



E2 Project Management, LLC

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May 6, 2022

Malvika Apte, PP, AICP
Consulting Board Planner
CME Associates
1460 Route 9 South
Howell, NJ 07731

Re: Application No.: PB 2022-10
Applicant: SWE Plainfield Development Urban Renewal LP
Block 233 Lots 2, 3, 7, and 12
Location: 605-619 West Front St., 118-120 Plainfield Avenue, 115-133 Waynewood Park
Zone – Block 231 and 233 Redevelopment Plan (f/k/a Marino’s Tract Redevelopment Plan

Subject: Completeness Review Letter # 1
Answers to Comments

Dear Ms. Apte.

E2 Project Management LLC (E2PM) is pleased to provide our answers and comments to your April 26, 2022 Completeness Review Letter #1. The text of your letter is reproduced herein and our answers and comments are inserted in Blue Text.

General Comment

As the architectural floor plans are not to scale, we are unable to confirm the proposed floor area or the FAR. Applicant must therefore demonstrate that the current proposed buildings meet the required FAR of 2.5 or must revise the plans to provide a conforming FAR. The application will not advance to a Board hearing until the FAR has been confirmed to be equal to or less than 2.5.

Applicant Answer: The gross floor area for the project was recalculated based on the latest architectural floor plans, which have a total of 581,102 square foot of gross floor area. Based on the total site area of 245,200 square feet, the FAR ratio of 2.3. Therefore, the project is below the required FAR Ratio of 2.5.

1. Completeness – See revised Civil Plans prepared by E2 Project Management LLC and Think Wilder submitted herewith addressing completeness items.

Per §17:8-2, we note the following items as missing or incomplete:

a: Contribution Disclosure Statements. **Statement is required for Applicant's architect. Submitted herewith.**

- b. §17:8-2.B.Sc: Seals and signatures of engineer and architect on plans. **Plans shall be sealed and signed by the engineer and architect on plans to be submitted for Board review.**
- c. §17:8-2.B.Se: Graphic scale and north arrow. **Architectural floor plans shall be scaled and the scale provided on the plans.**
- d. §17:8-2.B.Sf: Dimensions and bearings of all existing and proposed property lines. **Existing property lines should be clearly indicated on the site plans. Applicant shall clarify if the properties are to be consolidated by deed.**
- e. §17:8-2.B.Sg: Distance to nearest intersection along street ROW. **This shall be clearly indicated on the site plan sheets.**
- f. §17:8-2.B.Sk: Location and dimensions of existing and proposed drainage improvements. **Details of drainage improvements are shown, but not locations and dimensions within the site. This is required.**
- g. **§17:8-2.B.91: Delineation of flood hazard areas.**
- h. §17:8-2.F.1: Scaled floor plans. **Architectural floor plans shall be scaled and the scale provided on the plans.**
- i. §17:8-2.F.3: Location of all existing and proposed subsurface utilities. **Applicant has requested a waiver from this requirement. We defer to the Board Engineer to determine if this is required.**
- j. §17:8-2.F.5: The approximate location of all structures on adjacent properties. **Structure on all adjacent properties to the site shall be shown on the site plan sheets.**
- k. §17:8-2.F.6: Proposed contour lines. **Existing contour lines are identified in the site plan sheets, but not proposed contour lines. Plans shall be revised to provide the proposed contours.**
- l. §17:8-2.F.7: Stall dimensions and pavement surface type. **Typical stall dimensions and pavement surface type are not identified in the Site Plan. Plan shall be revised to provide this information.**
- m. 17:8-2.F.8: Curbing and apron type. **Curbing types are not identified in the Site Plan. The Plan shall be revised to provide this information in ca/l-outs.**
- n. 17:8-2.F.9: Computation of required stormwater detention volume and specification of minimum volume to be detained subsurface as part of a complete site drainage and grading plan. **This has not been provided. Applicant's attorney has noted this will be provided after the TRC.**
- o. 17:8-2.F.10: Total architectural lighting plan indicating location, type, and height of lighting standards. **The heights of the lighting standards are not specified in the Lighting Plan. The "Expanded Luminaire Location Summary" includes a column labeled "Z". Applicant shall confirm that this is the proposed mounting height of the fixtures.**
- p. 17:8-2.F.14: Location, type, and volume of refuse storage and recycling facilities. **The Applicant's attorney indicates a Waste Management Plan will be provided after the TRC.**
- q. 17:8-2.F.17: A written description of the proposed use(s) and operation(s) of the building(s). **Any known operating details of a potential commercial/retail tenant shall be provided. Unknown at this time**
- r. 17:8-2.F.18: A sign plan for all existing and proposed signs. **The architectural plans indicate that there are signs proposed with this development. A detailed sign plan is required.**
- s. 17:8-2.G. 1-5: Final site plan approval requirements. **These are taken as waiver requests at this time. We take no issue with the Board granting these waivers and making them conditions of approval.**

