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January 4, 2023

CPLFD22311

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

**RE: Supplemental Stormwater 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:

- Stormwater report entitled “Stormwater Narrative for West Front Street, Lots 5.01 & 7 in Block 239, City of Plainfield, Union County, New Jersey,” prepared by Sharif H. Aly, P.E., PP, CME of Amertech Engineering, Inc., dated May 19, 2022 and revised September 26, 2022.
- Engineering Report entitled, “Engineer’s Report for Sanitary System, West Front Street, Block 239, Lots 5.01 & 7, City of Plainfield, Union County, New Jersey,” prepared by Sharif H. Aly, P.E., PP, CME of Amertech Engineering, Inc., dated September 28, 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.

## **Stormwater Management Report**

The total limit of disturbance for the proposed development is approximately 0.57 acres. The total increase in regulated impervious area coverage exceeds 0.25 acres and is considered a

major development in accordance with NJAC 7:8. The proposed development will increase the peak runoff rates compared to existing conditions.

The Applicant has incorporated green infrastructure by two small scale bioretention basins and an underground detention basin to address the water quality and quantity treatment in accordance with the NJAC 7:8 for the proposed development.

We have reviewed the Stormwater Management Report prepared by Ameritech Engineering, Inc., last revised September 26, 2022 and we offer the following comments:

- 1) An Inlet Drainage Area Plan shall be prepared and provided for review.
- 2) Pipe capacity calculations shall be provided for a 25-year design storm.
- 3) The size of the culvert structures in pond summary of the report shall be revised to be consistent with the plans.
- 4) Existing drainage area map, proposed drainage area map and inlet drainage area maps shall be included in the stormwater management report.
- 5) Provide flow directions on plans for storm drainage and sanitary sewer pipes.
- 6) The slope of the pipe connecting the OCS-1 to the existing square grate in the West Front Street right of way is only 0.40%. A minimum of 0.5% pipe slope shall be maintained. The plan shall be revised accordingly.
- 7) The plans show 10 barrels of total 104 LF of underground detention basin pipe and 3 barrels of 69 LF whereas the stormwater management Report states 9 barrels of length of 94 LF. This discrepancy shall be clarified.
- 8) A minimum 10' separation between the proposed building and the Water Quality Basin A is recommended. The applicant shall consider alternate locations for meeting this requirement.
- 9) The invert of the proposed system into the existing inlet within the West Front Street Right of way shall be shown.
- 10) An inspection of the excavation shall be made by the City Engineer prior to the installation of the detention basin. A note stating the same shall be added to the plan.
- 11) An operations and maintenance manual shall be provided for efficient maintenance of the proposed stormwater management system.

12) The Major Development Stormwater Summary form shall 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)

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