



Borough of North Plainfield
MUNICIPAL BUILDING
263 Somerset Street
North Plainfield, New Jersey 07060-4895

Zoning Department
(908) 769-2900 Ext. 2915
Board of Adjustment/Planning Board Application

Address of Property: 430 Grove Street

Block: 110 Lot: 2.02-2.13 Zone: Villa Maria Site RDP

Name of Applicant or Project: Villa Maria Redevelopment Project

Applicant's Name: Villani Realty Group is purchaser under contract

Applicant's Address: 376 North Avenue, Suite A, Dunellen, NJ 08812

Daytime Phone Contact: _____

Attorney (if any):

Name/Firm: Joseph Paparo, Esq. - Porzio Bromberg & Newman

Address: 100 Southgate Parkway, P.O. Box 1997, Morristown, NJ 07962

Daytime Phone Contact: (973) 889-4042 Fax: (973) 538-5146

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~~ X
6. "A" appeal of Zoning Officer's Decision
7. "A" appeal of Historic Preservation Commission Decision

8. Other _____

Documents Submitted:

Application	Date: _____	Number of Copies _____
Survey	Date: _____	Number of Copies _____
Site Plan	Date: _____	Number of Copies _____
Checklist	Date: _____	Number of 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: Villa Maria Redevelopment Project

Address: 430 Grove Street

Block: 110 Lot: 2.02-2.13 Zone: Villa Maria Site RDP

Proposed Use: Multi-family (32 units) Permitted Use: Yes

Site Information:

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area	9,000 sf.	90,048 sf.	RDP
Front Yard	20 ft.	20 ft.	RDP
Rear Yard	25 ft.	68.9 ft.	RDP
Side Yard	10 ft. ea.	33.6 ft.	RDP
Combined Side Yard	20 ft.	33.6 ft.	RDP
Accessory Buildings	X	complies	Sec. 22-115.3
Pool Set Backs	N/A	N/A	N/A
Buffer Area	N/A	N/A	N/A
Building Coverage	40%	22%	RDP
Landscaping Coverage	25%	34.9%	RDP
Paving Coverage Floor Area	N/A	N/A	N/A
Height	2.5 stories/35 ft.	2 stories/34.3 ft.	RDP
Parking Required	62 spaces	63 spaces	RSIS
Lighting	0.33 FC	0.3 FC	Sec. 22-138.2.1
Dumpster Shielding	Screening	complies	Sec. 22-115.30
Fencing	3 ft., 4 ft., 6 ft.	8 ft., 9 ft., 14.5 ft.	Sec. 25-4.1
Other Requirements	N/A	N/A	N/A
Freestanding signs	N/A	N/A	N/A
Freestanding sign area	N/A	N/A	N/A
Freestanding sign setback	N/A	N/A	N/A
Freestanding sign height	N/A	N/A	N/A
Wall Sign (number)	N/A	N/A	N/A

Wall Sign (area)	N/A	N/A	N/A
Directional signs	N/A	N/A	N/A
Directional sign area	N/A	N/A	N/A
Directional sign height	N/A	N/A	N/A



Applicants Signature

03/20/24
Date

BOROUGH OF NORTH PLAINFIELD
Disclosure Statement for Corporations and Partnerships.

*This Corporate Ownership Disclosure statement is provided in compliance
with the requirements of N.J.S.A. 40:55D-48.1 et seq.*

Owners holding 10% or more of any class of stock/interest in **Villani Realty Group**:

<u>Name</u>	<u>Address</u>	<u>Interest (%)</u>
Joseph Villani, Sr.	376 North Avenue, Suite A, Dunellen, NJ 08812	50%
Joseph Villani, Jr.	376 North Avenue, Suite A, Dunellen, NJ 08812	50%

APPLICATION RIDER

EASEMENT/DEED RESTRICTION DISCLOSURE

1. 10' wide drainage easement depicted on prior recorded subdivision map (Deed Book 6524 Page 2701).

VARIANCE/DESIGN WAIVERS

1. Section 22-4.1: fence height parallel to front property line – 3 ft. maximum, 8 ft. proposed retaining wall w/fence;
2. Section 22-4.1: fence height parallel to side property line, from front property line to front setback – 4 ft. maximum, 9 ft. proposed retaining wall w/fence;
3. Section 22-4.1: fence height parallel to side property line, from front yard setback to rear property line – 6 ft. maximum, 14.5 ft. proposed retaining wall w/fence;
4. Section 22-4.1: fence height parallel to rear property line – 6 ft. maximum, 14 ft. proposed retaining wall w/fence.

STATEMENT OF PRINCIPAL POINTS

The within Application involves a request for preliminary and final site plan and variances/design waivers in connection with the redevelopment of the Villa Maria site, located at 430 Grove Street, Block 110, Lots 2.02-2.13 on the tax maps of the Borough of North Plainfield (collectively the "Property"). The proposed redevelopment will involve the consolidation of the individual lots into one parcel and construction of eight separate multi-family buildings on the Property along with parking and associated site improvements. The Property is located within the Villa Maria Site Redevelopment Area and subject to the guidelines and requirements of the Villa Maria Site Redevelopment Plan as amended ("RDP"). The proposed multi-family use is a permitted use according to the RDP and the Applicant has been designated as the Redeveloper of the Property pursuant to the Redevelopment Agreement with the Borough.

In accordance with the RDP, the redevelopment project will provide a total of 32 rental dwelling units, 13 of which will be affordable to low and moderate income households. The 32

rental units will consist of 11 one-bedroom units, 18 two-bedroom units and 3 three-bedroom units in compliance with the State's affordable housing requirements. As depicted on the site plan, a total of 58 parking spaces, including 10 EV spaces, will be provided which satisfies the applicable parking requirements of the RDP and State of New Jersey.

A robust landscaping plan will complement the project and add to the visual interest of this new residential development. In order to properly address site grading, drainage and storm water management standards, retaining walls and associated fencing will be installed throughout the Property. As will be discussed in greater detail at the hearing, some portions of the wall/fence combination will exceed the fence height limitations set forth in the Borough Code. The testimony offered at the hearing will demonstrate that the requested design waivers/variances for the fence height can be granted without negatively impacting any adjacent property owners or impairing the intent of the zoning ordinances. Decorative wrought iron fencing was selected to minimize the visual impact associated with the height of the proposed fencing.

From the inception of this important redevelopment project, the Redeveloper has taken a thoughtful approach towards the design elements of the multi-family buildings which is clearly evident by the decision to construct eight, separate, smaller-scale buildings rather than one, large, monolithic structure. By intentionally scaling the massing of the project in such a way, the new buildings will have the appearance of single-family homes or townhouses to the public. The architectural features, facades and materials were selected to blend in with the existing housing stock in the area and complement rather than detract from the neighborhood.

This Property has awaited redevelopment for many years and finally, the Borough will witness the transformation of the site into new rental housing opportunities at a scale and design that fits within the character of the surrounding community. The Applicant and its team have spent

considerable time and effort to design this project in accordance with the requirements and guidelines of the RDP and Borough Code. With the exception of the minor relief requested regarding the fencing, which is largely attributable to site topography, the team has successfully accomplished that mission. For these reasons, the Applicant respectfully requests that site plan approval and the associated relief be granted.