



GROTTO ENGINEERING ASSOCIATES, LLC

Richard O'Connor, P.E., P.P., C.M.E.
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Via e-mail and US Mail

January 6, 2023

Borough of North Plainfield
Board of Adjustment
263 Somerset Street
North Plainfield, NJ 07060

Attn: Joel Kenderdine, Chairman

**Re: Expansion of a Pre-Existing, Non-Conforming Use w/Site Plan
BA-23-001
46-48 Grove Street; Block 91.0, Lot 15.01
(Our File No. NP-0115)**

Dear Mr. Kenderdine:

The following documents have been reviewed in conjunction with the above referenced application:

1. Site Plan Drawings entitled, "46-48 Grove N Plainfield LLC, 46-48 Grove Street, North Plainfield, New Jersey, 07060, Lot 15.01, Block 91", Sheets C-1 thru C-3, prepared by Paul Ashworth, AIA, of PVA Architects, Newton, NJ, dated 9/20/22.
2. Plot Plan Drawing, Sheets 1 and 2 of 2, prepared by Wayne McCabe, P.P. of McCabe & McCabe of Newton, N.J., dated June 9, 2022.
3. Drawings and Architectural floor Plans and Elevations entitled "Proposed Reconstruction of Existing 4 Family Dwelling for 46-48 Grove N Plainfield LLC, 46-48 Grove Street, North Plainfield, NJ" Sheets T-1 and A-1 thru A-6, prepared by Steve Druga, AIA, of Piscataway, NJ, dated 3/4/22.
4. Plan entitled "Boundary and Topographic Survey, Lot 15.01, Block 91, Borough of North Plainfield, County of Somerset, New Jersey", prepared by David J. Von Steenburg, N.J.P.L.S., of Morgan Engineering & Surveying of Toms River, NJ, dated 8/30/22.

5. Planning Report entitled, "46-48 Grove Street, Use & Bulk Variance Application, Block 91, Lot 15.01, 46-48 Grove Street, Borough of North Plainfield, Somerset County, New Jersey", prepared by Jessica Caldwell, P.P., A.I.C.P., dated July 11, 2022.
6. Borough of North Plainfield Board of Adjustment/ Planning Board Application.

Summary

The Applicant, Gercino Soares, with address at 500 Demott Lane, Suite 5367, Somerset, N.J., is seeking approval to re-build the four-family home at 46-48 Grove Street that was damaged by a fire in 2020. The structure was subsequently demolished for safety reasons. The Applicant is seeking approval to increase the number of overall bedrooms in the dwelling from six to eleven. This constitutes the expansion of a pre-existing, non-conforming use. The property located in the H-2/R-2 Zone is approved as a pre-existing, non-conforming four family dwelling. There are other variances being sought regarding building height and side yard setback. The height of the prior structure is unknown. The Applicant has already obtained a Certificate of Appropriateness (C of A) from the North Plainfield Historic Preservation Commission as far as the look of the exterior of the proposed structure.

Checklist Items

Grotto Engineering Associates has reviewed the subject application for completeness in accordance with Borough Ordinance §22-56c: "Submittal Procedure", and provide the following:

- 1) Name and title of applicant. **Provided.**
- 2) Name of owner. **Provided.**
- 3) Name of person preparing map. **Provided.**
- 4) Place for signature of Chairman of Planning Board or Zoning Board of Adjustment. **Provided.**
- 5) Place for signature of Secretary of Planning Board or Zoning Board of Adjustment. **Provided.**
- 6) Place for signature of Borough Engineer. **Provided.**
- 7) Tax map lot and block numbers. **Provided.**
- 8) Street address. **Provided.**
- 9) Date, scale and "north" sign. **Provided.**

- 10) Tax map. **Provided.**
- 11) Zone district in which property in question falls, zone district of adjoining properties and all property within a two-hundred-foot radius of the property in question. **Provided.**
- 12) Names of owners of all contiguous land. **Provided.**
- 13) All driveways and streets within two hundred feet of site. **Waiver Requested.**
- 14) The entire property in question, even though only a portion of said property is involved in the site plan; provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted. **Provided.**
- 15) Dimensions of lot, setbacks, front yard, side yards and rear yard; size, kind and location of fences. **Provided.**
- 16) Bearing and distances of property lines. **Provided.**
- 17) Existing and proposed contours of site at two-foot intervals for areas less than five percent grade and ten-foot intervals above five percent grade. **Provided.**
- 18) Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations. **Provided.**
- 19) Location of all existing trees or tree masses, indicating general sizes and species of trees. **Waiver Requested.**
- 20) Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc. **Waiver Requested.**
- 21) All existing and proposed utility lines within and adjacent to the subject property. **Waiver Requested.**
- 22) Existing and proposed sanitary sewerage disposal system. **Provided.**
- 23) Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicate existing and proposed runoff calculations. **Provided.**
- 24) The outside dimensions of existing and/or proposed principal building(s) and all accessory structures. **Provided.**
- 25) Typical floor plans and elevations. **Provided.**
- 26) Location dimensions and details of all signs. **Provided.**

