



GROTTO ENGINEERING ASSOCIATES, LLC

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Via e-mail and US Mail

January 13, 2023

Borough of North Plainfield
Planning Board
263 Somerset Street
North Plainfield, NJ 07060

Attn: Mr. Thomas Fagan, Chairman

Re: Preliminary and Final Site Plan Application
SPR-23-001; Yeshiva Tiferes Boruch, Inc.
21 Rockview Avenue
Block 134.0, Lot 1
(Our File No. NP-0114)

Dear Chairman Fagan:

The following documents have been reviewed in conjunction with the above referenced application:

1. Drawings entitled "Preliminary and Final Site Plan, Yeshiva New Academy Building, Lot 1, Block 134, 21 Rockview Avenue, Borough of North Plainfield, Somerset County, NJ", sheets 1 thru 15, prepared by Charles Stewart, P.E., P.L.S., of E2 Project Management LLC of Rockaway, NJ, dated 8/24/22.
2. Architectural drawing entitled "Proposed New Building for Springfield Yeshiva, 21 Rockview Avenue, Lot 1, Block 134, North Plainfield, New Jersey", Drawing Z-1, prepared by Lawrence S. Schreiber, AI, of B + F Design of Lakewood, New Jersey, dated 10/25/22.
3. Boundary and Topographic Survey, Block 134, Lot 1, 21 Rockview Avenue, North Plainfield Borough, Somerset County, New Jersey, Sheet 1 of 1, prepared by Christopher Bouffard, P.L.S., of New Lines Engineering & Survey of Lakewood, N.J., dated 12/06/21, revised 9/14/22.

4. Historic Preservation Commission Submittal Drawings, entitled “Yeshiva New Academic Building, 21 Rockview Avenue, North Plainfield, New Jersey”, prepared by Barton Ross & Partners, LLC, dated January 28, 2022.
5. Traffic Engineering Review prepared by Elizabeth Dolan, P.E. of Dolan and Dean Consulting Engineers, LLC, of Somerville, N.J., dated October 20, 2022.
6. Stormwater management Report for “Yeshiva New Academy Building, Block 134, Lot 1, Borough of North Plainfield, Somerset County, New Jersey”, prepared by Charles Stewart, P.E., P.L.S., of E2 Project Management LLC of Rockaway, NJ, dated October 2022.
7. Certificate of Appropriateness with conditions from the North Plainfield Historic Preservation Commission for Yeshiva Tiferes Boruch, 21 Rockview Ave (112 Linden Ave), North Plainfield, NJ, dated 4/11/22.
8. Borough of North Plainfield Board of Adjustment/ Planning Board Application and Site Plan Checklist.

Summary

The Applicant, Yeshiva Tiferes Boruch, Inc., with address at 21 Rockview Avenue, North Plainfield, NJ 07060 is seeking Preliminary and Final Site Plan Approval to construct a 7,739 square foot two-story building with full basement. The total occupiable floor area would be 18,877 square feet. The Applicant is requesting a waiver from the Board for the deficiency in the required number of parking spaces. A total of 275 parking spaces are required and 27 parking spaces are being proposed. The site currently has 31 parking spaces. The building is being proposed for classrooms space, study halls, offices, multi-purpose space, kitchen and dining room space for the Yeshiva. The Applicant is not proposing any increase in the number of students.

The subject property is located in the R-4 Residential Zone and also in the H-2 Historic District Overlay Zone. The Applicant has already received a Certificate of Appropriateness (C of A) from the North Plainfield Historic Commission as far as the visual aspects and character of the proposed building. The site as comprised makes up the entirety of Block 134.0 and is bordered by Rockview Avenue, Sycamore Avenue, Linden Avenue and Washington Avenue. Block 134 is surrounded by residential properties on all sides.

