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July 28, 2022

CPLFD21708

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

**RE: Engineering Review #1
 1340 Highland Avenue
 Darren Brown
 Block 812, Lot 4
 Application #: ZBA 2021-29**

Dear Board Members:

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

- Architectural Plans entitled "New Sun Room Addition, 1340 Highland Avenue Plainfield NJ" consisting of three (3) sheets, prepared by Larry C. Johnson of Architecture Planning Interiors, dated April 22, 2021.
- Planning Board & Zoning Board of Adjustment Application for Development by the City of Plainfield.
- Completeness Review letter prepared by Malvika Apte, PP, AICP, of CME Associates, dated March 21, 2022.

INTRODUCTION

The subject site is located near the northwest corner of the intersection of Highland Avenue and Pine Street. The Applicant proposes to construct a sunroom and carport addition to an existing single-family residence. The subject site is in the R-2 Low Density Residential Zone District.

The applicant had previously submitted plans for this site under Application ZBA 2015-32 and the application was approved. Final compliance from the Plainfield Division of Planning for that application has not been received yet.

PLANNING AND ZONING

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

GENERAL COMMENTS

- 1) We offer no engineering comments for the submitted plans.
- 2) We recommend compliance with the resolution and all outstanding review comments for application # ZBA 2015-34 as a condition of any approval for this present application.

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
Larry C. Johnson – Applicant's Architect