August 24, 2021

TO: Burezu of Planning and Zoning

FROM: Engineering Division

SUBJECT: Application Number – P-12-18 Amended Revised
1130 Chestnut Street
Date Revised: 8-19-21

******************************************************************************

The Division of Engineering has reviewed the plans submitted for the above-referenced project and has no additional comments. All previous comments still apply.

DJL

Received in Land Division
PB ZBA by ___
AUG 2 4 2021
PB/ZBA Office, City Hall, Rm 403
City of Elizabeth, NJ 07201
Application for Board Action
Planning Board ✓ Application # P-12-18 Amended
Zoning Board Date Filed 6/2/21
Date Revised 8/19/21 Hearing Date 10/20 Received By MW or TS

Request for Recommendations
Department Head or Agency Reply Please print comments initials clearly!

*******************************************************************************

County New Jersey Department of Transportation Initials 
Union County Division of Planning & Development 
City Engineering Division 
Health Department
	Department of Planning & Community Development

Police Department
Construction Bureau
Public Works Department
Recycling Coordinator
Fire Department Director
Housing Department
SID-RAP/MBSD (If applicable)

*******************************************************************************

Return to Bureau of Planning & Zoning by __/__/__, or mail to:
Department of Community Development
Bureau of Planning & Zoning Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whitehead, Senior Planning Aide

Applicant: A Listboost Realty, LLC 1180 Chestnut Street
Name
Address

Recommended ✓ Recommended with conditions ___ Not Recommended ___

Comments: Affordable Units must be included

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Conditions stipulated for approval as follows:

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Attachments Yes ___ No ___

- Note: If additional space is needed for comments, attach additional page(s)
- Please print
- All information must be clearly initialed or signed

Received in Land Division
PB ZBA by AUG 19 2021

PB/ZBA Office, City Hall, Rm 403
City of Elizabeth, NJ 07201
Application for Board Action  Planning Board ✓ Application # P-12-18 Amended
Zoning Board Date Filed 6/12/21

Date Revised 8/19/21* Hearing Date 9/20 Received By MW or TS

Request for Recommendations
Department-Head or Agency Reply Please print comments initials clearly!

- New Jersey Department of Transportation Initials
- Union County Division of Planning & Development
- City Engineering Division
- Health Department
- Department of Planning & Community Development
- Police Department
- Construction Bureau
- Public Works Department
- Recycling Coordinator
- Fire Department Director
- Housing Department
- SID-EAP/MESID (If applicable)

Return to Bureau of Planning & Zoning by , or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Atttn: Monroe Whiting, Senior Planning Aide

Applicant:
Name
Address

Recommended ✓ Recommended with conditions Not Recommended

Comments:

Conditions stipulated for approval as follows:

Attachments Yes No

- Note: If additional space is need for comments, attach additional page(s)
- Please print
- All information must be clearly initialed or signed
Application for Board Action          Planning Board ✓ Application # P-12-18 Amended
Zoning Board                        Date Filed 6/2/21
Date Revised 6/19/21* Hearing Date 7/20 Received By MW or TS

Request for Recommendations
Department Head or Agency Reply Please print comments/initials clearly!

****************************************
County New Jersey Department of Transportation Initials
___ Union County Division of Planning & Development
Municipal ___ City Engineering Division
___ Health Department
___ Department of Planning & Community Development
___ Police Department
___ Construction Bureau
___ Public Works Department
X Recycling Coordinator
___ Fire Department Director
___ Housing Department
___ SID-RAP/MBSID, (If applicable)

Return to Bureau of Planning & Zoning by 7/1/21, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whitman, Senior Planning Aide

Applicant: CALL SAT BROAD REALTY, LLC 1180 Chestnut Street
Name/ Address

Recommended ✓ Recommended with conditions ___ Not Recommended ___

Comments:
Must provide proper storage space for
Garbage and recyclables.