Checklist Items

Grotto Engineering Associates has reviewed the subject application for completeness in accordance with Borough Ordinance §22-56c: “Submittal Procedure”, and provide the following:

- 1) Name and title of applicant. **Provided.**

- 2) Name of owner. **Provided.**
- 3) Name of person preparing map. **Provided.**
- 4) Place for signature of Chairman of Planning Board or Zoning Board of Adjustment. **Provided.**
- 5) Place for signature of Secretary of Planning Board or Zoning Board of Adjustment. **Provided.**
- 6) Place for signature of Borough Engineer. **Provided.**
- 7) Tax map lot and block numbers. **Provided.**
- 8) Street address. **Provided.**
- 9) Date, scale and "north" sign. **Provided.**
- 10) Tax map. **Provided.**
- 11) Zone district in which property in question falls, zone district of adjoining properties and all property within a two-hundred-foot radius of the property in question. **Provided.**
- 12) Names of owners of all contiguous land. **Provided.**
- 13) All driveways and streets within two hundred feet of site. **Provided.**
- 14) The entire property in question, even though only a portion of said property is involved in the site plan; provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted. **Provided.**
- 15) Dimensions of lot, setbacks, front yard, side yards and rear yard; size, kind and location of fences. **Provided.**
- 16) Bearing and distances of property lines. **Provided.**
- 17) Existing and proposed contours of site at two-foot intervals for areas less than five percent grade and ten-foot intervals above five percent grade. **Provided.**
- 18) Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations. **Provided.**
- 19) Location of all existing trees or tree masses, indicating general sizes and species of trees. **Provided.**
- 20) Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc. **Provided.**

- 21) All existing and proposed utility lines within and adjacent to the subject property. **Provided.**
- 22) Existing and proposed sanitary sewerage disposal system. **Provided.**
- 23) Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicate existing and proposed runoff calculations. **Provided.**
- 24) The outside dimensions of existing and/or proposed principal building(s) and all accessory structures. **Provided.**
- 25) Typical floor plans and elevations. **Provided.**
- 26) Location dimensions and details of all signs. **Not Applicable.**
- 27) Exterior Lighting Plan including type of standards, lighting patterns data, beam cutoff, and light intensity in foot candles for all fixtures. **Provided.**
- 28) Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap). **Provided.**
- 29) Method of solid waste disposal. **Provided.**
- 30) Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress. All existing and proposed curbs and sidewalks. **Provided.**
- 31) Right-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses. **Provided.**

We find the submitted information satisfactory for us to provide a comprehensive engineering review.

Based upon a review of the documents provided above and a site visit of January 5, 2023, we offer the following comments for the Board's consideration:

A. Planning and Zoning

- 1) We defer all comments to the Board Planner and his report of December 20, 2022.

B. General

- 1) The Applicant's Engineer shall provide a construction cost estimate to assist the Borough in determining the amount of performance and maintenance guarantee required.

- 2) The Applicant will be required to post with the Borough Finance Department the required surety and cash guarantees as required by the N.J.M.L.U.L. and Borough Ordinance.
- 3) The Applicant will be required to post escrow with the Board Secretary to allow the Borough Engineer's office to perform the required site inspections.
- 4) The Applicant will need to complete and submit the Statewide Non-Residential Development Fee Certification Form to the Borough Construction Office with the Building Permits. Any Development Fees that are determined to be required will need to be paid to the Borough prior to the issuance of a Certificate of Occupancy.
- 5) We recommend that the Borough Fire Department review the plans for fire lane, hydrant and Siamese connection locations.
- 6) The Applicant will be required to obtain all required permits from the Borough of North Plainfield Building Department.
- 7) The Applicant shall provide testimony as to the current and proposed number of students and staff.
- 8) The Applicant shall provide testimony as to if the Yeshiva operates year-round or if the students leave the site for any period of time.
- 9) The Applicant shall provide testimony as to whether there is any outdoor recreation for students and, if so, where it takes place.
- 10) The Applicant shall provide testimony regarding the anticipated duration of Construction for the proposed building and site improvements.
- 11) The Barton Ross Plans submitted to the NPHPC showed a possible "Geothermal Underground Well Field" along Linden Avenue. The Applicant should provide testimony regarding if this is still being considered.
- 12) If approved, the Applicant shall provide two (2) electronic copies all final plans and reports to the Board Secretary for the file.

