

**RESOLUTION OF THE CITY OF PLAINFIELD PLANNING BOARD  
GRANTING AMENDED SITE PLAN APPROVAL  
TO PARAMOUNT PROPERTIES 112 FRONT, LLC  
BLOCK 316, LOT 4  
PB 2022-36**

WHEREAS, **PARAMOUNT PROPERTIES 112 FRONT, LLC** (hereinafter referred to as "Applicant") has applied to the Planning Board of the City of Plainfield for amended preliminary and final site plan approval for property located at 112-116 East Front Street, Plainfield, New Jersey and designated as Block 316, Lot 4 on the Tax Map of the City of Plainfield, which application has been listed as PB 2022-36; and

WHEREAS, the architectural plans are shown on a set of plans entitled "Proposed Change of Use to Existing Building, 112 East Front Street, NJ" prepared by A. M. Rajab, A.I.A., of AMRARCH Design Studio, dated December 28, 2021, last revised September 22, 2022, consisting of two (2) sheets; and

WHEREAS, the Applicant provided notice in accordance with the provisions of Section 40-18 of the Land Use Ordinance and the Municipal Land Use Law ("MLUL") and the Board conducted a public hearing on January 19, 2023; and

WHEREAS, the Board received and reviewed reports from the Board Planner and the Board Engineer and provided an opportunity for comments from interested parties; and,

WHEREAS, all members of the Planning Board voting on this resolution have attended the public hearing(s) or have certified

that they have read the transcript(s) or listened to the tape(s) of the hearing pursuant to N.J.S.A. 40:55D-10.2; and

WHEREAS, the Board reviewed the application and the submission of the Applicant and is granting approval in reliance upon the representations made in the application and public presentation by the Applicant; and

WHEREAS, the Board after carefully considering the evidence submitted by the Applicant, the Planning Board's experts and the general public, makes the following findings of fact and conclusions of law:

1. Applicant is the owner of the property located at 112-116 East Front Street and designated as Block 316, Lot 4 on the Tax Map of the City of Plainfield (the "Subject Property"). It consists of 3,876 square feet ("SF") and is located in the Transit Oriented Development Downtown/Central Business District ("TODD-CBD") zone.

2. In 2021, the Applicant was granted preliminary and final site plan approval, including bulk variance and a design waiver, to maintain the existing commercial uses on the first floor of the structure; and renovate the upper floors to convert them from office use to eight (8) residential apartments (the "2021 Approval").

3. Subsequent to the 2021 Approval, during construction, the Applicant discovered that the integrity of the existing

third floor ceiling and roof joists were inadequate and required repair. As a result, the Applicant redesigned the roof and facade to address the inadequate conditions encountered during construction.

4. Applicant now seeks amended preliminary and final site plan approval to make certain revisions to the roof design and front facade of the structure; namely, (a) modification of the roof from a mansard style to a flat roof with parapet and cornice; (b) redesign of the front facade to provide new gables and additional windows; (c) continuation of stucco on all sides of the structure; and (d) elimination of the windows on the sides of the structure (hereinafter the "2023 Amended Architectural Plans").

5. Applicant requires all bulk variances, as well as the design waivers granted by the Board in the 2021 Approval, in connection with the 2023 Amended Architectural Plans.

6. At the hearing, the Applicant's legal counsel, Joseph A. Paparo, Esq., provided a summary of the 2021 Approval and the facts underlying the present application.

7. Joseph Alesso, Senior Director of Development of Paramount Assets, LLC, an authorized representative of the Applicant, provided testimony concerning the Applicant's request for Amended Preliminary and Final Site Plan approval in order to pursue the 2023 Amended Architectural Plans.

8. Mr. Alesso indicated that the structure on the Subject Property had been vacant for several years prior to construction pursuant to the 2021 Approval. He stated that during construction damaged caused by weather and vermin was discovered at the roof and facade juncture. Mr. Alesso advised that the damage was major and impacted the roof rafters. He noted that the damage ultimately resulted in a slight collapse of the roof on the structure.

9. Mr. Alesso testified that after discovering the damage and experiencing the collapse of the roof, the Applicant examined the options for how best to proceed with the construction of the 2021 Approval. He stated that the Applicant revisited the design of the roof based upon the other buildings in the vicinity of the Subject Property. Mr. Alesso advised that many of the other neighboring structures had a flat roof with parapet and cornice. He stated that the Applicant wished to redesign the roof of the proposed structure to provide for a flat roof with parapet and cornice to maintain the character of the neighborhood.

10. Mr. Alesso indicated that the front facade of the structure would include new gables and windows to provide architectural interest due to the roof modification.

11. Mr. Alesso advised that the Applicant had originally proposed vinyl siding on the building sides in the 2021

Approval; but now proposed to utilize stucco on all sides of the structure.

12. Mr. Alesso testified that the Applicant proposed to eliminate the windows on the sides of the structure. He stated that the building is located on the property line which makes it difficult to provide windows. Mr. Alesso advised that one of the proposed windows on the building sides was located adjacent to the hallway and provided no light into the units. He stated that for this reason the window was eliminated. Mr. Alesso noted that the elimination of the side window resulted in a singular window on each side of the building. He stated that the remaining window was eliminated; as it seemed imbalanced and out of scale.