Applicant Answer: With respect to Items 1 a through s, the Applicant is providing the revised drawings that address each comment. Reference revision #2 dated May 5, 2022.

2. Application Fees Calculation

Applicant Answer: Application Fee is acknowledged and was submitted herewith

3. Deposit and Escrow

Applicant Answer: Deposit and escrow requirement is acknowledged and previously submitted to board

4. Comparison to Previously Approved Application

Item	Previous Approval (PS 2020-15)	Current Proposal Applicant Reply
Site Plan		
Subject Properties	Block 233 Lots 2, 7 and 12	Block 233 Lots 2, 3, 7 and 12
Number/Type of Buildings	1 I Mixed Use	2 (1 Mixed Use & 1 Residential)
Subject Properties	16,500 square feet	18,000 square feet
Apartments	316 Units 55 Studio 171 1-Bedroom 90 2-Bedroom	501 Units 136 Studio 158 1-Bedroom 207 2-Bedroom
Parking Spaces	371	546 (includes 15 EV stations)
Deviations from Redevelopment Plan Requirements		
Minimum Lot Frontage	61 feet along Plainfield Ave.	Unchanged - no new variance required
Utility Screening	Transformer located along Waynewood Park frontage	Unchanged - no new variance required. <i>Applicant Comment: North Bldg #1 transformer is now on the northeast corner of West Front Street. This transformer is screened by the extension of the building front wall. Transformer for Bldg #2 is on the southwest corner Waynewood Park, which is also screened by landscaping and wall.</i>
Supplemental Zone Variances		
Use Buffering (§17:9-24.B)	2 foot buffer of residential use where 10 feet is required	New variance required -layout change revisions location of the non-conforming 2-foot setback. <i>Applicant Comment: Acknowledge. 3 Ft is provided to residential lot.</i>
Parking Lot Buffering (§17:9-24.C.1)	2 foot buffer where 5 feet buffer is required	New variance required -layout revisions change location of the non-conforming 2-foot setback <i>Applicant Comment: Acknowledged.</i>
Loading Area Screening (§17:9-24.D)	Insufficient screening (4-foot high ornamental fence) where 10-foot visually impervious screen required	To be clarified -Applicant to clarify screening of truck and loading dock for North Building, as this could be visible to neighboring property <i>Applicant Comment: Truck loading Area will be screened with a 10 foot solid screen.</i>

