

PB #20-01



BOROUGH OF SOUTH PLAINFIELD

Planning and Zoning Department
 2480 Plainfield Avenue
 South Plainfield, NJ 07080
 908-226-7623
 908-226-7612 - fax

RECEIVED
 JAN 31 2020
 PB - ZBOA

**PLANNING BOARD
 AND
 ZONING BOARD OF ADJUSTMENT
 APPLICATION**

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Applicable</u>	<u>Waiver</u>
1. Complete application form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Twelve (12) folded, signed and sealed copies of site and/or subdivision plan. Must include landscaping plan, lighting plan and utilities plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Property Survey prepared, signed and sealed by a licensed NJ Surveyor. (Not less than five (5) years old.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Detailed letter describing the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Owner's authorization.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Disclosure of Stockholders / Partners.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Disclosure of Political Contributions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Traffic Impact Statement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Environmental Impact Statement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Storm Water Management Plan / Drainage calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Recycling Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Waiver of Requirement(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Two (2) copies of any easements, covenants, deed restrictions, court decisions or Board decisions affecting the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Certified list of property owners within 200 feet of the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Certification of paid taxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. W-9 form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Appendix A - Subdivision Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Appendix B - Site Plan Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Appendix C - Variance Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Application fee.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Escrow fee.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BOROUGH OF SOUTH PLAINFIELD
 Planning Board and Board of Adjustment Application

OFFICE USE ONLY		
Application #: <u>20-01</u>	Application Fee: _____	Received: _____
Date Received: <u>01/31/2020</u>	Escrow Fee: _____	Received: _____
Deemed: <input type="checkbox"/> Complete	<input type="checkbox"/> Incomplete	Initials: _____

CHECK AS MANY AS APPLY:

- | | |
|---|---|
| <p>_____ Minor Site Plan</p> <p>_____ Preliminary Site Plan</p> <p>_____ Final Site Plan</p> <p>_____ Sketch Plat</p> <p><u>X</u> Minor Subdivision</p> <p>_____ Preliminary Major Subdivision</p> <p>_____ Final Major Subdivision</p> | <p>_____ Bulk Variance</p> <p>_____ Use Variance</p> <p>_____ Conditional Use</p> <p>_____ Informal Review</p> <p>_____ Appeal of Administrative Officer</p> <p>_____ Interpretation</p> <p>_____ Extension of Time</p> |
|---|---|

SUBJECT PROPERTY:

Location: 277 South Plainfield Avenue, South Plainfield, NJ 07080

Block: 207 Lot(s): 7

Zone: R-10

PRESENT USE OF PROPERTY:

Residential Home

PROPOSED USE OF PROPERTY:

Residential Home

SITE INFORMATION

Subdivisions:

	<u>Existing</u>	<u>Proposed</u>
Number of Lots:	<u>1</u>	<u>2</u>
Number of dwelling units:	<u>1</u>	<u>2</u>

Lot Line Elimination:

Lot Line Elimination: Yes No

Easements:

List any existing or proposed deed restriction or covenants associated with the property.
(Please attach copy.)

None Noted

Previous approvals and appeals:

List any previous approvals and / or appeals associated with the property.
(Please attach copy.)

None to our knowledge

Variations:

	<u>Existing</u>	<u>Proposed</u>
<i>Bulk Variations</i>		
Lot Area		
Lot Width 100' REQUIRED	<u>N/A</u>	<u>87.96'</u>
Lot Depth		
Height		
Front Yard Setback		
Side Yard Setback (one side)		
Side Yard Setback (both sides)		
Rear Yard Setback		
Height (<10% of maximum permitted)		
Building Coverage		
Parking		
Other		

SITE INFORMATION (con't)

Waivers:

List any waivers being requested:

TRAFFIC Study Impact
ENVIRONMENTAL Impact Study

List any design waivers being requested:

List any design waivers or exceptions from Residential Site Improvements Standards being requested:

Reviews and Interpretations

(Please attach documentation.)

- Review of action or determination by the Zoning Officer.
- Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance.

Extension of Time

Date of expiration of approval: _____

Length of extension requesting: _____

Has the zoning for the property changed since the original approval was granted?

No Yes Describe the changes. _____

Reason for requestings extension: _____

APPLICANT'S INFORMATION

Name: Nuno & Melissa Castainca
Firm Name: _____
Contact Name: Nuno Castainca
Telephone Number: 908-208-1656
Fax Number: 908-428-4281
Email Address: ncastainca@yahoo.com
Mailing Address: 16 Universal Avenue
City, State and Zip: South Plainfield, NJ 07080

Applicant is a: Corporation (submit Disclosure Statement)
 Partnership (submit Disclosure Statement)
 Limited Liability Company (submit Disclosure Statement)
 Individual

OWNER'S INFORMATION

Name: Antonio & Karen De Oliveira
Firm Name: _____
Contact Name: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: 277 South Plainfield Avenue
City, State and Zip: South Plainfield, NJ 07080

ATTORNEY'S INFORMATION

Name: Robert R. Levinson, Esq.
Firm Name: Levinson Law, LLC
Telephone Number: 732-248-0800
Fax Number: 732-248-0888
Email Address: robert@levinsonlaw.org
Mailing Address: 133 South Plainfield Avenue, Second Floor
City, State and Zip: South Plainfield, NJ 07080

ARCHITECT'S INFORMATION

Name: Paulo Jorge Magalhaes Dantas
Firm Name: DantasCarrete Architecture, LLC
License Number: 21AI01770400
Telephone Number: 908-447-5459
Fax Number: 908-543-1112
Email Address: pdantas@dantascarrete.com
Mailing Address: 427 Chestnut Street, Suite 302
City, State and Zip: Union, NJ 07083

ENGINEER'S INFORMATION

Name: Thomas J Quinn, P.E.
Firm Name: EKA Associates, P.A.
License Number: 24GE04107200
Telephone Number: 908-322-2030
Fax Number: 908-322-0505
Email Address: tquinn@ekaassociates.com 328
Mailing Address: Park Avenue, P.O. Box 208
City, State and Zip: Scotch Plains, NJ 07076

PLANNER'S INFORMATION

Name: James R . Watson, P.L.S., P.P.
Firm Name: EKA Associates, P.A.
License Number: 33LI00336300
Telephone Number: 908-322-2030
Fax Number: 908-322-0505
Email Address: jwatson@ekaassociates.com
Mailing Address: 328 Park Avenue, P.O. Box 208
City, State and Zip: Scotch Plains, NJ 07076

SURVEYOR'S INFORMATION

Name: James R . Watson, P.L.S., P.P.
Firm Name: EKA Associates, P.A.
License Number: 33LI00336300
Telephone Number: 908-322-2030
Fax Number: 908-322-0505
Email Address: jwatson@ekaassociates.com
Mailing Address: 328 Park Avenue, P.O. Box 208
City, State and Zip: Scotch Plains, NJ 07076

PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Applicant | <input checked="" type="checkbox"/> Architect |
| <input type="checkbox"/> Owner | <input type="checkbox"/> Engineer |
| <input checked="" type="checkbox"/> Attorney | <input checked="" type="checkbox"/> Planner |

List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets as may be necessary.)

PROPERTY OWNER'S AUTHORIZATION

Property Location: 277 South Plainfield Avenue South Plainfield, NJ 07080 (Block 207 Lot 7)
(Street Address and Tax Map Reference)

I certify that I am the OWNER of the property which is the subject of this application, and I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Antonio R. Oliveira
Signature of owner or duly authorized representative

1-21-20
Date

Karen Oliveira

(If the owner is a corporation this must be signed by the authorized corporate office. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this 21ST day of JANUARY, 20 20.

Jacinto Lacerda Jr.
NOTARY PUBLIC

JACINTO LACERDA JR.
ID #2338532
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Jan. 3, 2021

DISCLOSURE OF STOCKHOLDERS / PARTNERS

A corporation or partnership applying to the Planning Board or the Zoning Board of Adjustment shall list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock in any class, or at least ten percent (10%) of the interest in the partnership as the case may be. If a corporation or a partnership owns ten percent (10%) or more of the corporation, or ten percent (10%) or greater in a partnership, which is subject to disclosures pursuant to *N.J.S. 40:55D-48.1* and *48.2*, that corporation or partnership must then list the names and addresses of its stockholders holding ten percent (10%) or more of its stock or ten percent (10%) or greater interest in the partnership, as the case may be, and this requirement must be followed by every corporate stockholder or partner in a partnership until the names and addresses of the non-corporate stockholders and individual partners exceeding the ten percent (10%) ownership criterion established in the above statute have been listed.

Not Applicable

(Name of corporation or partnership)

NAME OF STOCKHOLDER OR PARTNER	ADDRESS	PERCENTAGE OWNED

DISCLOSURE OF POLITICAL CONTRIBUTIONS

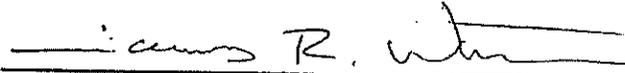
Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
	NONE		

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign: 
 Print Name: JAMES R. WATSON P.L.S., P.P.
 Date: 1/27/2020

DISCLOSURE OF POLITICAL CONTRIBUTIONS

Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

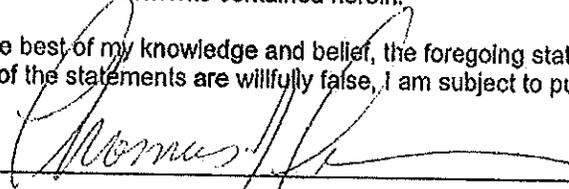
****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
NONE			

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign:



Print Name:

THOMAS J. QUINN, P.E., C.M.E.

