



PVA ARCHITECT

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David Testa PE CME CPWM
Borough Zoning Officer
Borough of North Plainfield
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Project Reference: Responses to Board of Adjustment Application
46-48 Grove Street
North Plainfield NJ

October 8, 2022

Dear Mr. Testa,

Attached to this letter are two (2) sets of signed and sealed drawings that address the comments in relation to the letter from your office on July 7, 2022. Below are responses that correlate to the drawings.

1. A copy of the survey will be provided by the Owner under separate cover.
2. The only exterior lights for this project are the LED recessed downlights on the covered porches. A lighting plan is supplied on drawing C-2 which shows that the lighting spread is confined to the porches and steps.
3. Topographic information along with a grading plan is included on drawing C-1. The entire parking lot is surrounded by a concrete curb and is sloped toward the newly proposed drywell storm drainage system.
4. The grading plan on C-1 shows all new paving and curbing.
5. The Client will supply confirmation of the sewer line capacity and condition under separate cover.
6. A sub-surface drywell storm water drainage system is shown on drawing C-1. The seepage pit detail is on C-2 and the design calculations, NOAA precipitation frequency estimates and the seepage pit catalog cut are all on C-3.
7. A landscaping plan and the planting schedule is shown on drawing C-2. Mature trees, planting beds and foundation plantings are all included.
8. All plans in this submission have been updated to include the new subject construction. Porches, paving areas, proper outline of the building have all been rectified and included.

Please reach out to PVAA with questions or anything else you may need.

Sincerely,

Paul V. Ashworth AIA NCARB
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