Conditions stipulated for approval as follows:

 Attachments Yes ____ No ____

Note: If additional space is need for comments, attach additional page(s)
Please print
All information must be clearly initialed or signed
The Division of Engineering has reviewed the plans submitted for the above-referenced project and has the following comments:

- Proposed development shall comply with the applicable requirements of the City of Elizabeth Flood Prevention Damage Ordinance No. 4457 and Municipal Storm Water Control Ordinance No. 5426.

- Confirm that the drainage analysis for the existing condition is prepared based on the current site conditions.

- Provide time of concentration calculations for existing and proposed conditions per drainage area.

- The tributary sewer for Drainage Area EX DA-2 is a 54-inch RCP storm sewer.

- The Post Development peak flows listed in the Summary Table for DA-1 do not agree with the values indicated in the Hydrograph Return Period Recap.

- Compliance with the required peak flow reductions for DA-2 should be documented in the Summary Table similar to DA-1.

- Pre-treatment is required for small scale subsurface infiltration basins. The pretreatment BMP should be located at the upstream end of the basin and be appropriately sized for the influent flows.

- Soil permeability and depth to the seasonal high groundwater table must be obtained in order to review the appropriateness of the stormwater management plan.

- Hydraulic impacts on the groundwater table must be assessed.
• Drain down for the infiltration basin needs to be calculated.

• The length and slope of the discharge pipe in the pond report do not agree with the plan.

• The downstream pipe analysis does not take into account other existing contributory drainage areas.

• Include details for the basin and outlet structure in the figures section of the Stormwater Maintenance Manual.

• The proposed stormwater manhole just upstream of the existing catch basin receiving the on-site stormwater flows shall be relocated outside of the public right of way.

• Proposed development shall comply with applicable NJDEP Regulations N.J.A.C. 7:14A-22.

• This project will require a Treatment Works Approval from the NJDEP. An escrow account will need to be established with the City to perform a sewer capacity analysis for the sanitary flow contributions upon submission of the application for municipal consent.

• Profiles of the sanitary sewer lateral will be required as part of the TWA submission.

• The sanitary sewer cleanout shall be relocated outside of the public right of way.

• Proposed development shall comply with applicable Joint Meeting of Essex and Union Counties Rules and Regulations as modified June 17, 2010, or latest revision.

• Separate water service should be provided for the residential component of the project.

• The proposed streetscape design should mimic the Broad Street streetscape.

• All applicable permits shall be obtained from this Department prior to construction.

• All site work within the public right-of-way shall comply with the latest City of Elizabeth standard details and specifications.

• Depressed curb and concrete aprons shall be installed at all driveway openings including the drop-off area.

• Detectable warning surfaces are not required at ramps crossing a driveway unless there is sufficient traffic for it to act like a street.

• The cast-iron type detectable warning surfaces shall be uncoated.

• A twenty (20') foot wide easement will be required over the Arch Pump Station discharge pipe that crosses through the site.

• Use of the public right-of-way for construction activities will require an Encroachment Permit Authorized through City Council.

DJL
Application for Board Action Planning Board ✔ Application # P-12-18 Amended
Zoning Board Date Filed 6/2/21
Date Revised ___/____/___ Hearing Date 2020 Received By mw or TS

Request for Recommendations
Department Head or Agency Reply Please print comments/initials clearly!

*******************************************************************************
County __ New Jersey Department of Transportation Initials __________
Municipal __________
□ Union County Division of Planning & Development
□ City Engineering Division
□ Health Department
□ Department of Planning & Community Development
□ Police Department
□ Construction Bureau
□ Public Works Department
□ Recycling Coordinator
□ Fire Department Director
□ Housing Department
□ SID-EAP/MESID, (If applicable)

Receive in Land Division
PB ZBA by __________

PB/ZBA Office: City Hall, Rm 403
City of Elizabeth, NJ 07201

Return to Bureau of Planning & Zoning by ___/____/___, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whitehead, Senior Planning Aide

Applicant: 130 East Broad Br 1130 Chestnut Street
Name ____________________________ Address ________________

Recommended ✓ Recommended with conditions ___ Not Recommended ___

Comments: 
Ensure site safety & environmental procedures

End in More

Conditions stipulated for approval as follows:


Attachments Yes ___ No ___

• Note: If additional space is need for comments, attach additional page(s)
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Application for Board Action  Planning Board  Application #  P-12-18 Amended
Zoning Board  Date Filed  6/2/21
Date Revised / / * Hearing Date  , 20  Received By  

Request for Recommendations
Department Head or Agency Reply  Please print comments/initials clearly!