Date:

1/24/2020

DISCLOSURE OF POLITICAL CONTRIBUTIONS

Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
NONE			

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign: 

Print Name: PAULO DANTAS

Date: 01.20.2020

DISCLOSURE OF POLITICAL CONTRIBUTIONS

Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
Robert Levinson FOR Assembly	10/19	\$150.00	check

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign: 
 Print Name: Robert Levinson
 Date: 11/20/20

WAIVER OF REQUIREMENTS

****PLEASE USE ONE (1) FORM FOR EACH REQUEST****

It is hereby requested that: Nuno Castanica
(Name of Applicant)

Be granted a Waiver of Planning Requirements pursuant to Section #812 of the Land Development Ordinance of the Borough of South Plainfield.

Applicant respectfully submits that literal enforcement of the following provisions is impractical and will exact undue hardship because of the particular conditions pertaining to the land in question.

Please specify

ENVIRONMENTAL IMPACT

Reason for request:

See Premises Will be used for Residential use and will not have any environmental impact

[Signature]
Signature of applicant or duly authorized representative

1/27/2020
Date

WAIVER OF REQUIREMENTS

****PLEASE USE ONE (1) FORM FOR EACH REQUEST****

It is hereby requested that: ANUNO CASTAINCA
(Name of Applicant)

Be granted a Waiver of Planning Requirements pursuant to Section #812 of the Land Development Ordinance of the Borough of South Plainfield.

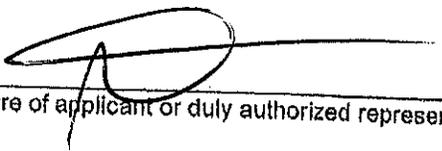
Applicant respectfully submits that literal enforcement of the following provisions is impractical and will exact undue hardship because of the particular conditions pertaining to the land in question.

Please specify.

Traffic Impact Study

Reason for request:

The Proposed use for the Premises
is for Residential use & will not
Affect Traffic

X 
Signature of applicant or duly authorized representative

1/27/2020
Date

APPENDIX A

SUBDIVISION CHECKLIST

Applicant NUNO CASTANCA Date: 12/20/19
Owner: KAREN & ANTONIO DE OLIVEIRA
Project Location: 277 SOUTH PLAINFIELD AVENUE
Block: 207 Lot: 7 Zone: R-10
Project Name: MINOR SUBDIVISION
Engineer: EKA ASSOCIATES

- A. Two (2) copies of application form: One (1) Original – One (1) Copy.
- B. Application fees and taxes paid.
- C. Twelve (12) copies of site plan.
- D. Size of map: 8 1/2" X 14" or 15" X 21" or 24" X 36" folded not rolled.

GENERAL INFORMATION TO BE INDICATED ON THE SUBDIVISION PLAN

- E. Name and license number of Engineer / Architect with documents sealed with raised seal, original date and revision dates of drawings.
- F. Project identification, name and address of owner and name and address of applicant.
- G. Owner's certificate of concurrence with the plan "I hereby certify that I am owner of record of the site herein depicted and that I concur with the plan." Must be signed by the proper authority.
- H. The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
- I. Site data schedule showing:
 1. A key map of the site not smaller than 1" – 1,000' with reference to surrounding areas, zoning district(s) and existing street locations within 1,000'.
 2. Zoning schedule (required and proposed).
 3. Proposed use.
 4. Total site area to be subdivided in acres (thousands of an acre) and square feet.
 5. Dimensions and area in acres and square feet of each lot to be created.
 6. Proposed building data: height; setbacks; front, side and rear yard distances. Also, show the dimensions on the plan.

THE SUBDIVISION SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS

- J. Architectural building elevations, project signs.
- K. Required legend on subdivision for endorsement by Board and Borough Officials.
- L. Written description of a request for hardship variance, conditional use or specific permit. The applicant will need to submit a form or waiver.

APPENDIX A

SUBDIVISION CHECKLIST

- M. Environmental Impact Statement (EIS) or waiver request.
- N. Written document of request to waive submission of any required subdivision elements. The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the overall intent of the land use ordinance, and good development practice.

*NOTE: An application is complete with a waiver request, then review period begins.

- O. Additional information and data required by the Planning Board as the result of hearings on the application.

FOR PRELIMINARY SUBDIVISION

- P. Proof in the form of letters of transmittal that a copy of the application was sent to Middlesex County Planning Board; adjacent municipality if property is within 200 feet; New Jersey Department of Environmental Protection if stream encroachment or wetlands permit is needed or sewer extension required: Plainfield Area Regional Sewage Authority and / or Piscataway Township Sewer and / or South Plainfield Sewer Utility; New Jersey American Water Company or Middlesex Water Company.

ALL REQUIRED OUTSIDE AGENCY APPROVALS TO BE OBTAINED AS A CONDITION OF FINAL APPROVAL

FOR FINAL SUBDIVISION

*NOTE: Not needed for completeness, but needed for final approval - Letters Q-X.

- Q. All conditions of Preliminary Subdivision Approval have been satisfied.
- R. Borough Tax Assessor for lot numbers.
- S. Freehold Soil Conservation Service - Soil Erosion Prevention Plan Approval.
- T. New Jersey Department of Environmental Protection approvals including but not limited to:
 1. Sanitary Sewer Extension Permits.
 2. Potable Water Works Permits.
 3. Freshwater Wetlands Letter of Interpretation.
 4. Freshwater Wetlands Transitional Area Waiver.
 5. Authorization for Freshwater Wetlands Statewide General Permits.
 6. Stream Encroachment Permits.
- U. All conditions of Middlesex County Planning Board final approval met.
- V. Special approvals (utilities, etc.).
- W. All easements, dedications necessary to implement the plan.
- X. Filed Map as per New Jersey Map Filing Law or deeds.

Person Preparing Check List: SAM KOUSOURIS Date: 12/20/19

SUBDIVISION CHECKLIST

SUBDIVISION PLAN SHOULD CONTAIN THE FOLLOWING BASIC DATA

1. Scale not to exceed 1" = 50'; north arrow with reference; block(s); lot(s); tax map number(s).
2. Survey prepared by a New Jersey Licensed Surveyor – no more than five (5) years old.
3. Property line dimensions showing boundaries of the property existing and proposed, buildings setback lines, easements and area dedicated to public use, existing and proposed easements, covenants or deed restrictions, water courses and rights-of-way in feet and decimals of a foot and bearings in degree, minutes and seconds.
4. Location of all existing buildings and structures (e.g. walls, fences, culverts), streets, driveways, entrances and exits on the site and within 200 feet thereof. Structures to be removed are to be indicated by dashed lines.
5. Right-of-way widths of existing and proposed roads from the centerline. Pavement width measurements. Distances to the nearest intersections with other public streets. Plan and profiles of all existing and proposed streets and utilities.
6. Location and dimensions of all proposed buildings and structures, roads, driveways, parking areas, etc.
- W 7. All existing physical features on the site and within 200 feet thereof, including streams, watercourses, flood plans, existing woodlands, existing trees six inches (6") in diameter as measured three feet (3') above grade and significant soil and hydrological conditions such as wetland, cliff, rock, outcroppings, and water flows. *OFF-SITE FEATURES WITHIN 200' NOT SHOWN*
- W 8. Topography showing spot elevations, high and low points, existing and proposed contours at one foot (1') intervals extending 200 feet off-site based on New Jersey Geodetic Control Survey Datum. First floor elevation of all proposed buildings or other structures, also the elevation of the finished grade at each corner of all structures. *OFFSITE TOPOGRAPHY NOT SHOWN*
- W 9. Hydrant locations, fire suppression system, public water, size of pipe, flow and pressure data. *EXISTING PUBLIC WATER ON MILFORD AVE NOT SHOWN*
10. Location and design of existing and proposed storm water systems, sanitary waste disposal systems, potable water supply.
- W 11. Location and type of utilities present including electric, gas, telephone, cable television, sanitary sewers, storm sewers and water lines. All proposed new utilities installed shall be underground. *EXISTING UTILITIES ON MILFORD AVE NOT SHOWN*
12. Improvements, such as roads, driveways, curbs, bumpers, sidewalks, sewers and utilities shall be indicated with profile and plan views, design and construction details and dimensions.
13. Location and design of off-tract improvements necessitated by the proposed development.
- N/A 14. Landscaping and buffering plan prepared by a CLA identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and rock outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting. Buffer areas should include location of landscape screening, fencing of berms – provide details.
- N/A 15. Specify on landscape plan the quantity, size and type of proposed landscaping.
- N/A 16. Street trees planted at SPECIFIED intervals – usually forty feet (40') on center.
- N/A 17. Indicate on the landscape plan, existing and proposed fences, their heights, type and other details. All retaining walls and their details.
18. Storm water runoff control plan.
 - a. Percent of impervious coverage.
 - b. Grading plan, including spot elevations. Include adjacent property where drainage may impact.
 - c. Runoff computations for pre-developed and proposed conditions.

APPENDIX A

SUBDIVISION CHECKLIST

- d. Size, slope, direction of flow, top of curb and grate elevation of structures, invert elevations of all existing and proposed storm drains, drainage ditches, watercourses – fifty foot (50') cross-sections for wales, ditches and channels.
 - e. Roof leader size and discharge locations.
 - f. Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow and outflow hydro graph for storm water detention / retention facilities.
 - g. Drainage map and calculations showing drainage from contributing area prior to and after development. Indicate the determination of L, Tc and I.
 - h. If additional development is proposed on site with existing detention / retention facilities, provide capacity calculations.
19. Sanitary Sewer Plan. Location and design details of all pipe, manholes, etc. in accordance with Borough adopted construction standards. Provide an inspection riser monitoring manhole located one foot (1') into the right-of-way. Provide estimated waste water flows.
20. If property is in a flood-plain area, it must be noted on the plan.
21. Additional Information and data required by Development Review Ordinance and / or the Planning Board as the result of hearings on the application.

