September 29, 2021

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

Re: SNF Property Group, LLC
144-146 Magnolia Avenue
Application No. P-11-21
City of Elizabeth, NJ

Dear Chairwoman & Members of the Board:

Our office is in receipt of an application by SNF Property Group, LLC for preliminary and final site plan approval and bulk variances for the subject property located at 144-146 Magnolia Avenue. The property is identified as Lot 335, Block 1 and contains 3,750 square feet. The property presently contains a two-story two-family dwelling and detached garage.

The Applicant is proposing to convert the dwelling from a two-family to a three-family by renovating the first and second floors and adding a third level. Each unit will contain two bedrooms. The garage will be renovated and will provide parking for three cars. One additional parking space is being provided in the rear driveway and one space is available curbside.

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 1 and the Elizabethport Redevelopment Area. The R-3A Zone permits multifamily dwellings up to four units.

2. The provisions of the Elizabethport Development Handbook govern over and supersede the City of Elizabeth's Land Development Control Ordinance (Title 17). Provisions of the Ordinance that are not specifically covered in the Elizabethport Development Handbook are still applicable. Section 2.2 General-Rehabilitation/Renovation of the Development Handbook apply in this case.
3. The Applicant is requesting the following bulk variances:
   a. Under Section 17.36.100.A.4 of the City Code, the prevailing front yard setback is 17.5’, whereas 7’-8” is proposed.
   b. Under Section 17.36.100.A.5 of the City Code, the required side yard setback is 33% of the building height, 12.54’ in this case, whereas 0.55’ is proposed for the third-floor addition. This setback matches that of the existing first and second floor setbacks.
   c. Under the requirements of the Development Handbook, the maximum permitted lot width is 37’, whereas 37.5’ is existing.
   d. Under Section 17.36.110.D.4 of the City Code, the required exterior open space is 600 square feet, whereas no exterior open space is proposed.
   e. Under the requirements of the Development Handbook, the maximum permitted impervious coverage is 75%, whereas 90% is proposed.
   f. Under Section 17.40.040 of the City Code, a total of 6 off-street parking spaces are required, whereas 5 spaces are proposed.

General Comments:

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

2. All proposed work consists of building renovations. No new site improvements are proposed.

3. The area of existing impervious coverage is being reduced from 94% to 90% by eliminating a portion of the pavement in the rear yard.

4. Additional landscaping is proposed consisting of one street tree and on-site shrubs. The preferred street trees are Shademaster Thornless Honeylocust, Greenspire Littleleaf Linden or Green Vase Zelkova.

5. Any existing curb and sidewalk along the property frontage considered by the Board Engineer to be in disrepair shall be replaced.

6. The Applicant shall comply with the attached comments of the City Engineer, dated May 21, 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 “Converting Existing Two Family To A Three Family Dwelling, For: SNF Properties, LLC, At: 144-146 Magnolia Avenue, Elizabeth, New Jersey”, prepared by James R. Guerra, PA, dated 04/14/21, consisting of 6 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
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.

- The curb, sidewalk and driveway apron should be replaced as part of this application.

- The use of Ash trees should be avoided due to susceptibility to the Emerald Ash Borer.

DYL
Application for Board Action  Planning Board ✓ Application # P-11-21
Zoning Board Date Filed 5/19/21
Date Revised ___/___/___ Hearing Date ___/___/___ Received By ___/___/___

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

- New Jersey Department of Transportation Initials ___
- County ___ Union County Division of Planning & Development ___
- Municipal ___ City Engineering Division ___
- Health Department ___
- Department of Planning & Community Development Ad
- Police Department ___
- Construction Bureau ___
- Public Works Department ___
- Recycling Coordinator ___
- Fire Department Director ___
- Housing Department ___
- SID-ZAP/MSID, (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: monarch whitehead, senior planning aide

Applicant: SWF Property Group, LLC / 144-146 Magnolia Ave,
Name Address

Recommended ___ Recommended with conditions ___ Not Recommended +

Comments:
Undeveloped - ONLY 3 spots for 3 units in elevated areas
1 spot - Towdwn
1 spot - on street - REALLY 3 spots

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
Zoning Board

Date Revised: __/__/__
Hearing Date: __/__/__

Request for Recommendations

Department Head or Agency Reply: Please print comments/initials clearly!

County: __ Union County Division of Planning & Development
Municipal: __ City Engineering Division
          __ Health Department
          __ Department of Planning & Community Development
          X Police Department
          __ Construction Bureau
          __ Public Works Department
          __ Recycling Coordinator
          __ Fire Department Director
          __ Housing Department
          __ SID-ZAP/MESID, (If applicable)

Initials: __________

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: __________
Name: __________
Address: __________

Recommended: ______
Recommended with conditions: ______
Not Recommended: ______

Comments:

2 Parking Spaces will be on Street.
There is no parking along that side.
Adding 2 more will cause more Parking Issues.

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-11-21
Zoning Board Date Filed 5/18/21
Date Revised / / * Hearing Date 20 Received By

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

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___ New Jersey Department of Transportation Initials ___
County ___ Union County Division of Planning & Development ___
Municipal ___ City/Engineering Division ___
___ Health Department ___
___ Department of Planning & Community Development ___
Police Department Received in Land Division ___
X Construction Bureau ___
___ Public Works Department ___
___ Recycling Coordinator SEP 21 2021 ___
___ Fire Department Director ___
___ Housing Department ___
___ SID-EAP/MEPID, (If applicable) ___

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50 Winfield Scott Plaza
Elizabeth, NJ 07201-Attn: mane Whithead, Senior Planning Aid

Applicant: SWF Property Group, LLC / 144-146 Magnolia Ave.

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
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Zoning Board                                      Date Filed  5/18/21

Date Revised / / * Hearing Date 20  Received By

Request for Recommendations
Department/Head or Agency Reply Please print comments/initiials 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  ______
          _____ Police Department  ______
          _____ Construction Bureau  ______
          _____ Public Works Department  ______
          _____ Recycling Coordinator  ______
          _____ Fire Department Director  ______
          _____ Housing Department  ______
              SID-BAP/MBSID, (If applicable)

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

Applicant: SNF Property Group, LLC / 144-146 Magnolia Ave.

Name

Address

Recommended  X  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 □ Zoning Board □ Application # P-11-21
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
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/MBSID, (If applicable)

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

Applicant: SNE Property Group, LLC / 144-146 Magnolia Ave.
Name Address

Recommended Recommended with conditions Not Recommended

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

. Conditions stipulated for approval as follows:

Attachments Yes No

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Please print
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