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County  New Jersey Department of Transportation  Initials 
Municipal  Union County Division of Planning & Development
          City Engineering Division
          Health Department
          Department of Planning & Community Development
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          Construction Bureau
          Public Works Department
          Recycling Coordinator
          Fire Department Director
          Housing Department
          SID-RAP/MESID, (If applicable)

Return to Bureau of Planning & Zoning by / / , or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Mona Whitehead, Senior Planning Aide

Applicant: 130 Chestnut Street
Name
Address

Recommended  Recommended with conditions  Not Recommended

Comments:


Conditions stipulated for approval as follows:


Attachments  Yes  No

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Application for Board Action: Planning Board ✓ Application # P-12-18 Amended
Zoning Board

Date Revised ___/___/___ * Hearing Date _____/20__ Received By ___/___/___

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Department Head or Agency Reply Please print comments initials clearly!

- New Jersey Department of Transportation Initials ___
- Union County Division of Planning Development ___
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- Health Department ___
- Department of Planning Community Development ___
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- Construction Bureau ___
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- Fire Department Director ___
- Housing Department ___
- SID-ZAP/MESID, (If applicable) ___

Return to Bureau of Planning Zoning by ___/___/___, or mail to:
Department of Community Development
Bureau of Planning Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whiteman, Senior Planning Aide

Applicant: 1130 Chestnut Street
Name: East Broad Realty LLC
Address:

Recommended ✓ Recommended with conditions ___ Not Recommended ___

Comments:

__________________________________________________________________________

__________________________________________________________________________

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Conditions stipulated for approval as follows:

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Attachments Yes ___ No ___

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50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monae Whitehead, Senior Planning Aide

Applicant:  130 Chestnut Street
           Name
           Address

Recommended  ✓ Recommended with conditions  Not Recommended

Comments:


Conditions stipulated for approval as follows:


Attaches  Yes  No

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New Jersey Department of Transportation Initials ______
County ______ Union County Division of Planning & Development ______
Municipal ______ City Engineering Division ______
            ______ Health Department ______
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*x Public Works Department ______
            ______ Recycling Coordinator ______
            ______ Fire Department Director ______
            ______ Housing Department ______
            ______ SID-EAP/MESID, (If applicable) ______

Return to Bureau of Planning & Zoning by 12/12/20, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monae Whitbread, Senior Planning Aide

Applicant: CAL East Broad Realty Inc. 1130 Chestnut Street
Name: ______ Address: ______

Recommended ☑ Recommended with conditions _____ Not Recommended _____

Comments:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Conditions stipulated for approval as follows:

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________________________________________________________________________

Attachments Yes _____ No _____

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Return to Bureau of Planning & Zoning by ___/___/___, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, N. J. 07201-Attn: Monroe Whetstone, Senior Planning Aide

Applicant: 1310 East Broad Street, 1130 Chestnut Street
Name                  Address

Recommended  ☑ Recommended with conditions  ☑ Not Recommended  ☑

Comments: Please provide proper storage space for garbage and recyclables

Conditions stipulated for approval as follows:


Attachments Yes  ☐  No

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Name
Address

Recommended  Recommended with conditions  Not Recommended

Comments:
___________________________________________________________________________
___________________________________________________________________________
___________________________________________________________________________

Conditions stipulated for approval as follows:
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___________________________________________________________________________
___________________________________________________________________________

Attachments  Yes  No

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