FOR FINAL SUBDIVISION

- W* 22. Engineer's estimate of the cost of the proposed public improvements (sanitary sewer, drainage, pavement, curbing etc.).
- W* 23. Filed Map as per New Jersey Map Filing Law or deeds, which includes minimum building setback line on all lots and names of owners of adjacent properties.
- W* 24. Performance Guarantees and Engineering Inspection fees.
- W* 25. As-Built drawings of final construction with all revision and corrections.
- W* 26. Filed easement and deeds for dedications of rights-of-way.

FINAL SUBDIVISION REQUIREMENTS TO BE ADDRESSED AS CONDITIONS OF FINAL APPROVAL

Person Preparing Check List: SAM KOUTSOURIS Date: 12/20/19

APPENDIX C

VARIANCE CHECK LIST

Type of Application

1 or 2 Family Bulk Variance (New Construction)

1 or 2 Family Use Variance

Bifurcated Use Variance

Site Plan

APPLICANT NUMO CASTAINCA DATE 12/20/19
 BLOCK(S) 207 LOT(S) 7 ZONE R-10
 ENGINEER / DESIGNER EKA ASSOCIATES

X	X	X	X	(✓)	A.	Two (2) copies of application form: One (1) original – One (1) copy.
X	X	X	X	(✓)	B.	Application fees and taxes paid.
X	X	X	X	(✓)	C.	Twelve (12) copies of site plan – Original submission.
X	X	X	X	(✓)	D.	Survey prepared by a New Jersey Licensed Surveyor. (Not less than five (5) years old.).
X	X	X	X	(✓)	E.	Size of Map: 8½" x 14" or 15" x 21" or 24" x 36" - folded.
GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN						
X	X	X	X	(✓)	F.	Name and license number of Engineer/Architect with documents sealed with raised seal, original date and revision dates of drawings.
X	X	X	X	(✓)	G.	Project identification, name and address of owner, and name and address of applicant.
X	X	X	X	(✓)	H.	Owner's certification of concurrence with the plan "I hereby certify that I am the owner of record of the site herein depicted and that I concur with the plan." Must be signed by the proper authority.
X	X	X	X	(✓)	I.	The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
X	X	X	X	(✓)	J.	Site data schedule showing: 1. A key map of the site not smaller than 1" – 1,000' with reference to surround areas, zoning districts(s) and existing street locations within 1,000'. 2. Zoning schedule (required and proposed). 3. Proposed use. 4. Total site area in acres (thousands of an acre) and square feet. 5. Total ground floor building area in square feet and percent of lot coverage. 6. Total building area in square feet. 7. Total open space area in square feet and percent of lot coverage. 8. Total area of impervious coverage in square feet and percent lot coverage. 9. Number of parking stalls and stall dimensions. 10. Number of employees, total and maximum in one shift. 11. Ratio of parking to building size or occupancy or both, depending on use. 12. Proposed building data: height, setbacks, front, side and rear yard distances, also show dimensions on plan.

APPENDIX C

VARIANCE CHECK LIST

1 or 2 Family Bulk Variance (New Construction)	1 or 2 Family Use Variance	Bifurcated Use Variance	Site Plan			
X	X	X	X	() N/A	K.	Written description of proposed operations or activities, including control of noise, water pollution, glare, air and/or fire and safety hazards.
THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:						
X	X		X	(✓)	L.	Architectural building elevations, including façade signs and entrances.
			X	() N/A	M.	Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination.
X	X	X	X	(✓)	N.	Required legend on site plan for endorsement by Board and Borough Officials.
	X	X	X	() NA	O.	Written description of a request for hardship variance, conditional use or specific permit.
			X	(✓) N/A	P.	Environmental Impact Statement (EIS).
	X	X	X	() N/A	Q.	Written document of request to waive submission of any required site plan elements. (The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the intent of the land use ordinance, and good development practice.)
X	X	X	X	(✓)	R.	Additional information and data required by the Board as the result of hearings on the application.
X	X	X	X	(✓)	S.	All easements, dedications and deed restrictions necessary to implement the plan.

SAM KOUTSOURLIS, P.E.
Person Preparing Check List

12/20/19
Date

1222 BLOCK 207 LOT 7

QUAL.

UPDATED ON 080614

-----OWNER INFORMATION-----

-----PROPERTY INFORMATION-----

DE OLIVEIRA, ANTONIO & KAREN
277 SOUTH PLAINFIELD AVE.
SOUTH PLAINFIELD, NJ 07080

PROP LOC: 277 SO PLAINFIELD AVE
PROPERTY CLASS 2 ACCOUNT#
BLDG DESC
LAND/ACRE 184 X 349 / 1.47
ADDITIONL LOTS
ZONE R10 MAP USER#1 #2
BULT 0000 UNITS 00 BCLASS

DED AMT #OWN 01
BANK# 660 MORT# SS# 0000000000

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE
CUR: 091996 04358 8 284400 A
-1:
-2:

-----TENANT REBATE-----
BASE YR TAXES FLAG
19 14035.15 N

---VALUES---

LAND 62200
IMPR 168300
EXM1
EXM2
EXM3
EXM4
NET 230500
OLDID:

-----TAXES-----
19 TOTAL 14035.15
20 HALF1 7017.58
20 TOTAL .00
21 HALF1 .00
SPTAX CDS:

-----EXEMPT PROPERTY DATA-----

EPL CD STAT.
FACILITY
INIT FILE FUR FILE ASMT CODE

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

02/03/2020 - No Prior Resolutions
Ⓟ

BOROUGH OF SOUTH PLAINFIELD, N. J.

DEPARTMENT OF PUBLIC WORKS
(BUILDING DIVISION)
PERMIT RECORD

New Block 20
Lot 9
Block **303-B**
8-14
Lot **24-29**

Street and No. **277 So. Plainfield Ave.**

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN N
Mo.	Da.	Yr.						
Dec.	5	61	John George	Ranch & 2 car gar. & Off. above garage	\$2500.	John George	8193	
May	31	62	John George	Renewal of Permit #			8335	
Nov.	29	62	John George	Renewal of Permit #			8517	
Mar.	14	63	John & Paula George	Certificate of Occupancy #2457				
Sept.	13	63	John George	Certificate of Occupancy #2515 for Law Office				
May	26	67	" "	elec. permit att.		F. Vitale	280	
Mar	25	70	" "	2 cr gar	\$2000	self	11475	
Oct	5	70		renewal of permit #11475			11796	
Jan Dec	7	71	J George	elec (gar)		Vitale	1785	

BOROUGH OF SOUTH PLAINFIELD, N. J.

BUILDING DEPARTMENT

Block **207**

Street and No. **277 So. Plainfield Ave.**

PERMIT RECORD

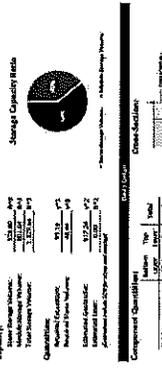
R-10

Lot **7**

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN I
Mo.	Da.	Yr.						
Nov.	15	78	John George	Accessory Storage Shed	\$ 250	J. George	16593	
July	28	81	" "	F. S. Hobby greenhouse	\$ 1,500	Self	18953	
Feb.	14	84	" "	Certificate of Occupancy			18953	
Aug	14	96	George/DeOliveira	Certificate of Municipal Compliance			183490	
10	4	96	DeOliveira	Reroof	1000.	Self	961031	
1	22	97	" "	Electric	200	McLarnon Elect	970048	ok
1	22	97	" "	Plumbing	300.	McCall	970048	ok
6	23	97	" "	Int. Alt.	4500.	Self	970626	✓ ok
6	23	97	" "	Electric	3000.	JoTEch	970626	✓ ok
6	23	97	" "	Pool/Deck/2Decks	11500.	Same	970627	ok

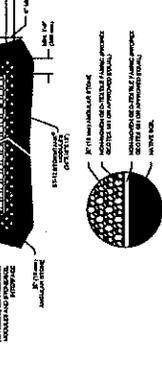
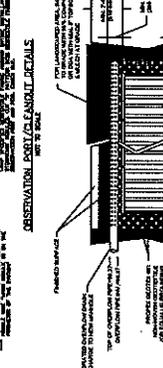
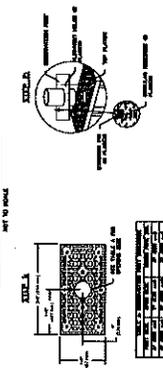
Storm Tank Module Volume Calculations

Project Name:	DATE:	SCALE:
Client:	Drawn By:	Checked By:
Site:	Project No.:	Sheet No.:
Location:	Revision:	Revision:
Design:	Height:	Length:
Volume:	Area:	Capacity:

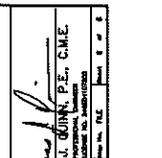
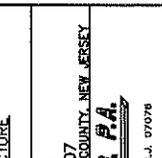
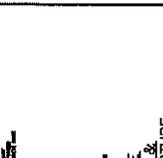
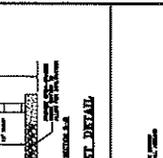
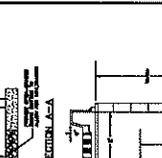
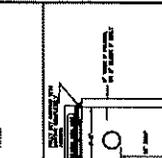
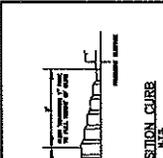
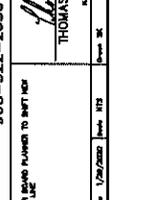
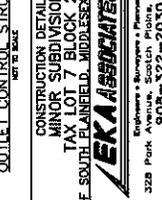
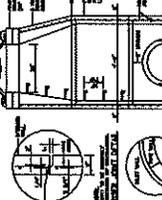
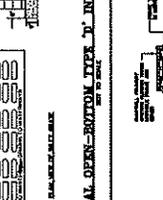
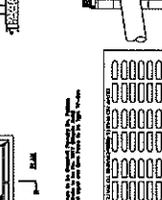
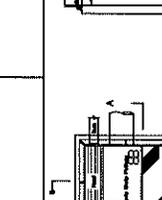
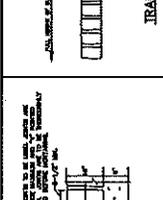
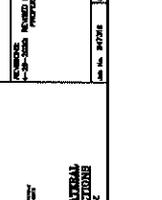
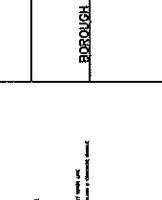
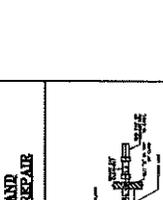
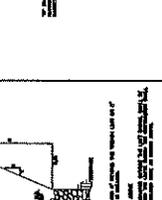
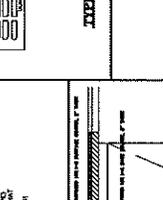
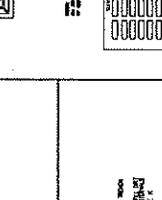
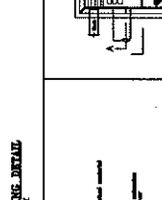
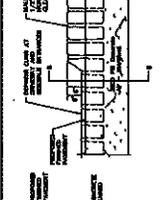
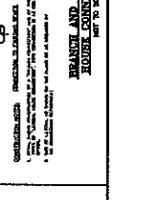
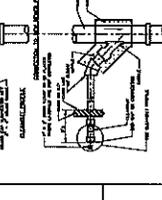
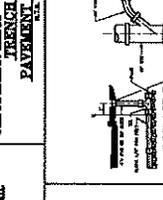
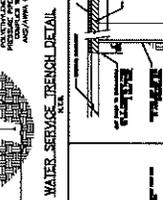
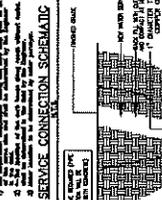
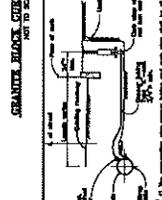
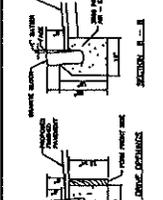
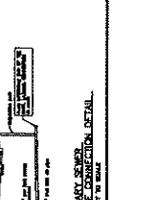
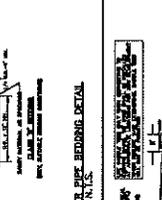
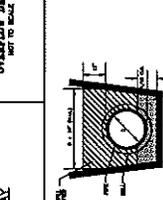
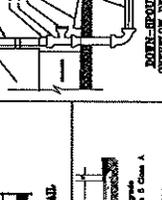
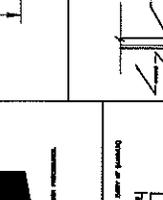
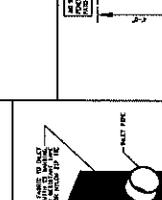
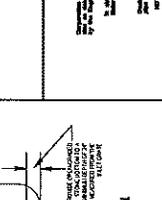
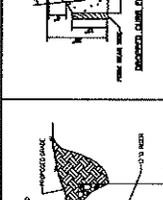
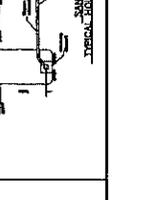
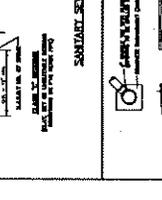
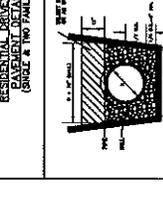
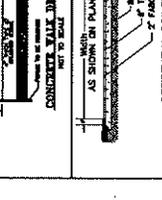
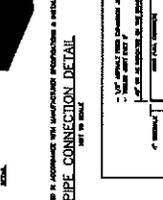
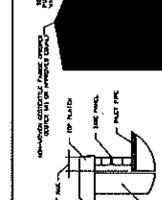
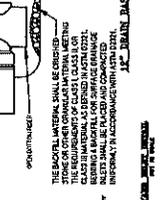
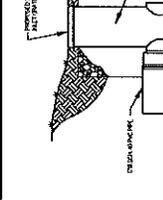
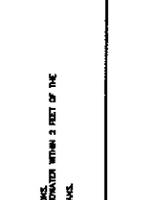
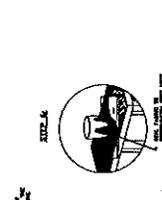
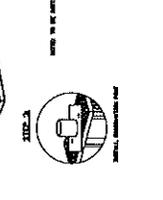
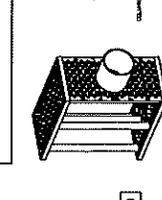
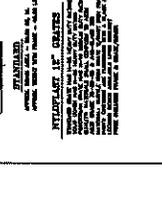
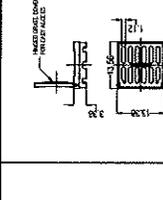


Component Quantities

Item	Unit	Quantity
1" Dia. Pipe	ft	100
2" Dia. Pipe	ft	200
3" Dia. Pipe	ft	300
4" Dia. Pipe	ft	400
5" Dia. Pipe	ft	500
6" Dia. Pipe	ft	600
7" Dia. Pipe	ft	700
8" Dia. Pipe	ft	800
9" Dia. Pipe	ft	900
10" Dia. Pipe	ft	1000



GENERAL NOTES:
 1. STORM TANKS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. STORM TANKS SHALL BE PERFORMED TO VERIFY THE PRESENCE OF ORGANIZATION WITHIN 3 FEET OF THE SURFACE OF THE TANK.
 3. PROVIDE GUARDS AT ALL PIPE INLET & OUTLET LOCATIONS AS SHOWN ON THE PLANS.
 4. UNDERGROUND INTERCONNECTOR BASIN DETAILS NOT TO SCALE.



INSPECTION OF LAND

277 SOUTH PLAINFIELD AVE

AND

MINFORD AVENUE

THREE D ENTERPRISES

4 E. POINT ROAD

LINCROFT, NJ 07738

INSPECTION IS TO DETERMINE
IF THIS VACANT LAND IS OR IS
NOT A WETLAND AS DEFINED
BY : The 1989 Federal Manual for
Identifying and Delineating
Jurisdictional Wetlands

SITE VISIT

THURSDAY, MARCH 5, 2020

- This office conducted a visit to the subject property to observe the conditions that exist today as well as investigate the history of the site.
- To that end, the site was carefully examined as well as the adjacent properties.
- Interviews were conducted with property owners living adjacent to the subject property, specifically on both sides of Minford Avenue.
- We are in possession of a map indicating that once upon a time, Minford Avenue was a complete municipal street.
- Our findings are quite the contrary, there are two sections of Minford Avenue that were never connected.
- The first runs North West from South Plainfield Avenue then turning 90 degrees to the South West coming to a dead end at the subject property.
- The second runs North East from Oakland Avenue coming to a dead end at the westerly side of the subject property.
- Unlike Ada Place, neither of these streets end in a Cul De Sac they simply come to a dead end.
- This is a significant fact since there was no consideration given to "drainage" on the westerly portion of Minford Avenue there are no municipal catch basins, storm sewers or any reasonable attempt to control storm water run off. The same applies to the other end of Minford Avenue.

DISCUSSIONS WITH LOCAL RESIDENTS

- Our field inspector, dressed in PPE and walking around with a camera attracted the attention of three (3) residents, two (2) on the West side of the subject property and one (1) on the other side of Minford Avenue.
- The two (2) property owners who did not want to be identified confirmed what was observed by our field inspector. The missing section of Minford Avenue had several old growth trees directly in what would have been the path of the road, had it been constructed.
- Both parties claim to be residents of their homes going back to the 1970's and adamantly confirmed that the street was never connected. Additionally, they believe that because the home directly adjacent to the subject property was occupied by a former political figure who had the ability to impede construction of the roadway.
- Our field inspector was told a similar story by the third property owner that was interviewed.
- We also observed that in addition to the storm runoff coming from both ends of Minford Avenue, all of the adjacent homes have their gutter down spouts dumping directly on the ground, with no evidence of drywell systems to hold and contain the runoff.
- We did not go out to the site with levels and surveying equipment, however what we observed is approximately 20,000 square feet of paved roadway draining into the subject property.
- Although this may not seem like a very big number, in a simple 1" summer down pour on this road system, from both sides, will accumulate 12,500 gallons of rain water, much of which will end up on the subject property.

CONCLUSIONS

- This is not the first time we have seen a condition where a piece of land becomes inundated through a series of engineering failures.
- The subject property is not a wet land as defined by statute, however over years of uncontrolled water runoff, the property resembles a wetland.
- In the past we have encountered man made wetlands caused by runoff from adjacent properties, failures to control runoff from paved areas, sidewalks, roofs and yes even above ground pools.
- This property needs to be surveyed, a plan must be developed to control the surface water runoff, possibly including the installation of "dry wells" to create a positive retention and drainage system.
- There is no reason why this land should not be developed based on the assumption that it is a wetland as defined statutorily. The conditions on this property are a direct result of a series of engineering failures, beginning with the failure to connect both ends of Minford Avenue and the failure to install proper storm water sewers and catch basins.
- Please see the attached photos and their captions.

EXISTING CONDITIONS



This photograph was taken during our inspection, the auto in the center of the photo with the lights on, is parked in the middle of Minford Avenue and the camera is pointed to the North East. It is obvious that Minford Avenue never existed in this section. The missing part of the street measures approximately 350 feet

ADDITIONAL EXHIBITS



The termination point of the North East section of Minford Avenue.



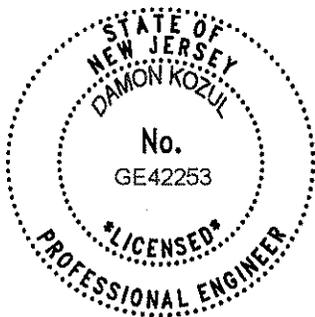
The termination point of the South West section of Minford Avenue.