13. Mr. Alesso indicated that the windows at the front and the rear of the structure provide ample light to the residential units.

14. Mr. Alesso confirmed that, with the exception of the roof, the interior of the structure did not change. He noted that the modification of the roof did decrease the ceiling height on the third floor from 18 feet to 16 feet.

15. In response to an inquiry from the Board Planner, Mr. Alesso indicated that the mechanical equipment for the units would be located on the roof; and would be appropriately screened.

WHEREAS, the Board after carefully considering the evidence submitted by the Applicant, the Planning Board's experts and the general public, makes the following conclusions of law:

1. Other than the variances and design wavier granted by the Board in the 2021 Approval, the 2023 Amended Architectural Plans result in no new bulk variances; supplemental zone variance or design waivers.

2. The present application meets or exceeds the use and bulk requirements of the zone, except for the variances and design waiver granted in the 2021 Approval. With the conditions attached to this resolution, the application meets the requirements for amended preliminary and final site plan approval contained in the Land Use Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the City of Plainfield that the application of **PARAMOUNT PROPERTIES 112 FRONT, LLC** for amended preliminary and final site plan approval; is granted subject to the following conditions:

I. PLAN REVISIONS AND SUBMISSIONS

Prior to signing the final site plan and issuance of any construction permits, Applicant shall submit revisions to the plans and additional information as follows:

A. In accordance with the recommendations contained in the report from the Board Planner dated January 5, 2023, as follows:

1. Revision of the plans/reports and provision of information/materials to the satisfaction of the Board's Professional Planner.

B. Compliance with the recommendations contained in any report from the Board Engineer.

C. Compliance with the recommendations contained in any report from the Plainfield Municipal Utilities Authority.

D. Compliance with the recommendations contained in any report from the Plainfield Police Department.

E. Compliance with the recommendations contained in any report from the Plainfield Fire Department

F. In accordance with the recommendations of the Planning Board as follows:

1. Compliance with all conditions imposed in the 2021 Approval.

2. Screening of all roof-top mechanical equipment to the satisfaction of the Board Professionals.

## II. OTHER APPROVALS

Applicant will obtain and comply with the requirements of all outside agencies from which approval is required, including but not limited to:

A. Final approval of the Union County Planning Board, if necessary.

B. Applicant will obtain final approval from and comply with the requirements of the Plainfield Municipal Utilities Authority.

C. Applicant will enter into final service agreements with all utility companies that will service the site.

D. Applicant will obtain all other necessary approvals from all applicable county, state and federal agencies with jurisdiction over the application.

III. TAXES; LIENS; UTILITY AND MUNICIPAL CHARGES

Applicant shall pay all municipal taxes, liens, utility and other municipal charges prior to the issuance of any building permits. Proof shall be submitted through an "official search for municipal liens."

IV. FEES

Applicant will pay all outstanding escrow and application fees within fourteen (14) days of this Resolution and receipt by Applicant of the bills for such charges. No construction permits will be issued until this section is satisfied.

V. PERFORMANCE GUARANTEE

Prior to signing the final plat, Applicant shall post a performance bond to guarantee satisfactory installation of required improvements in an amount to be determined by the Planning Board Engineer.



VI. INSPECTION FEES

Applicant shall post inspection fees in an amount to be determined by the Planning Board Engineer before any improvements are installed.

VII. OTHER REQUIREMENTS

A. Applicant will submit additional prints of the plat map and attachments for distribution as required by the Planning Board Engineer.

B. Applicant will post a legally adequate notice of decision in the Official Paper and provide an affidavit of publication to the Division of Planning.

VIII. SATISFACTION OF CONDITIONS

This approval shall not be deemed satisfied and construction permits shall not be issued until such time as the Director of Planning determines that all conditions of approval have been satisfied.

**ROLL CALL ON MOTION JANUARY 19, 2023:**

Mapp:	<u>    Aye    </u>	Hunt:	<u>                    </u>
(by designee Pile)	<u>                    </u>	Person:	<u>    Aye    </u>
Workman:	<u>    Aye    </u>	Scott Bey:	<u>    Aye    </u>
McRae:	<u>    Aye    </u>	Toth:	<u>                    </u>
Baldwin:	<u>    Aye    </u>	Exum:	<u>                    </u>
El-Amin:	<u>    Aye    </u>		<u>                    </u>

This Resolution adopted this \_\_\_\_ day of \_\_\_\_\_ 2023 memorializes the action taken at a meeting of the City of Plainfield Planning Board on January 19, 2023, with the roll call vote on the memorialization as follows:

**ROLL CALL ON MEMORIALIZATION**

Mapp:	_____	Hunt:	_____
(by designee Pile)	_____	Person:	_____
Workman:	_____	Scott Bey:	_____
McRae:	_____	Toth:	_____
Baldwin:	_____	Exum:	_____
El-Amin:	_____		_____

I hereby certify that the foregoing is a true copy of a Resolution of the City of Plainfield Planning Board memorialized on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Maximo Vazquez  
Planning Board Secretary