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September 21, 2022

CPLFD22312

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

**RE: Engineering Review #2  
1526-1528 West 3<sup>rd</sup> Street  
44-46 Wainwrigl, LLC  
Block 146, Lot 12  
Application #: ZB 2022-12**

Dear Board Members:

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

- Plans entitled “44-46 Wainwrigl, LLC, Block 142, Lot 12, City of Plainfield, Union County, New Jersey,” consisting of four (4) sheets, prepared by Giovanni Manilio, P.E., of ManTerra Design, dated February 1, 2022, last revised 08.12.2022.
- Architectural Plans entitled “New Two-Family Dwelling for 44-46 Wainwrigl, LLC,” prepared by Paulo J. M. Dantas, R.A., of DantasCarrete Architecture, consisting of three (3) sheets, dated last revised 2022.08.23.

## **INTRODUCTION**

The subject site is located between Frace Street and View Avenue and has frontage along West 3<sup>rd</sup> Street and contains approximately 4,500 SF. The Applicant proposes to construct a three-story, 2-family dwelling on the existing vacant lot. Additional site improvements include a proposed asphalt driveway, and a drywell in the rear yard for stormwater management purposes and associated improvements within the City’s Right-of-Way for the proposed development. The subject site is in the R-4 Moderate Density Residential Zone District.

## **PLANNING AND ZONING**

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

**GENERAL COMMENTS**

- 1) The proposed building height noted on the zoning table shall be revised to be consistent with the architectural plans.

**(NOT SATISFIED)**

**There is a discrepancy between the architectural plans and the site plans regarding the proposed building height.**

- 2) The permitted impervious coverage in the Residential District -4 zone is 40%. The existing lot is 100% pervious and has no impervious area coverage. The applicant is proposing to increase the impervious coverage by approximately 62.2% and is requesting a variance for exceeding the permitted increase in impervious area coverage.

**(COMMENT)**

**The applicant is proposing a drywell system for stormwater management.**

- 3) The applicant proposes construct a drywell system in the rear yard and 8" HDPE piping connected to an inlet for overflow. The proposed inlet shall be connected to the existing storm drainage system on West Third Street.

**(NOT SATISFIED)**

**The comment remains outstanding.**

- 4) The applicant shall comply with the requirements listed in the City's stormwater ordinance for non-major development – Section 17:12-1 and shall clearly demonstrate that the peak rate of runoff from a site during and after development does not exceed the predevelopment peak rate of runoff.

**(NOT SATISFIED)**

**Stormwater calculations have not been provided to demonstrate compliance with Section 17:12-1 of City ordinance.**

- 5) The applicant shall revise the proposed grading to direct runoff generated from the front yard and side yard to the proposed drywell.

**(NOT SATISFIED)**

**The comment remains outstanding.**

- 6) Test pits shall be performed prior to drywell construction to determine the depth of groundwater and soil permeability. Results of test pits shall be forwarded to the City for review.

**(ONGOING)**

**Test pits shall be performed prior to construction.**

- 7) The pavement restoration detail and driveway pavement detail shall be revised to show 2" surface course, 4" base course and 6" DGA.

**(NOT SATISFIED)**

**The comment remains outstanding.**

- 8) The total area of disturbance shall be noted on the plan. If it exceeds 5,000 SF, a soil erosion and sediment control permit shall be obtained from the Somerset Union Soil Conservation District.

**(NOT SATISFIED)**

**The total area of disturbance shall be noted on the plan.**

- 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.

**(ONGOING REQUIREMENT)**

**All permits shall be obtained prior to construction.**

- 10) The applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.

**(ONGOING REQUIREMENT)**

**Will serve letters shall be provided upon receipt.**

- 11) All municipal approvals shall be made contingent on receipt of all outside agency approvals.

**(ONGOING REQUIREMENT)**

**All outside agency approvals shall be obtained prior to construction.**

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/pc

cc: Malvika Apte- Board Planner  
Peter Vignuolo, Esq. – Board Attorney  
Daniel White – Board Secretary