CLOSING STATEMENT

- There is a very large portion of land between both sides of Minford Ave. and it is clear that the municipality would not gain anything by completing the construction of the street.
- The residents, all three (3) that we did talk to like their dead end street and the privacy it affords them.
- Since it was not made into a Cul De Sac, development of the building lots contained in what appears to be approximately 70,000 square feet of developable land should be developed adding to the community a reasonable tax base and the ability to correct a condition created by a series of engineering failures.
- In closing, we do not see this property as being a statutory wetland and development should be approved.

Sincerely,

Damon Kozul P.E.



July 15, 2020

VIA Email and 1st Class Mail

Ms. Joanne Broderick
Building/Planning/Zoning Secretary
Borough of South Plainfield
Municipal Building
2480 Plainfield Avenue
South Plainfield, NJ 07080

**Re: Nuno & Melissa Castainca
277 South Plainfield Ave.
Block #207, Lot 7, Zone R-10
Minor Subdivision
2nd Engineering Review
Application No.: PB#20-01
N.A. Project No.: 7173.M40**

Dear Board Members:

As requested, this office has reviewed the Minor Subdivision and supplemental documentation in support of the above referenced application. The Applicant has submitted the following supplemental information:

- Subdivision Plans entitled "Minor Subdivision – Tax Lot 7, Block 207, 277 South Plainfield Ave. Borough of South Plainfield, Middlesex County, New Jersey" Prepared by James Watson P.L.S., P.P. of EKA Associates P.A., dated January 29, 2020, *revised April 29, 2020* consisting of *seven (7) sheets*.
- Architectural Plans entitled "NEW SINGLE FAMILY DWELLING for CASTAINCA Residence Tax Lot 7, Block 207, 277 South Plainfield Ave. Borough of South Plainfield, Middlesex County, New Jersey" Prepared by Paulo J. M. Dantas RA of DantasCarrete Architecture, dated January 20, 2020, consisting of Six (6) sheets.
- Topographic Survey entitled "Boundary & Topographic Survey, Tax Lot 7, Block 207, 277 South Plainfield Ave. Borough of South Plainfield, Middlesex County, New Jersey" Prepared by James Watson P.L.S., P.P. of EKA Associates P.A., dated November 26, 2019, revised January 6, 2020, consisting of one (1) sheet.
- Stormwater Calculations prepared by Thomas J. Quinn PE, P.P., dated January 10, 2020.
- Wetlands Investigation Report entitled "Inspection of Land, 277 South Plainfield Ave & Minford Avenue" prepared by Damon Kozul, P.E. of Three D Enterprises.
- *Summary of Changes letter prepared by Thomas J. Quinn PE, P.P., of EKA Associates, P.A., dated April 29, 2020*

A. PROJECT DESCRIPTION

The property is known as Lot 7 in Block 207 in the Borough's R10 zone. The property is located at 277 South Plainfield Avenue in the Borough of South Plainfield, Middlesex County, New Jersey. The existing property is 63,596 square feet and currently has one existing single family residence located toward the front of the property.

DESIGNED BY EKA ASSOCIATES • ENGINEERED FOR RESIDENTS

One Industrial Way West, Eatontown, NJ 07724
(732) 389-0220
NAJARIAN.com



The applicant proposes to subdivide the lot into two residential lots. Proposed lot 7.01 will be 35,416 square feet in area and proposed lot 7.02 will be 28,153 square feet in area.

B. COMPLETENESS REVIEW

The application as submitted is considered **COMPLETE** from an engineering standpoint as of our 1st Completeness Review Letter dated **February 18, 2020**.

C. VARIANCE / DESIGN WAIVERS

Our review of the information submitted has identified the following Variances/Design Waivers have been requested by the applicant or may also be required:

1. The applicant is requesting a variance from Ordinance Section 540-35(B) – Lot and yard requirements:

Testimony shall be provided to support this request. Based on our review and the nature of this application, we have no objection to the Board granting this variance as the proposed lot location at the end of Minford Avenue does not allow the lot minimum frontage requirements to be met.

2. The applicant is requesting a waiver for providing a Traffic Impact Statement.

Testimony shall be provided to support this request. Based on our review and the nature of this application, we have no objection to the Board granting this waiver as the proposed use is to be a single family residence which would not have an impact on surrounding traffic.

3. The applicant is requesting a waiver for providing an Environmental Impact Statement.

Testimony shall be provided to support this request. Based on our review and the nature of this application, we do not recommend the Board grant this waiver as this development is being proposed within in a tier 3 wellhead protection area and possible wetland area. The impacts of the proposed activities and the stormwater system on these areas of concern should be evaluated.

We defer to the Planning report for a full evaluation of the bulk requirements and Affordable Housing issues for the proposed site.



D. GENERAL COMMENTS

1. The NJDEP Geo Web site had indicated that the rear third of the property is wetlands. An "Inspection of Land" report prepared by Three D Enterprises was provided in response to this. The report indicates that there are conditions similar to that of wetlands which are caused by the runoff of neighboring properties and roads. However, the report concludes that it does not contain regulated wetlands, without providing data or details on the soil and vegetation conditions in accordance with NJDEP requirements. The Applicant shall provide a wetlands investigation prepared by a qualified wetland scientist or obtain an NJDEP "Presence/Absence" or other LOI which identifies whether any freshwater wetlands exist on the site.

PARTIALLY ADDRESSED – The Applicant shall provide the requested information.

2. The NJDEP Geo Web Site had indicated that the project is located within a Tier 3 Well Head Protection Area.

CONTINUING STATEMENT

3. A sanitary easement was noted on the plans. Please provide copies of any easements, covenants, deed restrictions, court decisions or board decisions affecting the property.

CONTINUING STATEMENT

4. A site visit conducted on February 17, 2020 noted that there appeared to not be any fire hydrants in close vicinity to proposed lot 7.02. We recommend the Applicant provide a fire hydrant for the proposed lot or show that the existing fire system is adequate. Location and size of fire zones, hydrant locations, fire suppression system, public water location, size of pipe, flow and pressure data should be provided for review. We defer to the Office of the Fire Marshal for further comment regarding fire protection.

NOT ADDRESSED – A fire hydrant was located on South Plainfield Ave, in front of Lot 7.01. However no fire hydrants were located on Minford Avenue and as such, we recommend that one be provided. We defer to the Office of the Fire Marshal for further comment regarding fire protection.

E. BOUNDARY & TOPOGRAPHIC SURVEY, (DATED 11/26/2019, REVISED 1/6/2020)

1. The location and size of the existing public water supply on Minford Avenue should be identified on the plans.

NOT ADDRESSED – The existing water supply on South Plainfield Avenue is shown, but the location of the existing public water supply on Minford Avenue which is to supply the proposed dwelling should be provided as well.

2. Please show all physical features and structures immediately adjacent to the subject property. Some are shown on the eastern and southern side, but we ask that the same be done for features on all sides of the property. Please ensure to update plans accordingly.

ADDRESSED – We find the provided features acceptable for engineering review.

3. Referencing the Borough's tax map, there appears to be inconsistencies with the property boundary lines. Tax maps typically are not always completely accurate, we recommend referencing the property's deed for a boundary description to ensure correctness.

- a. The northern and southern property line dimensions do not match those shown on the tax maps. Please ensure the dimensions are correct.



- b. The eastern property line on the tax maps appears to be segmented in two, with two different bearings for each segment, while the plans show one continuous piece. Please ensure the bearings are correct.

NOT ADDRESSED – Please confirm that the property’s deed has been referenced and that the property dimensions shown are correct.

F. MINOR SUBDIVISION PLAN, (DATED 1/29/2020)

a. General Comments

1. The Applicant shall review the Schedule of General Requirements as the proposed lot widths for both lots shown on the plan does not match those shown on the schedule. We recommend showing all dimensions detailed in the schedule.

ADDRESSED – The Schedule of General Requirements has been revised accordingly. We note that a variance for lot width is proposed, as the proposed lot frontage does not meet minimum requirements.

b. Cover (Sheet 1 of 6)

1. The Applicant shall revise the South Plainfield Borough Planning Board Signature block to revise “Borough Engineer” to state “Board Engineer”.

ADDRESSED – The signature block has been revised accordingly.

2. Should a wetlands investigation, prepared by a qualified professional, be provided which determines the presence/absence of wetlands, please ensure to revise general note 7 accordingly.

ADDRESSED – The note provided on the Minor Subdivision Plans is acceptable.

3. The ‘Owners Consent’ signature blocks must be signed and notarized prior to final approval.

CONTINUING STATEMENT

4. A note shall be added to the Minor Subdivision Plan indicating the proposed Block and Lot numbers are to be provided and approved by the Boroughs’ Tax Assessor.

ADDRESSED – The Applicant has added the requested note on the Minor Subdivision Plan, Sheet 2 of 6.

c. Minor Subdivision Plan (Sheet 2 of 6)

1. The Applicant shall provide outbound monuments as required per New Jersey Title Recordation Law Section 46-26B-3(6).

NOT ADDRESSED – Please provide the required outbound monuments.

2. If approved, the maps may be filed in accordance with the New Jersey Title Recordation Law (Sections 46-26A-1 through 46-26C-3).

CONTINUING STATEMENT – The Applicant has indicated that they shall perfect the map by deed.



