

STONEFIELD

Daniel White, Board Secretary
Planning Division, Plainfield City Hall
515 Watchung Avenue, 2nd floor
Watchung, NJ 07069

**RE: Communipaw Associated LLC
Proposed Multi-Family Residential Building
Block 705, Lot 10
110-20 West 6th Street
City of Plainfield, Union County, New Jersey**

To Whom It May Concern:

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the OME Associates Review Letter, dated October 29, 2021:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Site Plans	2021-11-29	2	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the OME Associates Review Letter:

I. Completeness

Per §17:8-2 of the Land Use Ordinance, the following items are 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. *Applicant shall submit tax record from City of Plainfield Tax Department.*

The Applicant agrees to provide the requested information prior to approval.

- b. §17:8-2.B.6: All requisite escrow deposits and fees. *Escrow and fees must be paid prior to the hearing. We defer to the Board Secretary to determine compliance with this item.*

The Applicant agrees to provide the requested information prior to the hearing.

- c. §17:8-2.B.7: Corporation Disclosure Statement. *This is required.*

The Applicant agrees to provide the requested information prior to approval.

- d. §17:8-2.B.9.g: Dimensions of existing and proposed street right of ways...and distance to nearest intersection along street ROW. *The site plans do not include the distance to the nearest intersection. The plans shall be revised to include this information.*

The dimensions to the nearest intersections along the street ROW have been added to the Site Plan (Sheet C-4).

- e. §17:8-2.B.9.m: Tabulation indicating the square foot area of structures, pavement and open space and the percent of their lot coverage and floor area ratio. *While the building and impervious lot coverage are included in the zoning table, there is no tabulation of structures, pavement, and open space. The plans shall be revised to provide this data.*

Tabulation providing the square foot area of structures, pavement and open space and the percent of their lot coverage and floor area ratio have been revised and added to the Site Plan (Sheet C-4).

- f. §17:8-2.F.2: Building construction type/class (BOCA CODE). *This does not appear on the plans. Applicant shall update plans to provide this information.*

Building construction type/class has been added to Architectural Plans which are provided under a separate submission.

- g. §17:8-2.F.18: A sign plan for all existing and proposed signs. No signs are indicated on the architectural plans. *Applicant to clarify or confirm that no signs are proposed. If signs are proposed with this application, details should be provided.*

Proposed sign details have been added to the Site Plan (Sheet C-4).

- h. §17:8-2.F.19: Type and quantity of expected sanitary discharge. *We defer to the Board Engineer to determine if this item is necessary.*

Acknowledged.

- i. §17:8-2.G.1, 2, and 5: *We take these to be waiver requests at this time. We take no issue to granting these waivers and making these a condition of approval.*

Acknowledged.

- j. Architectural plans title should be revised to state multifamily residential building, it is currently titled as mixed-use residential building.

Architectural Plans title have been revised which are provided under a separate submission.

2. Application Fees Calculation

Pursuant to Article XIII of the Land Use Ordinance, the initial application fee is:

1. Variances from N.J.S.A 40:55D-70c: For all other uses besides 1- and 2-family dwellings 3 @ \$150.00 each	\$450.00
2. Site Plan Review Preliminary: New multi-family dwelling 71 @ \$75.00 each units	\$5,325.00
3. For each final site plan and resubmission	\$200.00
4. Design Standard Waivers 2 @ \$25.00 each	\$50.00
5. Public hearing fee	\$100.00
Total Application Fee	\$6,125.00

We reserve the right to amend this fee calculation pending the identification of additional variances during our full technical planning review. We defer to the Board Secretary to ensure the fee is paid.

Acknowledged.

3. Deposit and Escrow

Pursuant to Article XIII of the Land Use Ordinance, the deposit and escrow is:

1. Site Plan Applications (Residential Applications): 51-100 units \$7,500.00
 2. Final site plan (Fifty percent of preliminary site plan escrow fee or a minimum of \$2,000.00, whichever is greater) \$3,750.00
- Total Escrow Due \$11,250.00

We defer to the Board Secretary to ensure the fee is paid.