Parking setback from property line (§17:9-42.A)	2 feet setback provided where 5 feet setback is required	New variance required -layout. change revisions location of the non-conforming 2-foot setback <i>Applicant Comment: Acknowledged.</i>
Building setback from parking (§17:9-42.D)	2 feet setback provided where 5 feet setback is required	New variance required -zero foot (0') setback of parking area from North Building commercial space <i>Applicant Comment: Parking on east side of the commercial building is set back 5 feet from the building..</i>
Front yard parking (§17:9-42.E)	Parking proposed in front yard along Waynewood Park where no front yard parking is permitted	New variance required -location of proposed front yard parking on Waynewood Park has been modified <i>Applicant Comment- Acknowledged, Project has 3 front yards.</i>
Curb cut width (§ 17:9-42. H)	Plainfield Avenue curb cut of 36 feet and Waynewood Park curb cut of 47 feet proposed where maximum 26 feet is permitted	New variance required -Park Avenue curb cut revised to 33 feet and curb cut on West Front Street is now 37 feet; width of curb cuts on Wayne wood Park to be confirmed parking on Waynewood Park has been modified <i>Applicant Comment- Acknowledged, larger curb cuts are required to accommodate fire truck access as well as truck access to the loading area (37 ft), and 33 Ft at the Plainfield Avenue driveway. The balance of the curb cuts are 26 ft wide..</i>
Front yard loading area (§17:9- 42.M)	Loading area proposed in front yard area where no front yard loading is permitted	No longer applicable <i>Applicant Comment- Acknowledged.</i>
Parking lot landscaping (§17:9- 43.B)	4.5% of parking lot interior to 43.B) have planting islands where minimum 5% of interior is to be planting islands	New variance required -Only 3.3% planting islands proposed <i>Applicant Comment- Acknowledged.</i>
Landscaping Island Width (§ 17:9-43. B.1)	Proposed landscaping islands have 9-foot width where 10-foot width is required	New variance required -some landscaping islands have width of just 1.8 feet <i>Applicant Comment- Acknowledged.</i>
Intervening landscaping island (§17:9-43.B.2)	Proposed row of 23 parking spaces without an intervening landscaping island where maximum of 8 spaces in a row without an	New variance required -multiple rows have more than 8 spaces without an intervening island, the maximum number of spaces in one row is 45 <i>Applicant Comment- Acknowledged.</i>

	intervening island is permitted	
Design Standard Waivers		
Residential storage space (§17:11-8.B.8)	Insufficient storage space (§17:11-8.B.8) provided where 350 cubic feet of such space is required for each residential unit	Unchanged -no storage space indicated on architectural plans. Applicant shall confirm. <i>Applicant Comment-A total of +/-89000 sq ft of storage space is provided, however, it will not meet requirement and a variance is required.t.</i>
Private balconies (§17:11- 8.B.9.b)	163 of the 316 residential units are provided private open space in the form of balconies, where balconies are required for all units above ground level	To be determined -no balconies indicated on architectural plans would require new design waiver <i>Applicant Comment- 260 Balconies to be provided on units above ground level.</i>

5. Additional Zoning Review

a. Use (Redevelopment Plan §3.3): Applicant proposes two buildings: one is mixed-use with commercial retail on the first floor and four stories of residential above it; the second is residential with no residences on the first floor and four stories of residential above. **These uses are permitted in the Redevelopment Area. This complies.**

Applicant Comment- Acknowledged

b. Bulk Regulations: The following table shows the compliance/non-compliance of the proposed development with the bulk regulations of the Redevelopment Plan.

Applicant Comment- Acknowledged. Applicant agrees with required Bulk Variances

Bulk Regulations Block 231 and 233 Redevelopment Plan			
	Mixed Use	Residential	Proposed
Minimum Lot Area.)	10,000 sq. ft.	10,000 sq. ft	245,064 sq. ft. (5.62 acres)
Minimum Lot Frontage	100 feet	100 feet	61 feet (P)
Minimum Front Yard Setback	5 feet	5 feet	5 feet
Minimum Rear Yard Setback	15 feet	15 feet	5 feet (V)
Minimum Side Yard Setback One/ Along a Street	5 feet 10 feet	5 feet 10 feet	5 feet / NA
Maximum Number of Stories	5	5	5

