant is proposing to bypass a portion of the parking lot towards Belvidere Avenue. This shall not be permitted. All regulated vehicular surfaces shall be treated for water quality treatment.
- 3) The Applicant shall provide calculations comparison analysis of the existing and proposed surface runoff flow along Belvidere Avenue to demonstrate that the proposed bypass will not increase the flow along Belvidere Avenue in the proposed conditions.
- 4) The Applicant shall provide existing drainage area map, proposed drainage area map and inlet drainage area maps along with the revised stormwater management report.
- 5) The applicant shall provide calculations to demonstrate that the maximum area of inflow to the pervious system is less than or equal to three times the area of the pervious paving system.
- 6) Infiltration test results shall be provided during design phase. A minimum of 6.4 inches/hours infiltration rate is required as stated in Chapter 9.6 – Pervious Paving systems of the BMP Manual.
- 7) A stormwater management operations and maintenance manual shall be provided for review and must include descriptions of locations of proposed stormwater management structures.
- 8) The Applicant shall provide pipe sizing calculations to demonstrate sufficient conveyance capacity for a 25-year storm event.
- 9) The Major Development Stormwater Summary form should be completed by the Applicant and submitted for the board's file. The form can be accessed online through the following link:

[https://www.nj.gov/dep/dwg/pdf/Tier\\_A/Tier\\_A\\_Attachment\\_D\\_Major\\_Development\\_Summary\\_Fill\\_In.pdf](https://www.nj.gov/dep/dwg/pdf/Tier_A/Tier_A_Attachment_D_Major_Development_Summary_Fill_In.pdf)

**MISCELLANEOUS**

- 1) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fees shall be submitted.
- 2) The Applicant shall provide testimony regarding handling and collection of garbage and recycling from the site.
- 3) A soil erosion and sediment control certification shall be obtained from the Somerset Union Soil Conservation District. A copy of approved permit shall be provided upon receipt.
- 4) Water and sanitary sewer demand calculations shall be provided for the proposed development.
- 5) Prior to disturbing or constructing any improvements located within the Right of Way, the Applicant is required to file an application for a street opening permit.
- 6) All improvements with the City's right of way shall be in accordance with the City design standards.
- 7) Any municipal approvals shall be made contingent on receipt of all outside agency approvals.
- 8) The Applicant shall coordinate with the applicable utilities serving the subject site development prior to construction.

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.

**PENNONI ASSOCIATES, INC.**



Drew M. DiSessa, P.E., P.P., C.M.E.,  
Board Engineer

DD/dr/mxs

cc: Malvika Apte- Board Planner  
Peter Vignuolo, Esq. – Board Attorney  
Maximo Vasquez – Planning Board Secretary