- 27) Exterior Lighting Plan including type of standards, lighting patterns data, beam cutoff, and light intensity in foot candles for all fixtures. **Provided.**
- 28) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap). **Provided.**
- 29) Method of solid waste disposal. **Provided.**
- 30) Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress. All existing and proposed curbs and sidewalks. **Provided.**
- 31) Right-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses. **Waiver Requested.**

The Applicant has requested a waiver from Checklist Items 13, 19, 20, 21 and 31. We believe the request is reasonable and recommend the waivers be granted by the Board.

We find the submitted information satisfactory for us to provide a comprehensive engineering review.

Based upon a review of the documents provided above and a site visit of December 1, 2022, we offer the following comments for the Board's consideration:

A. Planning and Zoning

- 1) We defer comment to the Board Planner.

B. General

- 1) The Applicant's Engineer shall provide a construction cost estimate to assist the Borough in determining the amount of performance and maintenance guarantee required.
- 2) The Applicant will be required to post with the Borough Finance Department the required surety and cash guarantees as required by the N.J.M.L.U.L. and Borough Ordinance.
- 3) The Applicant will be required to post escrow with the Board Secretary to allow the Borough Engineer's office to perform the required site inspections.
- 4) The Applicant will need pay any residential development fees required by Ordinance 22-132.4. Any Development Fees that are determined to be required will need to be paid to the Borough prior to the issuance of a Certificate of Occupancy.
- 5) The Applicant will be required to obtain all required permits from the Borough of North Plainfield Building Department.

- 6) If approved, the Applicant shall provide two (2) electronic copies all final plans and reports to the Board Secretary for the file.

C. Utilities

- 1) The Applicant shall coordinate with the Borough Sewer Engineering Consultant regarding the viability of re-using the existing sewer lateral.

D. Stormwater

- 1) The Applicant is proposing an increase in impervious surface in excess of 150 square feet. The Applicant is proposing a dry well system to collect the stormwater run-off from both the parking area and the roof of the house. This meets the requirements of the Borough Stormwater Ordinance.

E. Landscaping & Lighting

- 1) The Applicant shall consider adding some additional landscape plantings around the dumpster enclosure.

F. Parking & Access

- 1) The Applicant is proposing eight (8) off street parking spaces in the rear of the property which has access thru a Right-of-Way off of Duer Street.
- 2) The Applicant should be required to reconstruct the driveway apron/sidewalk at the access driveway on Duer Street. (Photo attached) The apron/sidewalk must be bluestone or stamped, colored concrete simulated to look like bluestone.

G. Other Agency Approvals

- North Plainfield Police Department
- North Plainfield Fire Department
- North Plainfield Historic Preservation Commission
- Any other agencies having jurisdiction

Copies of all approvals shall be forwarded to the Borough of North Plainfield upon receipt of same.

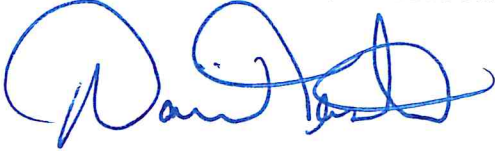
The comments in this correspondence are based on the information submitted at this time. Additional comments may arise as updated information is provided for review. If the Board acts favorably on this application, we recommend that all comments outlined in this letter be made as a condition of approval.

BA-23-001
January 6, 2023

Should you have any questions, please feel free to contact me at (908)-272-8901 or dtesta@grottoengineering.com.

Sincerely,

GROTTO ENGINEERING ASSOCIATES, L.L.C.



David J. Testa, P.E., C.M.E., C.P.W.M.
Vice President

cc: Dawn Gaebel, Board Secretary, *via email pdf*
Brian Schwartz, Esq., Board Attorney, *via email pdf*
David Hollod, P.E., Business Administrator, *via email pdf*
Paul Grygiel, P.P., Board Planner, *via email pdf*
Gercino Soares, Applicant, 500 Demott Lane, Suite 5367, Somerset, NJ 08875
Jay Bohn, Esq., Schiller & Pittenger, 1771 Front Street, Suite D, Scotch Plains, NJ 07076

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16 Duer St

North Plainfield, New Jersey

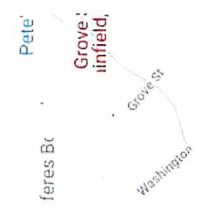
Google

Street View - Nov 2020



Google

Image capture: Nov 2020 © 2023 Google



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