C. Demolition Plan (Sheet 3)

- 1) The plan is showing 12 trees to be removed but the proposed fencing is shown to go right thru several existing trees that are not called out to be removed. The fence alignment should be revised, or additional trees will need removal and require additional new trees to be planted. The Applicant shall provide testimony regarding this issue.
- 2) The existing chain link fence being removed along Sycamore Avenue and Linden Avenue appears to be in the Borough Right-of-Way. Any disturbance in the Right-of-Way must be restored.

- 3) References to “Existing laterals to be cut and capped in accordance w/PMUA regulations” should be changed to “**Borough of North Plainfield**” regulations.
- 4) Demolition Note No. 13 references West Third Street. This note should be removed or corrected as there is no West Third Street.

D. Site & Utility Plan (Sheet 4)

- 1) The proposed five (5) foot high perimeter fence will require a waiver from the Board as the current Borough Ordinance only permits a three-foot-high fence along the front yard line along the Right-of-Way.
- 2) All proposed sidewalk replacement in the Borough Right-of-Way will be required to be either bluestone slabs or colored, stamped concrete to look like bluestone.
- 3) All existing broken and/or deteriorated sidewalks along Linden Avenue and Sycamore Avenue must be replaced with either bluestone slabs or colored, stamped concrete to look like bluestone. The Borough of North Plainfield currently has a stockpile of old bluestone slabs that the Applicant can use to make these repairs if they so choose. More information can be provided.
- 4) The Board should consider requiring the Applicant to reconstruct the two access driveway aprons along Linden Avenue. The driveway aprons should be colored, stamped concrete with depressed curb. Curbing must be colored to match the apron and sidewalks. Stamp color and pattern information can be supplied by the Borough.
- 5) The Applicant shall coordinate with the Borough Sewer Engineers, Mott MacDonald, regarding any specific sanitary sewer lateral, main connection details and inspection of same.
- 6) The Applicant shall provide an Operations and Maintenance Manual for the stormwater system that will be utilized by the Applicant for the ongoing yearly inspection and maintenance of the system as required by NJDEP.

E. Grading & Drainage Plan (Sheet 5)

- 1) The perimeter roof drain header piping does not indicate the pipe type, size or slope. This information should be added to the plan.
- 2) It would appear that an additional five (5) trees will need to be removed to construct the on-site drainage system and piping. The Applicant shall re-check the feasibility of the proposed plan and update any conflicts.
- 3) The Plan does not indicate how the roof drain piping will be connected to the 12” HDPE piping connecting to the Subsurface Infiltration Basin. We don’t see any details regarding this connection.

- 4) The Plan shows a proposed 12" HDPE connecting into an existing Type "B" Inlet in Rockview Avenue. The Applicant's engineer shall confirm that the proposed 12" HDEP can be installed under the footings for the existing rock wall. As the pipe is very shallow it may be in conflict with the wall footing.
- 5) The Plan does not indicate any replacement of existing colored, stamped concrete sidewalk near the connection to the Borough's Type "B" stormwater inlet in Rockview Avenue. The Plan should be revised to show the sidewalk being replaced in this location.
- 6) The Applicant shall confirm that all excess excavated soils from the building and drainage system will be removed off site and disposed of legally. The Applicant shall provide documentation to the Borough as to the location of the ultimate destination of these soils.
- 7) The Applicant shall provide an Operations and Maintenance Manual for the stormwater system that will be utilized by the Applicant for the ongoing yearly inspection and maintenance of the system as required by NJDEP and Borough Ordinance. The system must be inspected quarterly with reports provided to the Borough Department of Public Works.

F. Landscaping Plan (Sheet 6)

- 1) The Applicant is proposing 23 new trees be planted based up the removal of 12 existing trees. If additional trees require removal this plan will need to be updated with additional proposed tree plantings.
- 2) The Applicant is not proposing any shrubs or evergreen trees around the building or walkway areas. The renderings plans submitted to the Historic Preservation Commission showed extensive evergreens and foundation plantings. The Applicant should consider adding some evergreen trees and shrubs around the building, walkways and along the fence to provide better screening from the adjacent residential properties.
- 3) The plan does not show any topsoil or seeding notes or callouts. It appears that all areas inside the limit of disturbance will require topsoil and seed restoration. The Plans should be revised to show all the topsoil and seed restoration areas.

