December 29, 2021

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

Re: 310 W. Jersey Ave. Realty, LLC
308-312 West Jersey Street
Application No. P-08-21
City of Elizabeth, NJ

Dear Chairwoman & Members of the Board:

Our office is in receipt of an application by 310 W. Jersey Ave. Realty LLC for preliminary and final site plan approval and bulk variances for the above referenced property located at 308-312 West Jersey Street. The property is identified on the City Tax Maps as Lot 1819, Block 13 and has an area of 14,000 square feet. The property currently contains a commercial building to be removed.

The Applicant is proposing to construct a five-story multifamily building containing 17 two-bedroom units. The ground level will contain 26 parking spaces, an elevator lobby, refuse room, sprinkler room and electrical room. The second floor contains five units, third floor contains four units and a community room that connects to a fourth-floor terrace, the fourth floor will contain four units and a common terrace, and the fifth floor will contain four units.

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

Table 1: Bulk Schedule
R-4 Elevator Apartment Zone, Ward #6

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Width</td>
<td>105 ft</td>
<td>70 ft *</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Min. Lot Frontage</td>
<td>105 ft</td>
<td>70 ft *</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Min. Lot Depth</td>
<td>250 ft</td>
<td>200 ft *</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Min. Front Yard Setback</td>
<td>40 ft</td>
<td>34 ft (V)</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Min. Side Yard</td>
<td>18.81 ft</td>
<td>5 ft (V)</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Min. Rear Yard</td>
<td>70 ft</td>
<td>27.5 ft (V)</td>
<td>Conforming</td>
</tr>
<tr>
<td>Min. Open Space</td>
<td>3,400 SF</td>
<td>4,955 SF</td>
<td>Conforming</td>
</tr>
<tr>
<td>Max. Impervious Coverage</td>
<td>60%</td>
<td>74.7% (V)</td>
<td>Variance Requested</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>16 stories/ 160 feet</td>
<td>5 stories/ 57 feet</td>
<td>Conforming</td>
</tr>
</tbody>
</table>

* Pre-Existing Non-Conformity
(V) Variance Requested

Off-Street Parking

Table 2: Off-Street Parking
R-4 Zone

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Spaces</td>
<td>17 x 2 = 34 spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Spaces required</td>
<td>34 Spaces</td>
<td>27 Spaces</td>
<td>Variance</td>
</tr>
<tr>
<td>Parking Space Dimension</td>
<td>10 x 19 ft</td>
<td>9 ft x 18 ft</td>
<td>Variance</td>
</tr>
<tr>
<td>Min. Parking Setbacks – Side lot, or any principal or accessory structure</td>
<td>10 feet</td>
<td>5 feet</td>
<td>Variance</td>
</tr>
<tr>
<td>Min. Parking Setbacks – Rear lot line</td>
<td>25 feet</td>
<td>9.5 feet</td>
<td>Variance</td>
</tr>
<tr>
<td>Min. Parking Setbacks – Front lot line</td>
<td>25 feet</td>
<td>40 feet</td>
<td>Conforming</td>
</tr>
<tr>
<td>Min. clearance around columns within a parking area</td>
<td>18 inches</td>
<td>0 inches</td>
<td>Variance</td>
</tr>
</tbody>
</table>

* Pre-Existing Non-Conformity
(V) Variance Requested
Planning Comments:

1. The property in question is in the R-4 Elevator Apartment Zone. Multi-family uses are permitted in the R-4 Zone.

2. The Applicant is requesting the following bulk variances:
   a. Under Section 17.36.100.A.1 of the City Code, the minimum required lot width is 105’ prevailing, whereas 70’ is proposed.
   b. Under Section 17.36.100.A.2 of the City Code, the minimum required lot frontage is 105’ prevailing, whereas 70’ is proposed.
   c. Under Section 17.36.100.A.3 of the City Code, the minimum required lot depth is 250’ prevailing, whereas 200’ is proposed.
   d. Under Section 17.36.110.A.4 of the City Code, the minimum required front yard setback is 40’ prevailing, whereas a setback of 34’ is proposed.
   e. Under Section 17.36.110.A.5 of the City Code, the minimum required side yard setback is 33% of the building height but not less than 10’, required 18.81’ in this case, whereas a setback of 5’ is proposed for right and left sides.
   f. Under Section 17.36.110.A.6 of the City Code, the minimum required side yard setback is 33% of lot depth but not less than 35’, required 70’ in this case, whereas a setback of 27.5’ is proposed.
   g. Under Section 17.110.F of the City Code, the maximum required impervious coverage is 60%, whereas 74.7% is proposed.

3. The following additional variance is required: under Section 17.36.140.E.4 of the City Code, parking areas shall be accompanied by landscaping areas amounting to 20% of the paved parking and driveway area, whereas less than 20% is proposed.

4. The Applicant is requesting the following design waivers:
   a. Under Section 17.40 of the City Code, the required number of off-street parking spaces is 34, whereas 27 spaces are being provided.
   b. Under Section 17.32.060.A.1 of the City Code, the required parking stall depth is 19’, whereas a depth of 18’ is proposed.
   c. Under Section 17.32.060.A.1 of the City Code, the required parking stall width is 10’, whereas a width of 9’ is proposed.
   d. Under Section 17.40.040 of the City Code, a clearance of 18” is required around columns within a parking area, whereas 0” of clearance is being provided.

5. The Applicant is required to satisfy the positive and negative criteria as outlined in the New Jersey Municipal Land Use Law in support the required bulk, ‘c’ variances being requested. This office has a concern with the number of variances and waivers being requested. In total there are eight bulk variances and four design waivers being requested. Of the eight bulk variances being requested five are self created. The parking variance being requested is of a particular concern. The development will be deficient of nine spaces, which raises concern with respect to the impact on the surrounding area. The project as proposed may be an overdevelopment of the property.
General Comments:

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

2. The required number of parking spaces is 34 based on two spaces per unit. The Applicant is proposing 27 spaces including one on-street space, which is a significant parking deficit. The on-street space encroaches on the driveway apron and should be eliminated. The Applicant should provide the required number of parking spaces or reduce the number of units.

3. Applicant shall discuss in what way the site is particularly suited to absorb the negative effects associated with the impervious coverage variance.

4. Landscaping is being provided consisting of shrubs and shade trees.

5. The Applicant is proposing new curb and sidewalk along the frontage of the property.

6. The portion of the existing curb cut not to be utilized by the proposed driveway shall be replaced with full height curb.

7. The proposed lighting does not provide full coverage of the parking area and driveway. A design waiver may be required under Section 17.32.070 of the City Code.

8. West Jersey Street is a County Road. The Applicant shall comply with all County requirements.

9. The Applicant shall comply with the comments of the City Engineer, dated 3/19/21.

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

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

12. 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.

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

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

15. No signage is depicted on the architectural plans, proposed signage may result in additional variance.

16. The Applicant must post performance guarantees and inspection fees with the City of Elizabeth prior to beginning of any on-site construction activities.
Building Design Elements:

1. The proposed building shall be aesthetically pleasing from all vantage points. The plans indicate that the façades will consist of brick, fiber cement panels and fiber cement siding.

2. The Applicant shall provide testimony with respect to building colors and textures.

3. Any deviations from approved colors and materials will require approval from the Board.

4. All mechanical and electrical equipment, whether on building roof, yards, or parking area, shall be screened from view on all sides.

Grading, Drainage & Utilities Comments:

1. Road opening permits from the County will be required for utility connections.

2. The Applicant has provided an underground detention system to provide the required runoff reductions. Under the City Stormwater Management Ordinance, the post development runoff cannot exceed 50% for the 2-year storm, 75% for the 10-year storm and 80% for the 100-year storm.

3. The subject has two distinct runoff patterns, where a portion of the site drains to the rear and a portion drains to West Jersey Street. The permitted discharge to the existing sewer in West Jersey shall be based only on the existing runoff to West Jersey Street.

