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# STIRES ASSOCIATES, P.A.

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February 9, 2022

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

*Attn.:* David J. Testa, P.E., C.M.E., C.P.W.M.

**Re: Application # SPR-21-002  
Asian Food Market  
Preliminary/Final Site Plan  
Block 159, Lot 6.01  
Borough of North Plainfield**

Dear David,

Pursuant to your review dated August 13, 2021 as well as the Public Hearings related to the above-referenced application, please find the following documents for your review and approval:

- 15 copies of revised Site Plan
- 15 copies of revised Architectural Plan

The following are responses to each of the review letters to aide in your review:

**Checklist Items:**

- 1) Addressed.
- 2) Addressed.
- 3) Addressed.
- 4) Addressed.
- 5) Addressed.
- 6) The Borough Engineer signature block has been updated.
- 7) Addressed.
- 8) The address of the site has been added to the Coversheet.
- 9) Addressed.
- 10) Addressed.
- 11) Addressed.
- 12) Addressed.
- 13) Addressed.
- 14) Addressed.
- 15) Addressed.
- 16) Addressed.
- 17) Addressed.
- 18) Addressed.
- 19) Not Applicable.

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- 20) Not Applicable.
- 21) Addressed.
- 22) Addressed.
- 23) Addressed.
- 24) Addressed.
- 25) Addressed.
- 26) The details of the new signage has been added to the Architectural Plans.
- 27) Not Applicable.
- 28) Not Applicable.
- 29) Addressed.
- 30) Addressed.
- 31) Not Applicable.

### **A. Planning and Zoning:**

- 1. Not Comment.

### **B. General:**

- 1. An Engineer's Estimate will be prepared and submitted upon approval of the project.
- 2. The guarantees will be posted upon approval of the Engineer's Estimate.
- 3. Comment noted.
- 4. Comment noted.
- 5. The Fire Chief reviewed the plans and provided no comments.
- 6. Comment noted.
- 7. Comment noted.

### **C. Site Plan:**

- 1. Detectable warning surfaces have been added to the plan.
- 2. Testimony was provided that the dumpsters will be put back into the enclosures.
- 3. The plan has been clarified with additional notations.
- 4. Additional spot grades have been added to the plans as requested.
- 5. Additional curbing has been noted in front of the new addition.
- 6. The bollards have been added to the Site Plan and a detail added.

### **D. Utilities:**

- 1. Comment noted.

### **E. Site Grading and Stormwater Management:**

- 1. Our office is in the process of coordinating the storm sewer cleaning on the site. The contractor has completed some of the cleaning of the pipes, but due to the amount of silt and debris in the pipes, they have had to conduct multiple cleanings. Once the pipe cleaning is completed, our office will provide the Borough Engineer a copy of the video

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of the pipe system to ensure that the silt has been removed. The survey has been updated to add the previously inaccessible inverts and pipe sizes as requested.

2. After review of the existing storm sewer on site, there appears to be an eight (8") pipe that may collect the roof runoff from the building that can be connected into. This has been added to the plans.

### **F. Landscaping and Lighting:**

1. Additional plantings have been added to the plans within the larger landscape islands in the parking lot. No additional landscaping has been added along the frontage of the property due to the sight distance requirements for Little Place.
2. The existing landscape islands within the parking lot are too narrow for any type of vegetation to survive.
3. A lighting design has been completed and a Lighting Plan has been added to the site plan set.

### **G. Traffic, Parking & Circulation:**

1. The existing parking has been updated on the plans. An additional parking space will be dedicated to the Laudromat to compensate for the space removed along the front of the building.
2. Customers will be able to utilize the spaces between the ADA parking spaces on the west side of the addition and an additional spot has been eliminated on the east side of the addition to provide access.
3. A ramp has also been added to make it easier for shopping carts.
4. An additional "Do Not Enter" sign has been added to the plan as requested.

### **H. Other Agency Approvals:**

- North Plainfield Police – No Issues.
- North Plainfield Fire Department – No comments.
- Somerset Union Soil Conservation District – Approval will be obtained if required.
- Somerset County Planning Board – Approved June 15, 2021.
- Any other agencies.

Should there be any questions on the application, please feel free to contact this office.

Very truly yours,  
***Stires Associates, P.A.***

***Craig W. Stires***

Craig W. Stires, P.E.  
President

CWS

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cc.: Luckie II, w/encl

J. Sullivan, w/encl