G. Lighting Plan (Sheet 8)

- 1) The proposed lighting should be revised so that there is no spillage of light into the Borough Right-of-Way along Linden Avenue and the Linden Avenue/Sycamore Avenue intersection.
- 2) The Applicant shall provide testimony regarding any lighting that will be installed on the proposed building walls or at entrance/exit doors. This may affect the lighting intensities

shown on the lighting plan. If wall lights are proposed, then this lighting plan must be revised to include the wall light photometrics.

H. Soil Erosion and Sediment Control Plan (Sheet 10)

- 1) The plan does not indicate any areas for stockpile of topsoil stripped from the site. All topsoil should remain on site for re-use as needed.

I. Proposed Fence Plan (Sheet 11)

- 1) The proposed ornamental fence and gates should be shown in a heavier line type so it stands out and the Board members can better see what is being proposed.
- 2) The Applicant shall clarify the height of all proposed fencing and gates.
- 3) The Fence callout on Linden Avenue states "Pickett fence to extend six (6) feet above existing stone wall, Typ". Is the fence being installed inside the wall? How will it be six (6) feet above the existing stone wall? Testimony should be provided to clarify.
- 4) The Applicant will need a waiver from the Board for any fencing higher than three (3) feet along the frontages of Linden Avenue, Sycamore Avenue, Rockview Avenue and Washington Avenue.
- 5) The Applicant shall provide testimony regarding if any of the six (6) proposed fence gates will be locked.

J. Construction Details

- 1) A Colored Stamped Concrete Detail must be added. The Borough standard typical detail will be provided.
- 2) A Colored Stamped Concrete Apron Detail must be added. The Borough standard typical detail will be provided.
- 3) A Sanitary Sewer Service Lateral Detail must be added.
- 4) A Sanitary Sewer Doghouse Manhole Detail must be added.
- 5) The Pipe Trench (ROW) Detail on Sheet 13 calls for 2" Thick I-4 Surface Course. The Borough Standard is 2" I-5 Surface Course. The Detail must be revised.
- 6) A Wood Fence Detail must be added.
- 7) The Perimeter Ornamental Picket Fence Detail on Sheet 15 depicts an eight (8) foot high fence. Eight-foot high fencing is not permitted in the Borough. The Applicant shall clarify that a five (5) foot high fence is being proposed and the detail must be revised.

K. Other Agency Approvals

- North Plainfield Police Department
- North Plainfield Fire Department
- Somerset-Union Soil Conservation District
- Somerset County Planning Board
- NJDEP
- Any other agencies having jurisdiction

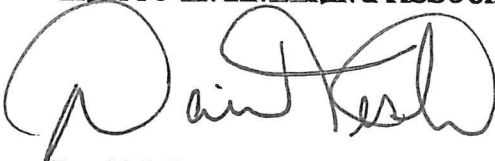
Copies of all approvals shall be forwarded to the Board Secretary upon receipt of same.

The comments in this correspondence are based on the information submitted at this time. Additional comments may arise as updated information is provided for review. If the Board acts favorably on this application, we recommend that all comments outlined in this letter be made a condition of approval.

Should you have any questions, please feel free to contact me at (908)-272-8901 or dtesta@grottoengineering.com.

Sincerely,

GROTTO ENGINEERING ASSOCIATES, L.L.C.



David J. Testa, P.E., C.M.E., C.P.W.M.
Vice President

cc: Lawrence La Ronde, Mayor, *via email pdf*
David Hollod, P.E., Business Administrator, *via email pdf*
Dawn Gaebel, Planning Board Secretary, *via email pdf*
Katherine Miller, N.P.H.P.C., *via email pdf*
Brian Schwartz, Esq., Board Attorney, *via email pdf*
Peter Wolfson, Esq., Applicant's Attorney, *via facsimile (973-206-6325)*
Angelo Bufaino, P.E., Mott MacDonald, *via email pdf*
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