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December 2, 2022

CPLFD22311

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

**RE: Engineering Review #1  
437 West Front Street  
Block 239, Lot 5.01 & 7  
Application #: ZBA 2022-01**

Dear Board Members:

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

- Site Plans titled “Major Site Plan, Tax map Lots 5.01 & 7 Block 239, City of Plainfield, Union County, New Jersey, Tax Map Sheet No. 160,” consisting of six (6) sheets, prepared by Sharif H. Aly of Amertech Engineering, Inc., dated September 26, 2022.
- Architectural plans titled “Mixed-Use Building, 437 West Front Street, Plainfield, NJ,” prepared by David W. Buckman, AIA, NCARB of Buckman Architectural Group, consisting of one (1) sheet, dated July 11, 2022.

### **INTRODUCTION**

The subject site is located between New Street and Liberty Street and has frontage on West Front Street. The site comprises a total area of approximately 0.58 acre and is located within the City’s Mixed Use Zone District. The site currently contains vegetated vacant land and two billboards near the northeast property line. Proposed site improvements include removal of the existing billboards and clearing of the wooded area. The Applicant proposed to construct a 5,917 SF, 10-unit mixed-use residential apartment building and laundromat.

### **PLANNING AND ZONING**

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

**SITE PLAN**

- 1) A signed and sealed boundary and topographic survey prepared by Amertech Engineering, dated June 03, 2021 shall be provided.
- 2) The applicant has provided two (2) EV spaces, two (2) make ready available spaces, and three (3) ADA spaces. The applicant shall clarify if any parking spaces will be reserved for proposed laundromat.
- 3) The applicant is proposing to construct curb within the existing easement location. Additional clarification shall be provided regarding the purpose of the existing easement.
- 4) Curb stops shall be provided at end of parking spaces along the flush curb near the northeast property line.
- 5) Signage location for the proposed ADA spaces shall be shown.
- 6) The total limit of disturbance and total increase in impervious area shall be noted on the plan and the stormwater management report. It appears that the proposed development shall increase impervious area by 12,283 square feet (0.28 acre). If the proposed increase in impervious area exceeds 0.25 acre, the proposed development will be a major development in accordance with NJAC 7:8 and the proposed detention basin design shall not be acceptable. Green infrastructure measures shall be provided for stormwater management in accordance with NJAC 7:8.
- 7) A stormwater management report and calculations to ensure compliance with NJAC 7:8. The report shall include existing and proposed drainage area map and an inlet drainage area map.
- 8) Pipe capacity calculations shall be provided for a 25-year design storm.
- 9) The bottom of curb elevation at the northeast property line of the building shall be clarified.
- 10) We recommend that proposed sanitary sewer connection shall be minimum 10' away from the proposed water main connection on the West Front Street.
- 11) Sight triangle along the driveway exit shall be shown on the landscaping plan.
- 12) The applicant shall clarify the total number of trees to be removed and total trees proposed for this development.

- 13) A traffic impact analysis has not been provided by the Applicant. A report including existing traffic conditions as well as traffic projections for the proposed improvements shall be made available for review.
- 14) The applicant is proposing to construct a crosswalk across West Front Street. NJDOT compliant handicap ramps shall be provided on both sides of the crosswalk. Construction detail for the ramps shall be added to the plan.
- 15) The bedding width shall be shown on the retaining wall detail.
- 16) The total limit of disturbance shall be noted on the plan. Approval shall be obtained from the Somerset-Union Soil Conservation District. A copy of this approval shall be provided upon receipt. Inlet protection must be shown on the plans for all stormwater inlets.
- 17) Pavement trench repair sections shall be shown for proposed utility work along West Front Street.

**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) Applicant is required to file an application for a street opening permit prior to disturbing or constructing any improvements located within the right of way.
- 3) The Applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 4) Any municipal approvals shall be made contingent on receipt of all outside agency approvals.

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.

Very truly yours,

**PENNONI ASSOCIATES, INC.**



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

cc: Malvika Apte – Board Planner  
Peter Vignuolo, Esq. – Board Attorney  
Daniel White – Board Secretary

dr/mz