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June 21, 2022

CPLFD22308

William Nierstedt, Planning Director  
City of Plainfield  
Zoning Board of Adjustment  
515 Watchung Avenue  
Plainfield, NJ 07060

**RE:   Engineering Review #1  
      1376-1378 Sloane Boulevard  
      Enrico Pigna  
      Block 23, Lots 7  
      Application #: ZB 2022-08**

Dear Mr. Nierstedt:

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

- Engineering plans titled "Variance Plan, Tax Lot 7 Block 23, 1376-1378 Sloane Boulevard, City of Plainfield, Union County, New Jersey", consisting of three (3) sheets, prepared by Thomas J. Quinn, P.E., C.M.E., of EKA Associates, P.A., dated February 1, 2022, last revised May 10, 2022.
- Architectural plans titled "New Residence, 1376-78 Sloane Boulevard, Plainfield, NJ 07060", prepared by Courtney Lowry, AIA, LEED AP, NCARB, of Courtney Lowry Architect, LLC, dated September 30, 2022, last revised March 10, 2022.
- Application for Development Permit dated March 11, 2022.
- Planning Board & Zoning Board of Adjustment Application for Development dated March 8, 2022.
- Correspondence letter by Michael P. Bonner, of Javerbaum Wurgaft, dated May 27, 2022.

## **INTRODUCTION**

The subject site consists of Block 23, Lot 7, located near the intersection of Sloane Boulevard and Maple Avenue and contains approximately 0.11 Acres. The subject site is currently a vacant vegetated lot. The Applicant proposes to construct a new two-story single-family dwelling and a detached garage. The subject site is in the R-3 Low/Moderate Density Residential Zone.

## **PLANNING AND ZONING**

We defer comments regarding the project's compliance with the applicable zoning requirements to the City Planner.

## **COMMENTS**

- 1) The peak rate of runoff from a site after development shall not exceed the predevelopment peak rate of runoff. The applicant shall propose stormwater management measures for the proposed development. The total increase in impervious area coverage shall be noted on the plan.
- 2) Full depth pavement restoration trench shall be shown on the plans for construction of proposed utilities. A construction detail shall be provided.
- 3) The concrete gutter adjacent to the proposed curb shall be replaced for installation of utilities. A note stating the same shall be added to the plans.
- 4) The existing fence at the rear of the lot shall be called out to remain or be removed.
- 5) An asphalt pavement detail per the Plainfield Standard Details shall be added.
- 6) The total limit of disturbance shall be noted on the plans.
- 7) The applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.
- 8) Separate cost estimates for all public and private site improvements for determination of the performance guarantee and inspection escrow fee shall be submitted.
- 9) Prior to disturbing or constructing any improvements located within the Right of Way, the Applicant is required to file and pay the required application and engineering review fees for a street opening permit.

10) All 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

DD/dr/kl

cc: Malvika Apte – Board Planner  
Peter Vignuolo, Esq. – Board Attorney  
Daniel White – Board Secretary  
Courtney Lowry, AIA – Applicant’s Architect  
Thomas J. Quinn, PE – Applicant’s Engineer  
Stephen F. Hehl, Esq. – Applicant’s Attorney