

Board of Adjustment/Planning Board Application

Address of Property: 29 Pearl Street
Block: 85.00 **Lot:** 20 **Zone:** B-1
Name of Applicant or Project: Site Plan - 29 Pearl Street

Applicant's Name: Dr. Omobola Oji is **owner** - leasee - purchaser
under contract
Applicant's Address: 25 Craig Place, North Plainfield NJ 07060
Daytime Phone Contact: (908) 420 - 8652

Attorney (if any):
Name/Firm: John J. Sullivan, Jr., Esq. / Vastola & Sullivan
Address: 495 Union Avenue, Middlesex, NJ 08846
Daytime Phone Contact: (732) 560 - 0888 **Fax:** (732) 302 - 1207

Where do you want correspondence regarding this application sent?
Attorney **Applicant** **Pickup** **Other**

- Type of Application:**
1. One and two family "C" bulk variance
 2. Use variance "D" with/without site plan
 3. Minor Sub Division
 4. Sub Division with "C" variance
 5. **Site Plan Review with/without "C" variances - Amended Site Plans**
 6. "A" appeal of Zoning Officer's Decision
 7. "A" appeal of Historic Preservation Commission Decision
 8. Other **Preliminary and final site plan approval**

Documents Submitted:		
Application	Date: <u>06/25/2019</u>	Number of Copies <u>15</u>
Survey	Date: <u>02/05/19</u>	Number of Copies <u>15</u>
Site Plan	Date: <u>02/05/19</u>	Number of Copies <u>15</u>
Checklist	Date: <u>06/25/2019</u>	Architectural Plans: 05/30/19

15 copies

For Board of Adjustment/Planning Board use only;
Date of Final Application: _____ **Going to Board of Adjustment/Planning Board**
Date of Hearing: _____ **File #:** _____

Brief Description of Project/Relief Requested

Project Name: Site Plan - 29 Pearl Street

Address: 29 Pearl Street, North Plainfield, NJ

Block: 85.00 Lot: 20 Zone: B-1

Proposed Use: 2 story office building Permitted Use: yes

Site Information:

Bulk Requirements Required Proposed Ord. Section

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area	40,000 sf	9248.32 sf	22-108.3 (b)*
Front Yard	25'	87.70'	22-108.3 (e)
Rear Yard	25'	10.00'	22-108.3 (d)*
Side Yard	25'	0.00'	22-108.3 (d)*
Combined Side Yard	50'	5'	22-108.3 (d)*
Accessory Buildings	N/A		
Pool Set Backs	N/A		
Buffer Area	N/A		
Building Coverage	22%	31.54%	22-108.3(c)*
Landscaping Coverage	20%	<20%	22-108.3 (J)
Paving Coverage Floor Area	N/A		
Height	min-4 story	2 story	22-108.3(a)*
Parking Required	18 spaces	18 spaces	22-117.2 (b 2 & 3)
Lighting	yes	yes	22-108.3 (J3)
Dumpster Shielding	N/A	provided	
Fencing	N/A	provided	
Other Requirements	N/A		
Elevator	required	yes	22-108.3 (g)



 Applicants Signature

6/27/2019

 Date

**ADDENDUM TO APPLICATION
DR. OMOBOLA OJI
29 PEARL STREET**

NARRATIVE DESCRIPTION

The Applicant, Dr. Omobola Oji, seeks Preliminary and Final Site Plan Approval, together with a bulk variance for lot area which is an existing condition and bulk variances for minimum building height, maximum building coverage, one (1) side yard and combined side yard setback, rear yard setback and landscaping coverage.

The property is currently vacant land. The applicant proposes to construct a two story office building in accordance with the plans submitted. The first floor is proposed to be used as the Applicant's medical office and the second floor is proposed to be used for professional and/or general business offices.

With the exception of the aforementioned variances, the Applicant believes that no other variance, waiver or exception is required in order to grant the approvals requested. However, if the Board directs that additional variance (s), waivers (s) or exception (s) is/are needed, the Applicant may seek the same in accordance with such direction.



**BOROUGH OF NORTH PLAINFIELD
263 SOMERSET STREET
NORTH PLAINFIELD, NJ 07060**

Applicant: Dr. Omobola Oji

Property Address: 29 Pearl Street

File Case #: _____

- | | | |
|--|-------------------------------------|--------------------------|
| 1. Name and title of applicant | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Name of owner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Name and title of person preparing map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Place for signature of Chairman of Planning Board or Board of Adjustment | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Place for signature of Secretary of Planning Board or Board of Adjustment | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Place for signature of Borough Engineer | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Lot and block numbers | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Street address | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Date, scale and "north" sign | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Tax Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Zone district in which property in question falls, zone district of adjoining properties and all properties within a 200 foot radius of property in question | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Names and owners of contiguous land | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. All driveways and streets within 200 feet of site | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Dimensions of lot, setbacks, front yard and rear yard, size, kind and location of fences | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Bearings and distances of property lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUPPLIED

WAIVER
REQUESTED

- 17. Existing and proposed contours of site as 2 foot intervals for areas less than 5 percent grade
- 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
- 19. Locatin of all existing trees, or tree masses, indicating general sizes and species of trees
- 20. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.
- 21. All existing and proposed utility lines within and adjacent to the subject property
- 22. Existing and proposed sanitary sewage disposal system
- 23. Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicating existing and proposed runoff calculations
- 24. The outside dimensions of existing and/or proposed principal building(s) and all accessory structures
- 25. Typical floor plans and elevations
- 26. Location, dimensions and details of all signs
- 27. Exterior lighting plan including type of standards, radius of light and intensity in foot candles
- 28. Landscaping and buffering plan showing what will remain and what will be planted including names of plants and trees and dimensions, approximate times of planting, and method of planting (base rooted, ball and burlap, etc.)
- 29. Method of solid waste disposal
- 30. Plan 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
- 31. Rights of way, easements and all land to be dedicated to the municipality or reserved for specific uses N/A

Signature of person preparing plans

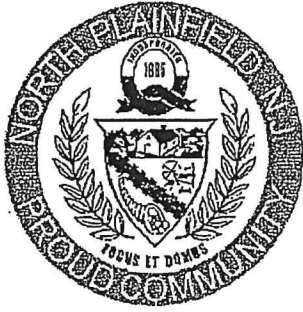
Edward S. Dec

NJ Engineer/Architect

Edward S. Dec

Registration Number

24GDØ38974ØØ



**BOROUGH OF NORTH PLAINFIELD
MUNICIPAL BUILDING
263 Somerset Street
North Plainfield, NJ 07060**

CERTIFICATE OF OWNERSHIP

TO THE NORTH PLAINFIELD PLANNING BOARD/BOARD OF ADJUSTMENT

I, hereby certify that I am the owner of land at _____

29 Pearl Street, North Plainfield, New Jersey

and the proposed (Site Plan Review) (~~Subdivision~~) (Variance) of this land

is made with my free consent and in accordance with my desire.

Signed: _____

Omobola Oji
Omobola Oji

Dated: _____

6/27/19