Acknowledged.

4. Variances and Waivers

B. Bulk Regulations:

- i. Per §17:9-36.A.3, in the instance of a through lot the yard opposite the street address of the property shall be deemed the rear yard. As it appears the proposed multi-family building will have its street address along West 6th Street, the rear yard is along West 5th Street. There is a section of the building which comes right up to the property line, a setback of zero point four (0.4) feet. For the rear yard, a minimum setback of 10 feet is required. A variance is therefore required.

The Table of Land Use and Zoning has been revised to show the variance for the rear setback along West 5th Street as shown on the Site Plan (Sheet C-4).

- C. *Awning Clearance:* According to item c) of the Architectural Standards and Façade Treatments under §4.3 of the TODD South Redevelopment Plan, architectural features including awnings are permitted provided that they have a minimum clearance of 15 feet and are within six (6) feet of the sidewalk's curb line. Applicant proposes clearance of just 9.5 feet. A variance is required.

The variance has been added for the minimum clearance of the awnings as shown on the Site Plan (Sheet C-4).

- D. *Parking Standard:* According to item b) of the Parking Standards under §4.3 of the TODD South Redevelopment Plan, residential units within a quarter-mile radius of the Plainfield Train Station shall have a parking requirement of 0.8 spaces per unit. The subject property is within this radius. With 71 dwelling units a total of 57 parking spaces are required ($71 \times 0.8 = 56.8$, rounding to 57) and 57 spaces are proposed. This complies.

Acknowledged.

- E. Parking Stall Dimensions: Per §17:9-42.Q, parking stall must be a minimum of nine feet wide by eighteen feet deep (9' x 18'). The Applicant proposes the 57 parking spaces to be eight feet wide by seventeen feet deep (8' x 17'). A variance is required.

The variance has been added for the minimum parking stall dimensions as shown on the Site Plan (Sheet C-4).

- F. Street Tree Setback from Lighting: Per §17:11-24, street trees must be setback from lighting a minimum of 20 feet. Applicant proposes a setback of 15 feet. A design standard waiver is required.

The variance has been added for the minimum street trees setback from lighting as shown on the Site Plan (Sheet C-4).

- G. Street Tree Spacing: Per §17:11-24, street trees must be placed so that they are spaced center-to-center between 40 and 50 feet. Applicant proposes to space the trees at 60 feet. A design standard waiver is required.

The variance has been added for the minimum street tree spacing as shown on the Site Plan (Sheet C-4).

- H. Electric Vehicle Stations: Per the recently passed and signed S-3223 (P.L. 2021, c.171), municipalities are required to follow a model ordinance ("An Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces") for electric vehicle Make-Ready and Electric-Vehicle Supply/Service Equipment (EVSE) parking spaces for any multi-family or mixed-use development. Section D.1 of this ordinance provides that 15% of required off-street parking spaces in a multi-family or mixed-use development be prepared as Make-Ready spaces. Since 57 parking spaces are required by the Redevelopment Plan for the proposed development, 8.55 Make-Ready spaces are required. Per Section E.3 of the model ordinance this rounds up to 9 spaces. Section D.1.a requires that one-third of Make-Ready spaces must be supplied with EVSE prior to occupancy. This equals three (3) spaces. Another 3 spaces must be provided EVSE within three years of the Certificate of Occupancy being issued, and the final 3 spaces must be supplied with EVSE within six (6) years of the CO being issued. At least one of the electric vehicle spaces must be handicap accessible. The current plans for this development provide for two (2) EV stations. Applicant must revise the plan to provide the 9 Make-Ready spaces with 3 supplied with EVSE prior to CO being issued.

The plans have been revised to show the required EV Make-Ready parking spaces as shown on the Site Plan (Sheet C-4).

Best regards,



Joshua H. Kline, PE
Stonefield Engineering and Design, LLC

Via FedEx

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