3. A sealed certificate of the land surveyor shall be endorsed on the map in accordance with New Jersey Title Recordation Law (Section 46:26B-2.b.(12)).
NOT ADDRESSED – Please provide the required certificate.
4. Please ensure that all endorsement blocks are positioned on the plans so that they may receive the required seals. We recommend moving the current block to the bottom of the sheet.
ADDRESSED – The plans have been revised accordingly.
5. Monuments shall be set in accordance with New Jersey Title Recordation Law (Section 46:26B-3.b(12)). This requires monuments to be set at each corner along the southern property line on South Plainfield Ave & one set at the intersection of the property line with right of way line on Minford Avenue.
NOT ADDRESSED – Please provide the required outbound monuments.
6. Please show all adjacent lot lines within the vicinity of the subject property.
ADDRESSED – The plans have been revised accordingly.
7. Please clarify the “2.0’ reserved strip (map)” shown on the plans. Who is this strip reserved to and will it affect the proposed project?
ADDRESSED – The Applicant has clarified this strip as a reserved strip from the referenced file map which was never dedicated as right of way.
8. The Applicant shall dimension the distance from the right of way lines on Minford Avenue to the northern and southern corner on the east property line.
ADDRESSED – The plans have been revised accordingly.

d. Grading, Drainage, & Utility Plan (Sheet 3 of 6)

1. We recommend providing curb at the end of Minford Road which extends to meet the existing curb on sides of Minford Avenue.
NOT ADDRESSED – This curb should be provided in order to prevent erosion onto Minford Avenue.
2. We recommend providing a fire hydrant on Minford Road.
NOT ADDRESSED – A fire hydrant was located on South Plainfield Ave, in front of Lot 7.01. However no fire hydrants were located on Minford Avenue and as such, we recommend that one be provided. We defer to the Office of the Fire Marshal for further comment regarding fire protection.
3. The Applicant shall label the approximate 100 Year Water Surface Elevation.
NOT ADDRESSED – Please provide the requested information on the plan.
4. The Applicant shall label the invert elevation of the detention basin orifice.
ADDRESSED – The plans have been revised accordingly.

e. Soil Erosion & Sediment Control Plan (Sheet 4 of 6)

1. Najarian Associates has no comments on this sheet at this time.



f. Soil Erosion & Sediment Control Notes & Details (Sheet 5 of 6)

1. Najarian Associates has no comments on this sheet at this time.

g. Construction Details (Sheet 6 of 6)

1. The Applicant shall show the proposed orifice on the Underground Detention Basin detail, including how the 4" pipe will be capped and drilled, and invert elevations.
NOT ADDRESSED – Please show the requested information on the Proposed Storm Manhole Detail.
2. Please provide a detail for the driveway inlet curb piece, as it appears a type 'B' is shown on the Typical Open-Bottom Type 'D' Inlet Detail.
ADDRESSED – We find the provided details acceptable.

G. STORMWATER MANAGEMENT REVIEW

1. The Applicant is disturbing less than an acre and is increasing impervious coverage by less than 0.25 acres; therefore, the project is not considered a major development pursuant to NJDEP's regulations and not subject to NJDEP's stormwater regulations.
CONTINUING STATEMENT – No further action required by the Applicant.
2. The applicant shall provide a description in the stormwater calculations as to what is being provided, i.e. describe the proposed system and be prepared to provide testimony.
NOT ADDRESSED – Please provide the requested information.
3. A test pit showing depth to the seasonal high groundwater table shall be provided in the area of the detention basin. Please show this on the Grading, Drainage, & Utility Plan.
NOT ADDRESSED – Please provide the requested information.
4. Permeability test should be provided in the area of the detention basin to assure that the basin will function as designed if infiltration is proposed.
NOT ADDRESSED – Please provide the requested information.
5. All soil testing should be done in accordance with Appendix "E" of the New Jersey Stormwater Best Management Practices Manual. A note to stating such shall be provided on the plans.
NOT ADDRESSED – Please provide the requested information.
6. Please provide information regarding the attained water head value of 1.28 feet within the basin discharge calculations.
NOT ADDRESSED – Please provide the requested information.
7. It is not clear if the voids in the stone bed are being used for storage. The outflow from the detention bed is at elevation 97.38, which means there is about 8" of stone below the pipe that will not be able to drain.
NOT ADDRESSED – Please clarify the requested information.



8. The applicant is utilizing a 1" orifice to control the outflow from the detention basin. The minimum allowed orifice is 2.5", please revise accordingly.
NOT ADDRESSED – Please provide the requested information.
9. Consideration must be given to how the orifice is maintained, as the 4" diameter piped will eventually become blocked with material and will need maintenance.
NOT ADDRESSED – The Applicant should clarify this maintenance.
10. Provide drainage calculations for all of the proposed drainage pipes to show that they have capacity for the 100-year storm.
NOT ADDRESSED – Please provide the requested information.
11. The ownership/maintenance of the stormwater management system should be clarified.
NOT ADDRESSED – Please provide the requested information.
12. A maintenance plan for the proposed stormwater management system shall be provided, which meets all requirements of the NJ Stormwater Best Management Practices Manual. Maintenance plan should include all components of the stormwater management plan.
NOT ADDRESSED – Please provide the requested information.
13. Any component expected to receive and/or trap debris must be inspected for clogging at least four times annually, as well as after every storm exceeding one inch of rainfall.
NOT ADDRESSED – The above comment shall be included in the maintenance plan.

9. PERMITS/APPROVALS

Comments, approval letters or letters of no interest shall be obtained from the following agencies below including, but not limited to Local, County, State and Federal agencies having jurisdiction.

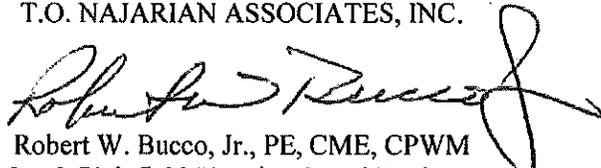
1. Freehold Soil Conservation District
2. South Plainfield Sewer Utility
3. Borough Environmental Commission
4. Borough Fire Official/Fire Sub-Code HHS
5. Borough Traffic Safety Division
6. NJDEP

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to subsequent submissions and testimony presented at the public hearing.

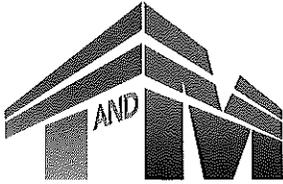
Should you have any questions or require additional information, relative to this review, please do not hesitate to contact me.



Very truly yours,
T.O. NAJARIAN ASSOCIATES, INC.


Robert W. Bucco, Jr., PE, CME, CPWM
South Plainfield Planning Board Engineer

cc: Board Members (via Email)
Leonard J. Miller, PE, PP, CME, CPWM – Borough Engineer (via Email)
Alexander G. Fischer, Esq. – Board Attorney (via Email)
Richard m. Wolff – Borough Zoning & Property Maintenance Officer (via Email)
Mary Frances Hildebrandt – Borough Tax Assessor (via Email)
Dominic Demico – Borough Building Inspector (via E-mail)
David DeLair – Borough Traffic Safety Officer (via Email)
Alice S. Tempel – Borough Environmental Specialist (via Email)
Joseph Abbruzzese – Borough Fire Official/Fire Sub-Code HHS (via Email)
Nuno Castainca – Applicant (ncastainca@yahoo.com)
Robert R. Levinson Esq. – Applicant's Attorney (robert@levinsonlaw.org)
Thomas J. Quinn PE, P.P. – Applicant's Engineer (tquinn@ekaassociates.com)
James R. Watson PLS, P.P. – Applicant's Planner (jameswatson@ekaassociates.com)



YOUR GOALS. OUR MISSION.

SPPB-R4611

April 20, 2020

Borough of South Plainfield
c/o Joanne Broderick, Planning Board Secretary
South Plainfield Planning Board
2480 South Plainfield Avenue
South Plainfield, NJ 07080

**Re: Application No.: PB #20-01 (Castainca, Nuno & Melissa)
Minor Subdivision with Variances
Block 207, Lot 7
277 South Plainfield Avenue
R-10 (Residential) Zone
First Planning Review**

Dear Chairman and Board Members:

As requested, we have reviewed the application and supporting documents for the above-referenced site, which consists of the following documents:

- Engineering drawings consisting of six (6) sheets (Cover Sheet; Minor Subdivision Plan; Grading, Drainage and Utility Plan; Soil Erosion and Sediment Control Plan; Soil Erosion and Sediment Control Notes and Details; Construction Details), prepared by James R. Watson, PLS, PP of the firm EKA Associates, PA, all dated January 29, 2020.
- Property survey, consisting of one (1) sheet, prepared by James R. Watson, PLS, PP of the firm EKA Associates, PA, all dated November 26, 2019.
- Completed application form and checklist.

We offer the following for the Board's consideration:

A. Project Description

The subject property is known as Block 207, Lot 7 and is located at 277 South Plainfield Avenue in the Borough's R-10 (Residential) Zone. The property contains a total area of 63,569 square feet and is currently developed with a one-story frame dwelling. The lands surrounding the subject property are in the R-10 (Residential) Zone and predominantly developed with single-family dwellings.

The applicant is seeking minor subdivision approval to create two lots (viz., proposed Lot 7.01 and proposed Lot 7.02). The existing dwelling would remain on proposed Lot 7.01. An additional dwelling is proposed on proposed Lot 7.02. As indicated on the engineering drawings, proposed Lot 7.01 would be a total of 35,416 square feet and conform with all applicable bulk regulations. As further indicated on the engineering drawings, proposed Lot 7.02 would be a total of 28,153 square feet and have a non-conforming lot width.



Re: Application No.: PB #20-01 (Castainca, Nuno & Melissa)
 Minor Subdivision with Variances
 Block 207, Lot 7
 277 South Plainfield Avenue
 R-10 (Residential) Zone
 First Planning Review

B. Waivers

The applicant has requested the following waivers from the submission requirements:

1. Traffic Impact Statement. *The applicant has submitted a completed Waiver of Requirements Form, which represents that the proposed use for the premises is for residential use and will not affect traffic. Given that only one additional unit would result, we have no objections to the grant of this waiver from a planning perspective.*
2. Environmental Impact Statement. *The applicant has submitted a completed Waiver of Requirements Form, which represents that the premises will be used for residential use and will not have any environmental impact. We have no objection to the granting of this waiver. However, we defer to the South Plainfield Environmental Commission with regard to this waiver.*

Although the application checklist indicates that landscape and lighting plans have been provided, our review of the submitted plans indicates that same have not been provided. The applicant must provide landscaping or lighting plans or submit a Waiver of Requirements Form to request waivers from these requirements.