Maximum Building Height	65 feet	55 feet	55 feet provided (mixed-use and residential)
Maximum Floor Area Ratio	2.5	2.5	2.3 no variance
Maximum Percent Building Cover	80%	80%	67.6%
Maximum Percent Impervious Cover	90%	90%	89%
Density	90/acre	90/acre	89.1/acre
(VJ Variance	(P) Previously Approved		(e) Existing Non-Conformity

As noted previously, the FAR must be equal to or less than 2.5 The currently listed FAR of 2.83 requires a d-variance, which is not permitted by the Redevelopment Plan. **Applicant must demonstrate compliance with the FAR requirement before the application may proceed to a Board hearing.**

Applicant Comment- As discussed above on page 1, the project complies with 2.5 FAR ratio.

In addition to the previously approved frontage variance, the proposed development requires two new bulk variances:

- (i) The South Building (residential) has a rear yard setback of just five (5) feet, where the minimum is 15 feet.
- (ii) The height of the South Building (residential) is proposed to be 60 feet, where the maximum permitted is 55 feet. **This is less than the 10% or 10 feet limit beyond which a d(6) height variance would be required. This is acceptable, although a bulk variance is still required.**
- (iii) *Applicant Comment: Building height will be maximum 55ft. See revised architectural plans prepared by Wilder*

c. Parking: The table below notes the parking requirements and the proposed parking with this project. **The table demonstrates that with the EV charging station bonus, the proposed parking complies with the Plan requirements.**

Type	Requirement	Proposed
Residential		
Studio, 1 bedroom, 2 bedroom	1 l unit X 501 = 501	
Commercial		
All Other Commercial Uses	1 /300 sq. ft x 18,000 sq. ft. = 60	
Total Parking		534
Electric Vehicle Charging 27 Station Bonus		27
	561	561

- (i) The Applicant proposes fifteen (15) electric vehicle (EV) charging stations. However, per the State-mandated "Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces", for parking lots for multi-family uses at least 15% of

required multi-family parking spaces must be "Make Ready" for EV spaces. With the proposed development this amounts to 76 spaces (501 x 15% = 75.15, rounding up to 76 by the Ordinance) Additionally, for commercial uses providing between 51 and 75 parking spaces, at least two (2) additional Make Ready spaces are required. In total, the Applicant must provide at least 78 Make-Ready spaces. Of the 76 residential Make-Ready spaces, one-third of the spaces must be provided with EVSE prior to issuance of the Certificate of Occupancy. This amounts to 26 spaces. The proposed number of EV stations does not comply with the State Ordinance. **Plans must be revised to provide the required number of Make-Ready and EV spaces.**

Applicant Comment: The Applicant agrees to provide the 78 Make Ready parking spaces for EV Vehicles, by pre-investing in the electrical infrastructure. The Make Ready spaces will be phased as required. The first phase will have the required 27 EVSE spaces. The balance will be installed in future phases, if required.

- (ii) The site plan indicates seven compact car spaces in the northern section of the site, as well as a section listed as "Compact Car Spaces" in the southwest section of the site. The total number of these spaces and their dimensions shall be clarified. The Redevelopment Plan does not provide for compact car spaces. **If the spaces do not meet the nine foot by eighteen foot (9' x 18') requirement under §17:9-42.Q of the LUO a variance is required.**

Applicant Comment: Acknowledged. A total of 51 compact car spaces are requested on the plans; a variance is requested.

d. Apartment Sizes and Layouts: Applicant must provide detailed and scaled layouts of apartment units demonstrating that the apartments meet the floor area requirements on page 12 of the Redevelopment Plan (500 square feet for studios, 750 square feet for one-bedroom apartments, and 1,000 square feet for two-bedroom apartments).

Applicant Comment: Detailed and scaled layouts of apartment units that meet floor area requirements are provided on the plans.

We hope that this meets with your approval.

Regards.

/s/ John C. Ferrante

John C. Ferrante PE