September 29, 2021

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

Re: Hello Construction, LLC
618-620 Meadow Street
Application No. P-10-21
City of Elizabeth, NJ

Dear Chairwoman & Members of the Board:

Our office is in receipt of an application by Hello Construction, LLC for preliminary and final site plan approval and bulk variances for the subject property located at 618-620 Meadow Street. The property is identified as Lot 1259, Block 8 and contains 6,121 square feet. The property presently contains a two-story dwelling.

The Applicant is proposing to demolish the existing dwelling and construct a three-family dwelling. The new building will contain one 2-bedroom units and two 4-bedroom units. Parking for six cars is being provided including two garage spaces and four driveway spaces.

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

Planning Comments:

1. The subject property is in the R-3A Four Family Zone, Ward 5. The R-3A Zone permits multifamily dwellings up to four units.

2. The Applicant is requesting the following bulk variances:
   a. Under Section 17.36.100.A.1 of the City Code, the required lot width is 60’, whereas the existing lot width is 50’.
   b. Under Section 17.36.100.A.2 of the City Code, the required lot frontage is 60’, whereas the existing lot frontage is 50’.
   c. Under Section 17.36.100.A.5 of the City Code, the required side yard setback is 33% of the building height, 10-6” in this case, whereas a left side yard setback of 8’-0” is proposed.

320 North Avenue East, Cranford, NJ 07016 • (908) 276-2715 Voice • (908) 709-1738 Fax
d. Under Section 17.36.100.A.5 of the City Code, the required stance between structures is 15’, whereas the proposed building is 9.2’ from the adjacent building.
e. Under Section 17.40.040 of the City Code, the required setback from a side property line is 10’, whereas a 4’ setback is proposed.

General Comments:

1. The Applicant shall provide testimony in support of each variance being requested.

2. The proposed building materials include stone and stucco on the front façade and vinyl siding on the side and rear facades, The preferred material for siding is fiber cement, commonly referred to as Hardy Plank.

3. Landscaping is proposed consisting of one street tree and on-site shrubs.

4. New curb and sidewalks are proposed along the frontage of the property.

5. Stormwater management has been addressed with the use of a seepage pit. All roof leaders shall connect to the seepage pit.

6. The Applicant shall comply with the attached comments of the City Engineer, dated May 6, 2021.

7. The Applicant shall comply with all directives of the City of Elizabeth Fire Official.

8. Prior to issuance of building permits, compliance with all conditions of approval indicated in the resolution shall be verified by the Board Engineer.

9. After 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.

10. The Applicant shall arrange a pre-construction meeting with the Board Engineer and Construction Official at least one week prior to start of construction.

11. An engineer’s estimate for site improvements must be submitted prior to signature by the Board Chairperson.

12. The Applicant must post performance guarantees and inspection fees with the City of Elizabeth prior to beginning of any on-site construction activities.
Regulatory Agency Approvals

1. The applicant shall file with the Board and Construction Official copies of all necessary agency approvals other than municipal agencies having land use jurisdiction over the application.

2. The Applicant is required to obtain the following regulatory approvals prior to the issuance of building permits for this project:
   a. Union County Planning Board.
   b. Somerset – Union Soil Conservation District.
   c. City Fire Official.
   d. City Utility and Road Opening Permits.
   e. Any other regulatory agency having jurisdiction over, or which require an approval or permit to be obtained by the Applicant.

3. It is the Applicant’s responsibility to secure all required permits and approvals.

Documents Reviewed:

1. Plans entitled “Preliminary and Final Plan Approval of a Proposed 3 Family Dwelling at: 618-620 Meadow Street, City of Elizabeth, Union County, NJ, Block 8 & Lot 1259”, prepared by Zen Architecture & Engineering, dated 04-08-21, consisting of 8 sheets.

The above comments presented in this letter are for the consideration of the Board Members, the Applicant, and the Applicants Professionals. We reserve the right to further comment based upon the testimony at the public hearing and/or the submission of any additional documentation. Please contact our office should you have any questions or comments.

Very truly yours,

Victor E. Vinegra, P.E., P.L.S., P.P
Harbor Consultants
May 6, 2021

TO: Bureau of Planning and Zoning

FROM: Engineering Division

SUBJECT: Application Number – P-10-21
618-620 Meadow Street
Date Filed: 5-05-21

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.

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

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

- All site work within the public right-of-way shall comply with City of Elizabeth Standard Details.

DJL
Application for Board Action  Planning Board  Application # P-10-21
Zoning Board  Date Filed 5/15/21
Date Revised  / / * Hearing Date ___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 ___
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-BAP/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: Monae Whitbread, Senior Planning Aide

Applicant:  Hello Construction, LLC  618-620 Meadow St.
Name  Address

Recommended  Recommended with conditions  Not Recommended

Comments:


Conditions stipulated for approval as follows:


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
Application for Board Action  Planning Board  Application # P-10-21  
Zoning Board  Date Filed  5/15/21  
Date Revised / /  Hearing Date 20  Received By "MW or TS"

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Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201 Attn: Monroe Whitehead, Senior Planning Aide

Applicant:  Hello Construction, Inc/ 618-620 Meadow St.
Name
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Recommended  Recommended with conditions  Not Recommended

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Elizabeth, NJ 07201-Attn: Monroe Whitworth, Senior Planning Aide

Applicant: Hello Construction, Inc. 618-620 Meadow St.
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Applicant: Hello Construction, Inc/ 618-620 Meadow St.
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50 Winfield Scott Plaza
Elizabeth, NJ 07201-Afn: Monroe Whitehead, Senior Planning Aide

Applicant: Hello Construction, Inc / 618-620 Meadow St.

Name Address

Recommended / Recommended with conditions [ ] Not Recommended [ ]

Comments: Be sure to provide proper storage space
for garbage & recyclables.

Conditions stipulated for approval as follows:

Attachments Yes [ ] No [ ]

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Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: Monroe Whiteman, Senior Planning Aide

Applicant: Helio Construction, Inc.  618-620 Meadow St
Name Address

Recommended  Recommended with conditions  Not Recommended

Comments:


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Attachments  Yes No

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