C. Zoning and Bulk Requirements

The following table represents the R-10 (Residential) Zone bulk requirements and the existing and proposed conditions:

	Required	Existing Lot 7	Proposed	
			Lot 7.01	Lot 7.02
Minimum Lot Area (sq. ft.)	10,000	63,569	35,416	28,153
Minimum Lot Width (ft.)	100	182.34	182.34	87.96 (V)
Minimum Lot Depth (ft.)	100	349.74	190.50	179.35
Maximum Lot Coverage (%)	25	9.3	16.7	13.9
Principal Building				
Minimum Front Yard Setback (ft.)	30	75.29	75.29	54.26
Minimum Rear Yard Setback (ft.)	20	186.06	14.09 (V)	65.18
Minimum Side Yard Setback (ft.)	8	41.85	41.85	33.37
Maximum Building Height (ft.)	35	< 35	< 35	34.96
Accessory Building				
Minimum Rear Yard Setback (ft.)	5	133.35	5	N/A
Minimum Side Yard Setback (ft.)	5	8.13	20	N/A

V — Variance required



Re: Application No.: PB #20-01 (Castainca, Nuno & Melissa)
Minor Subdivision with Variances
Block 207, Lot 7
277 South Plainfield Avenue
R-10 (Residential) Zone
First Planning Review

The following “c” bulk and yard variances are required:

1. **Lot Width.** The proposed lot width of Block 7.02 is 87.96 ft. where a minimum of 100 ft. is required. We note that this variance is required based on the technical standard for measuring lot width as set forth in the Definitions section of the ordinance (§540-5), where the required lot width is “measured at the most forward allowable building line or setback line,” in this case the required front yard setback from Minford Avenue.
2. **Rear Yard Setback.** We note that the deck and pool structure attached to the existing single-family dwelling on proposed Lot 7.01 extends into the required rear yard setback and, because this deck is attached to the principal structure, a variance is required pursuant to §540-11.

For consideration of “c” variances pursuant to NJSA 40:55D-70(c), the applicant shall provide testimony to the Board that addresses the positive and negative criteria. The applicant’s testimony should focus on the following:

- **Positive Criteria:** The applicant shall provide testimony to the Board regarding the physical conditions of the property and how the strict application of the provisions of the ordinance would result in a hardship. Alternatively, the applicant may testify that the required variance furthers the purposes of the Municipal Land Use Law and that the benefits of granting the variance will substantially outweigh any detriments.
- **Negative Criteria:** The applicant must demonstrate that the variance can be granted without substantial detriment to the public good, and that the granting of the variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

The testimony should either address the hardship that is preventing the applicant from complying with the required bulk and yard standards for the proposed lots or the reasons that the deviation from the requirements advance a planning purpose.

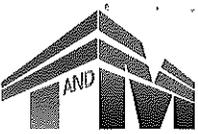
D. Planning Comments

1. Except for adjoining Lot 8, the proposed lots are generally larger than the prevailing development pattern in the surrounding area.
2. The applicant has provided architectural plans and elevations for the proposed dwelling on proposed Lot 7.02. We recommend that applicant provide testimony regarding the mass and scale of the proposed dwelling and its relationship to the sizes and orientation of the dwellings in the surrounding neighborhood, with a particular focus on the impact on the dwellings on adjoining lots.



**Re: Application No.: PB #20-01 (Castainca, Nuno & Melissa)
Minor Subdivision with Variances
Block 207, Lot 7
277 South Plainfield Avenue
R-10 (Residential) Zone
First Planning Review**

3. We recommend that the applicant adjust the boundaries between proposed Lots 7.01 and 7.02 to eliminate the rear yard variance on Lot 7.01. We understand that this may require a relocation or redesign of the proposed underground storm retention facilities.
4. The applicant shall testify on the condition of the existing fencing on proposed Lot 7.02. Depending on its condition the applicant shall repair or replace this fencing to provide adequate screening to adjoining residential properties and especially where the proposed driveway abuts or is proximate to existing residential lots.
5. The applicant shall comply with the off-street parking requirements of the NJ Residential Site Improvement Standards (RSIS) for both lots.
6. Neither the engineering drawings nor the application indicate how the subdivision will be perfected (i.e., if the subdivision will be perfected by plat or by deed). This should be clarified by submitting appropriate documentation for the Board's review. In addition, the method of perfection should also be reflected on the engineering drawings.
7. The subdivision plan indicates the presence of a proposed variable width storm and sanitary easement. Proposed language for this easement should be submitted for the review and approval of the Board.
8. The applicant should address the status of the storm sewer easement that extends from the western portion of Minford Avenue and stubs onto the western boundary of proposed Lot 7.02 and the affect, if any, that the proposed development will have on this easement. The applicant shall confirm that there are no existing storm sewer lines that extend through the property between the two segments of Minford Avenue.
9. Prior to final approval, evidence of all required outside agency approvals should be submitted to the Board professionals.
10. Prior to final approval, the applicant shall address all required Borough fees, permits and approvals.



Re: Application No.: PB #20-01 (Castainca, Nuno & Melissa)
Minor Subdivision with Variances
Block 207, Lot 7
277 South Plainfield Avenue
R-10 (Residential) Zone
First Planning Review

Should you have any questions concerning this report, please contact us.

Very truly yours,

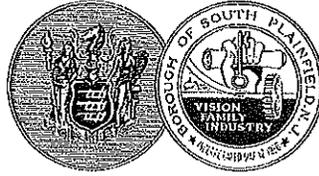
T&M ASSOCIATES

STANLEY C. SLACHETKA, PP, AICP
SOUTH PLAINFIELD BOARD PLANNER

SCS:RED:lkc

cc: Alex Fisher, Esq.
Bob Bucco, PE, CME, CPWM
David Delair, Police Traffic Director
Joseph Abbruzzese, Fire Official
John Obryk, Health Official
Alice Temple, Environmental Specialist
Nuno and Melissa Castainca, Applicants (ncastainca@yahoo.com)
Robert Levinson, Esq., Applicant's Attorney, (robert@levinsonlaw.org)
James Watson, PP, PLS, Applicant's Planner/Surveyor (jwatson@ekaassociates.com)
Paulo Dantas, RA, Applicant's Architect (pdantas@dantascarrete.com)

Mayor's Office-226-7601
 Clerk-226-7606
 Assessing-226-7623
 Building Dept.-226-7640
 CFO/Administrator-226-7602
 Computer Services-226-7649
 Emergency Mgmt.-226-7718
 Eng./T & M Assoc.-732-671-6400
 Environmental-226-7621
 Finance-226-7615
 Fire Official-756-4761



BOROUGH OF SOUTH PLAINFIELD

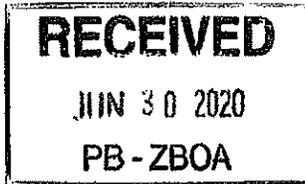
2480 Plainfield Avenue
 South Plainfield, NJ 07080

ENVIRONMENTAL COMMISSION

Health-226-7630
 Library-754-7885
 Municipal Court-226-7651
 Plan Bd/Bd. of Adj.-226-7641
 Police-755-0700
 Public Works-755-2187
 Recreation-226-7713
 Recycling-226-7621
 Social Services-226-7625
 Tax/Sewer-226-7610
 Senior Center-754-1047

June 30, 2020

South Plainfield Planning Board
 2480 Plainfield Avenue
 South Plainfield, NJ 07080



Re: PB #20-01
 Castainca, Nuno & Melissa
 277 South Plainfield Avenue
 Block 207 Lot 7 R-10

Dear Board Members:

At its February 2020 meeting, the Environmental Commission reviewed an application by Nuno & Melissa Castainca, with plans prepared by EKA Associates dated 1/29/2020, to subdivide Block 207 Lot 7, creating a new lot 7.02 on which they wish to build a single-family dwelling. The existing house will remain on new lot 7.01.

I have reviewed revised plans by EKA Associates, dated 4/29/2020, and a report, "Inspection of Land" prepared by Damon Kozul, P.E. Three D Enterprises, undated.

The applicant is requesting a waiver of an Environmental Impact Statement on the grounds that a residence creates no environmental impact. However, this is a wet area. The NJDEP wetlands mapping shows most of the area of the proposed new lot as wetlands. Moreover, the property lies in a Tier 3 wellhead protection zone. The applicant should provide a Letter of Interpretation from the NJDEP Land Use Regulation Program, and any needed permits, in addition to an evaluation of the impacts of the proposed change in land use.

Continuing comment. The applicant has provided a presence/absence report by Damon Kozul, P.E., of his investigation of Block 207 Lot 7 on March 5, 2020. I recommend that the Board should not allow the applicant to substitute this report for a standard Letter of Interpretation issued by the NJDEP Land Use Regulation Program, for the following reasons:

Mr. Kozul concluded that the land is wet due to "engineering failures" such as a lack of storm sewers and catch basins on Minford Avenue; and therefore, the property is not a statutory wetland as defined by the "1989 Federal Manual for Identifying and Delineation Jurisdictional Wetlands."

The basis of the "Federal Manual's" definition of jurisdictional wetlands is a three-pronged investigation into hydrography, soils and vegetation. Mr. Kozul did not investigate the soil to determine if it is hydric and he does not provide a list of species identified as to whether they are wetlands or upland species. His only investigation was of the hydrography. He determined that the land is wet, which supports a Presence determination.

The site plan topography shows that the area near the north property line forms a basin. There is an inlet set in that low spot that drains into the storm sewer on South Plainfield Avenue. This suggests that the land was wet when the residence at 277 South Plainfield Avenue was built.

BOROUGH OF SOUTH PLAINFIELD

In addition, aerial mapping by the U.S.D.A. Soil Service in 1977 ("Soil Survey of Middlesex County," issued 1987) shows a stream running through the property.

