

46-48 GROVE N PLAINFIELD, LLC – APPLICANT

BLOCK 91, LOT 15.01

46-48 GROVE STREET, BOROUGH OF NORTH PLAINFIELD, NJ

DESCRIPTION OF PROJECT

The original house located at 46-48 Grove Street was a 2 ½ story, 4 bay wide, rectilinear plan residence built in the Shingle Style of architecture in 1887. The shingle-clad building featured a corner tower and a wood shingled siding. The building had a tower in the front left corner of the structure, a front porch, and a projecting bay on the second story over the front porch. The building had a side gabled roof with two hipped roof dormers on the front (south elevation), and a shed roof over the second story addition. The roof was clad in asphalt shingles, which presumably was originally clad in slate shingles.

This very large residence was converted into a four family on an unknown previous date. There were two apartments with one bedroom and two apartments with two bedrooms.

Unfortunately, this magnificent house was destroyed by fire in 2020. Ultimately, the remaining portion of the building that was left standing had to be demolished as a matter of public safety.

The applicant proposes to recreate the building, using the exact same footprint and build the structure as an actual reproduction of the original residence. The exterior architectural details will accurately reflect the same level of intricate detail as the original building had. When the project is done, the site will appear the same as it did before the fire.

The interior layout will have been altered to the degree that there will once again be a total of four apartments. The change in the use rests in the number of bedrooms in the apartments. Two of the apartments (apartment nos. 1 & 2) will have two bedrooms, one of the apartments (apartment no. 4) will have three bedrooms, and one (apartment no. 3) will have 4 bedrooms. It should be noted that the architectural plans on sheet no. 1 incorrectly identified the total number of bedrooms in unit no. 3. It is this change in the number of bedrooms that necessitates the use variance application being made to the Zoning Board of Adjustment.

The applicant submitted an application to the North Plainfield Historic Preservation Commission for approval by that agency before bringing the application for a use variance to the Zoning Board of Adjustment. The Commission lavished praise on the applicant for undertaking such a project that will effectively recreate the original

structure down to the smallest detail. The Historic Preservation Commission voted unanimously to approve the project.

The project includes formally establishing a total of eight on-site parking spaces for the future occupants of the building; one of which will be located on the former two car garage located at the rear of the property. The applicant also proposes to seal off the old garage doors on the left wall of the structure and install a single garage door on the left side of the wall facing the residence. The same side will have a pedestrian door installed to provide access without having to open the new garage door. A motion sensor light will be installed on the top of the garage wall facing the house. The same type of light will be installed on the rear and front porches of the house.

Since there is very little yard space on the site (it is all in the front of the building), the applicant proposes to simply re-grass the front of the property.