



September 8, 2020
Revised October 29, 2020

Ms. Georgette Gonzalez-Lugo, Chairwoman
Commissioners & Members
City of Elizabeth Planning Board
50 Winfield Scott Plaza
Elizabeth, NJ 07201

Received in Land Use Division

2B 78A Rm 403

OCT 29 2020

PLANNING DIVISION, City Hall
City of Elizabeth, NJ

Re: Trinitas Medical Center
643 Pearl Street
Application No. P-07-20 Final
City of Elizabeth, NJ

Dear Chairwoman & Members of the Board:

Our office is in receipt of revised plans by Trinitas Medical Center for final site plan approval for the above referenced property located at 643 Pearl Street. The Applicant applied for preliminary and final site plan approval on 6/16/20 and received preliminary site plan approval on 8/6/20 subject to certain conditions being addressed at time of final approval.

The property contains a two story building with a parking area in the rear yard that is accessed from a single driveway to Pearl Street. The capacity of the existing parking area is not indicated. The application indicates that the building is currently used for offices that provide medical support services. The Applicant is proposing to expand the parking area, which will provide parking for seven cars including one handicap space. The use of the building is indicated not to be changed and no alterations to the building are proposed.

We have reviewed the plan and application and we offer the following comments:

Zoning Comments:

1. The parcel in question is located in the C-5 Commercial Zone. Professional and business offices are permitted in the C-5 Zone.
2. No variances are required.

General Comments:

1. The Applicant has addressed the conditions of preliminary site plan approval.
2. The Applicant shall comply with the comments of the City Engineer.
3. The Applicant shall comply with all directives of the City of Elizabeth Fire Official.
4. Prior to issuance of building permits, compliance with all conditions of approval indicated in the resolution shall be verified by the Board Engineer.
5. Subsequent to resolution compliance, an electronic copy of the approved drawings shall be provided to the Board Engineer. The file format may be PDF, JPEG, or TIF.
6. The Applicant shall arrange a pre-construction meeting with the Board Engineer and Construction Official at least one week prior to start of construction.
7. An engineers estimate for site improvements must be submitted prior to signature by the Board Chairperson.
8. The Applicant must post performance guarantees and inspection fees with the City of Elizabeth prior to beginning of any on-site construction activities.

Regulatory Approvals:

1. The applicant shall file with the Planning Board and Construction Official copies of all necessary agency approvals other than municipal agencies having land use jurisdiction over the application.
2. The following additional approvals may be required
 - a. Union County Planning Board.
 - b. Somerset - Union County Soil Conservation District.
 - c. City Fire Official.
 - d. City Board of Health.
 - e. City Utility Connection & Road Opening Permits.
 - f. All other permits as required by agencies having jurisdiction over project.
3. It is the applicants responsibility to secure all required permits and approvals.

Documents Reviewed:

1. Plans entitled "Preliminary and Final Site Plan for Lot 837, Block 6, City of Elizabeth, Union County, New Jersey", prepared by Scope Engineering, Inc., last revised 9/15/20, consisting of 4 sheets.

2. Report entitled "Stormwater Management Report, Preliminary and Final Site Plan, Block 6, Lot 837, City of Elizabeth, Union County, New Jersey, prepared by Scope Engineering, Inc., last revised 9/11/20.
3. Geotechnical Report for Stormwater Management Testing Services 634 Pearl Street, City of Elizabeth, Union County, New Jersey, prepared by Geo-Technology Associates, Inc., dated 9/17/20.

The above comments presented in this letter are for the consideration of the Board Members, the Applicant and the Applicants Engineer. If questions arise from these parties, please contact this office for further discussion.

Very truly yours,



Victor E. Vinegra, P.E., P.L.S., P.P
Harbor Consultants