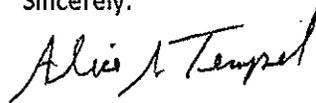
The property is wooded, and many of the trees that are proposed for removal exceed 16" dbh. The proposed house has no frontage on any street. Therefore, the requirement to plant street trees fifteen feet back from the right-of-way cannot be met. The applicant should provide tree removal/replacement calculations and a proposal for how to mitigate the impact of the removals.

Continuing comment.

Trees that are to remain should be individually evaluated as to their health and viability as landscape trees. Often, trees growing and functioning well in a woodland are not in perfect condition and lack the symmetry homeowners prefer. If a tree is likely to be taken down by the new homeowner, it might be better to plan its removal and replacement to start out with.

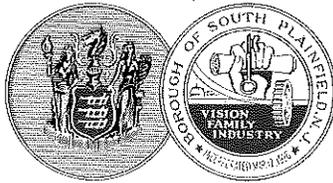
Continuing comment. Protection for trees that are to remain has been included on the Soil Erosion & Sediment Control Plan. The applicant's Removal Plan should identify the species that will be removed, and the Replacement Plan should include primarily those species, but it may include ornamental trees also.

Sincerely,



Alice S. Tempel
Environmental Specialist

CC.: B. Bucco, P.E.
R. R. Levinson, Esq.



Mayor's Office-226-7601
 Clerk-226-7606
 Assessing-226-7623
 Building Dept.-226-7640
 CFO/Administrator-226-7602
 Computer Services-226-7649
 Emergency Mgmt.-226-7718
 Eng./T & M Assoc.-732-671-6400
 Environmental-226-7621
 Finance-226-7615
 Fire Official-756-4761

Health-226-7630
 Library-754-7885
 Municipal Court-226-7651
 Plan Bd/Bd. of Adj.-226-7641
 Police-755-0700
 Public Works-755-2187
 Recreation-226-7713
 Recycling-226-7621
 Social Services-226-7625
 Tax/Sewer-226-7610
 Senior Center-754-1047

BOROUGH OF SOUTH PLAINFIELD
 2480 Plainfield Avenue
 South Plainfield, NJ 07080
ENVIRONMENTAL COMMISSION

March 19, 2020

South Plainfield Planning Board
 2480 Plainfield Avenue
 South Plainfield, NJ 07080

Re: PB #20-01
 Castainca, Nuno & Melissa
 277 South Plainfield Avenue
 Block 207 Lot 7 R-10

Dear Board Members:

At its February 2020 meeting, the Environmental Commission reviewed an application by Nuno & Melissa Castainca to subdivide Block 207 Lot 7, creating a new lot 7.02 on which they wish to build a single-family dwelling. The existing house will remain on new lot 7.01.

The applicant is requesting a waiver of an Environmental Impact Statement on the grounds that a residence creates no environmental impact. However, this is a wet area. The NJDEP wetlands mapping shows most of the area of the proposed new lot as wetlands. Moreover, the property lies in a Tier 3 wellhead protection zone. The applicant should provide a Letter of Interpretation from the NJDEP Land Use Regulation Program, and any needed permits, in addition to an evaluation of the impacts of the proposed change in land use.

The property is wooded, and many of the trees that are proposed for removal exceed 16" dbh. The proposed house has no frontage on any street. Therefore, the requirement to plant street trees fifteen feet back from the right-of-way cannot be met. The applicant should provide tree removal/replacement calculations and a proposal for how to mitigate the impact of the removals.

Trees that are to remain should be individually evaluated as to their health and viability as landscape trees. Often, trees growing and functioning well in a woodland are not in perfect condition and lack the symmetry homeowners prefer. If a tree is likely to be taken down by the new homeowner, it might be better to plan its removal and replacement to start out with.

Sincerely,

Alice S. Tempel
 Environmental Specialist

cc: B. Bucco, P.E.
 R. R. Levinson, Esq.



OFFICE OF THE FIRE MARSHAL
BUREAU OF FIRE PREVENTION

SOUTH PLAINFIELD

Address: Block 207 Lot 7

20-06

Approved: J.A. Abbruzzese

Init 05/25/2020

Subject: PB #20-01 - *Castanea*

Board Members,

We have reviewed the plans as provided and have no objection to the project.

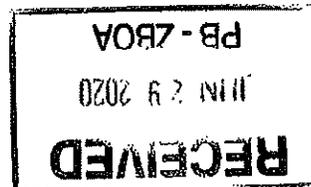
Respectfully,

J.A. Abbruzzese

Fire Official/Fire Sub-Code HHS

908-756-4761

jabbruzzese@southplainfieldnj.com



To: Joanne Broderick, PB Secretary

From: Bureau of Fire Prevention

Date: February 13, 2020

Re: Nuno & Melissa Castainca

PB # 20-01, 277 South Plainfield Avenue, Block 207, Lot 7, R-10 Zone

PROPOSAL: Applicant proposes to construct a single family home and requests a minor subdivision with associated site improvements.

Please be advised that I've reviewed the attached supporting documents & plans dated January 29, 2020; this agency has the following requests:

1. Please install all utilities underground.

Respectfully,



Edward Laferrera, Fire Inspector # 203

908-756-4761 X 13

RECEIVED

FEB 18 2020

PB - ZBQA

EL/MBK

Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

Kenneth Amwood
Charles Kenny
Leslie Koppel
Shanti Narra
Blanquita B. Valenti
Freeholders

MIDDLESEX COUNTY • N.J.

Department of Public Safety and Health
Office of Health Services

Shanti Narra
Chairperson, Public Safety
and Health Committee

John A. Pulomona
County Administrator

Joseph W. Kiszka
Department Head

Lester Jones
Director-Health Officer

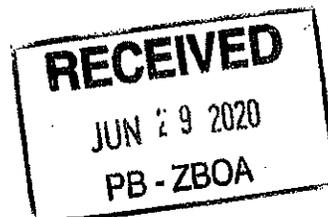
TO: Borough of South Plainfield Zoning Dept

FROM: John J. Obryk, SREHS 
Middlesex County Office of Health Services
South Plainfield Office

RE: Castainca, Nuno & Melissa
PB #20-01
Block(s): 207 Lot(s): 7

DATE: June 26, 2020

Please be advised this department has no objections to the above referenced plans.



35 Kennedy Boulevard, East Brunswick, NJ 08816
Tel: 732-745-3100 TTY: 732-745-8994 Fax: 732-745-2568

www.middlesexcountynj.gov



Ronald G. Rios
Freeholder Director

MIDDLESEX COUNTY • N J

Charles E. Tomaro
Deputy Director

Kenneth Armwood
Charles Kenny
Lelle Koppel
Shanil Narra
Blanquita B. Valent
Freeholders

Department of Public Safety and Health
Office of Health Services

Shanil Narra
*Chairperson, Public Safety
and Health Committee*

John A. Pulomena
County Administrator

Joseph W. Kilsza
Department Head

Lester Jones
Director-Health Officer

TO: Borough of South Plainfield Zoning Dept

FROM: John J. Obryk, SREHS 
Middlesex County Office of Health Services
South Plainfield Office

RE: Caistainca, Nuno & Melissa
PB #20-01
Block(s): 207 Lot(s): 7

DATE: February 6, 2020

Please be advised this department has no objections to the above referenced plans.

RECEIVED

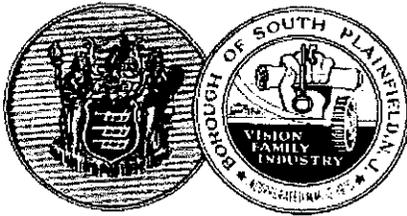
FEB 06 2020

PB - 2020

35 Kennedy Boulevard, East Brunswick, NJ 08816
Tel: 732-745-3100 TTY: 732-745-8994 Fax: 732-745-2568

www.middlesexcountynj.gov





Joanne Broderick
Borough of South Plainfield
Building / Planning / Zoning Secretary
P - 908-226-7647 F - 908-754-1179
jbroderick@southplainfieldnj.com

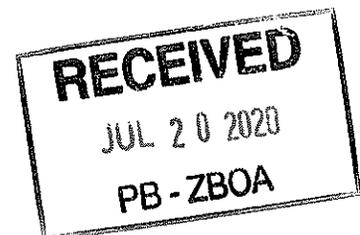
No Comments or Concerns
Lt. David Toole
SPD TRAFFIC
7/20/20

DATE: June 25, 2020

TO: Board Attorney: Alex Fisher, Esq.
Board Engineer: Bob Bucco, PE, CME, CPWM
Board Planner: Stan Slachetka, PP
Traffic Safety Advisory: Lt. David DeLair
Fire Prevention: Joe Abbruzzese
Health Department: John Obryk
Environmental Commission: Alice Tempel

FROM: Joanne Broderick 

RE: Castainca, Nuno & Melissa
PB #20-01
Block: 207 Lot: 7 Zone: R-10



Please review the enclosed plans with a revision date of April 29, 2020. I await your comments.



No Comments or Concerns
Lt. David DeLair 2/24/20
SPPD Traffic & TSAC
2/24/20.

Joanne Broderick
Borough of South Plainfield
Building / Planning / Zoning Secretary
P - 908-226-7647 F - 908-754-1179
jbroderick@southplainfieldnj.com

FEB 27 2020
SP

DATE: February 5, 2020

TO: Board Attorney: Alex Fisher, Esq.
Board Engineer: Bob Bucco, PE, CME, CPWM
Board Planner: Stan Slachetka, PP
Traffic Safety Advisory: Lt. David DeLair
Fire Prevention: Joe Abbruzzese
Health Department: John Obryk
Environmental Commission: Alice Tempel

FROM: Joanne Broderick

RE: Castainca, Nuno & Melissa
PB #20-01
Block: 207 Lot: 7 Zone: R-10

Please review the enclosed Planning Board application. I await your comments.