4. Additional spot elevations and contour lines depicting proposed grading shall be provided for clarification of proposed runoff patterns.

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:


2. Plans entitled “308-312 West Jersey Street, Block 13 – Lot 1819, City of Elizabeth, Union County, New Jersey”, prepared by Neglia Engineering Associates, last revised 10/04/21, consisting of 11 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
TO: Bureau of Planning and Zoning
FROM: Engineering Division
SUBJECT: Application Number – P-08-21 Revised
308-312 West Jersey Street
Date Revised: 10-18-21

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

DJL
March 19, 2021

TO: Bureau of Planning and Zoning

FROM: Engineering Division

SUBJECT: Application Number – P-08-21
308-312 West Jersey Street
Date Filed: 3-18-21

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. 3832 and Municipal Storm Water Control Ordinance No. 5426.

- Based on the survey, it appears there are two existing drainage areas, one that drains to the rear of the property and one that drains to West Jersey Street. The existing structure appears to form the ridge line. Both points of analysis should be analyzed for conformance with the Municipal Stormwater Ordinance.

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

- This project may require a sewer capacity analysis. An escrow account will need to be setup with the City upon submission of the Sewer Permit application for capacity analysis.

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

- This section of West Jersey Street is a County Road, consult Union County for any additional requirements.

- All site work within the public right-of-way shall comply with the latest Union County standard details and specifications and match the current streetscape design.

- The No Parking Sign shown to be removed on the Demolition Plan should instead be relocated outside of the proposed driveway apron area.

- The on-street parking space shown on the Site Plan encroaches on the proposed driveway apron.

DJL
Application for Board Action  Planning Board  Application # P-08-21
Zoning Board  Date Filed 3/19/21
Date Revised 10/18/21  Hearing Date 10/20  Received By MWW 10/18

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
  Department of Planning & Community Development
  Police Department
  Construction Bureau
  Public Works Department
  Recycling Coordinator
  Fire Department Director
  Housing Department
  SID-BAP/MBEID (If applicable)

Return to Bureau of Planning & Zoning by 1/1/22, or mail to:
Department of Community Development
Bureau of Planning & Zoning-Room #403
50 Winfield Scott Plaza
Elizabeth, NJ 07201-Atttn: Monroe Whiteman, Senior Planning Aide

Applicant: 310 West Jersey Ave, Peabody, MA 098-312 West Jersey Street

Recommended  /  Recommended with conditions  /  Not Recommended  /

Comments:
Please ensure that all health safety measures are taken to protect public and workers

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-08-21
Zoning Board Date Filed 3-18-21
Date Revised 10-18-21 Hearing Date 10-20
Received By

Request for Recommendations
Department/Head or Agency Reply Please print comments/initialed 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)

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 Whittehead, 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 needed for comments, attach additional page(s)
Please print
All information must be clearly initialed or signed
Applicant for Board Action: Planning Board
Zoning Board
Date Revised 10/18/21
Hearing Date 20
Received By MW or TS

Application #: P-08-21
Date Filed 3/18/21

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

Police Department

Construction Bureau

Public Works Department

Recycling Coordinator

Fire Department Director

Housing Department

SID-RAP/MESID, (If applicable)

Return to Bureau of Planning & Zoning by 1/1, 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: 3108-312 West Jersey Street

Name
Address

Recommended: Not Recommended

Recommended with conditions

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-08-21
Zoning Board Date Filed 3/18/21
Date Revised 10/19/21 Hearing Date 20 Received By MW 6/25/21

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)

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 Whitehead, Senior Planning Aide

Applicant: 310 W Jersey Ave, P.O. Box 307-312 West Jersey Street
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-08-21
Zoning Board Date Filed: 3/18/21
Date Revised: 10/18/21 * Hearing Date: 11/20 Received By: MWH & 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
- Recyling Coordinator
- Fire Department Director
- Housing Department
- SID-EAP/MEISD, (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: Slow Jersey Ave. Realty, Inc / 308-312 West Jersey Street
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