

Board of Adjustment/Planning Board Application

Address of Property: 140 – 150 Somerset Street

Block: 85

Lot: 27 and 28

Zone: B-1

Name of Applicant or Project: Prime 144 Somerset LLC

Applicant's Name: Prime 144 Somerset LLC is owner

Applicant's Address: 40 Somerset Street, N. Plainfield, NJ 07060

Daytime Phone Contact: (908) 883-0630

Attorney (if any):

Name/Firm: Kevin J. O'Connor, Lum, Drasco & Positan LLC

Address: 103 Eisenhower Parkway, Ste. 401, Roseland, NJ 07068

Daytime Phone Contact: (973) 288-67 Fax: (973) 403-9021

Where do you want correspondence regarding this application sent?

Attorney Applicant Pickup Other

Type of Application:

1. One and two family "C" bulk variance
 2. Use variance "D" with/without site plan
 3. Minor Sub Division
 4. Sub Division with "C" variance
 5. Site Plan Review with/without "C" variances - Amended Site Plans
 6. "A" appeal of Zoning Officer's Decision
 7. "A" appeal of Historic Preservation Commission Decision
 8. Other **D(2) variance for modification of non-conforming use**
-

Documents Submitted:

Application	Date: _____	Number of Copies. _____
Survey	Date: _____	Number of Copies _____
Site Plan	Date: _____	Number of Copies _____
Checklist	Date: _____	

For Board of Adjustment/Planning Board use only;

Date of Final Application: _____ ***Going to Board of Adjustment/Planning Board***

Date of Hearing: _____ ***File #:*** _____

Brief Description of Project/Relief Requested

Project Name: Prime 144 Somerset LLC


Address: 140-150 Somerset Street, North Plainfield, NJ

Block: 85 Lot: 27 and 28 Zone: B-1

Proposed Use: Mixed use business/residential Permitted Use: N/A (pre-existing)

Site Information: *See Attached Statement/Zoning Chart*

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area			
Front Yard			
Rear Yard			
Side Yard			
Combined Side Yard			
Accessory Buildings			
Pool Set Backs			
Buffer Area			
Building Coverage			
Landscaping Coverage			
Paving Coverage Floor Area			
Height			
Parking Required			
Lighting			
Dumpster Shielding			
Fencing			
Other Requirements			



 Applicants Signature Attorney for Applicant

10/6/2023

 Date

**Prime 144 Somerset LLC
140-150 Somerset Street
North Plainfield, NJ
Block 85, Lots 27 & 28**

Rider to Variance Application

Description of Project/Relief Requested

The subject property is located at 140-150 Somerset Street in North Plainfield and is designated as Block 84, Lots 27 & 28 on the official tax map (“Subject Property”). The Subject Property is in the B-1 Zoning District. The Subject Property contains a 3-story mixed use building with business and mercantile uses on the first floor and four (4) residential apartments on the upper floors. Applicant proposes to make interior modifications to the preexisting non-conforming residential use by changing each of the apartments from two (2) bedrooms to three (3) bedrooms. A “D(2)” variance will be required for these modifications and professional planning testimony will be presented at the hearing regarding the statutory criteria under the Municipal Land Use Law and the zoning ordinance.

PRIME 144 SOMERSET LLC PROPERTY AT 140-150 SOMERSET STREET NORTH PLAINFIELD, NJ 07060 BLOCK 85 LOT 27 & 28

APPLICABLE CODES & BUILDING DATA

INTERNATIONAL BUILDING CODE FOR BUILDING CONSTRUCTION (IBC) AND ADOPTED REVISIONS AND SUPPLEMENTS FOR THE STATE OF NEW JERSEY, AND ALL REFERENCED CODES AND STANDARDS FOR PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS.
 IBC BUILDING CLASSIFICATION: TYPE IIB - RESIDENTIAL APARTMENTS
 CONSTRUCTION CLASSIFICATION: TYPE I

RESIDENTIAL SPACE: 4440 SF
 MAXIMUM FLOOR AREA: 3000 SF NO CHANGE
 VOLUME OF BUILDING: 9400 CF MAIN 3 STORY BUILDING
 THIS IS AN INTERIOR MODIFICATION TO EXISTING RESIDENTIAL APARTMENTS, BUSINESS & MERCHANDISE USE SPACE

BUILDING CHARACTERISTICS:
 3 STORY MIXED USE OF BUSINESS, MERCHANDISE & RESIDENTIAL APARTMENTS
 MAIN FLOOR SEPARATION IS 2" AND WILL BE MAINTAINED BETWEEN TENANTS
 21 HOURS BETWEEN R-21 USE AND B & M USES

GENERAL PROJECT REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE AREA OF WORK BEFORE PROCEEDING WITH THE APPLICABLE WORK AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR INCONSISTENCIES ENCOUNTERED. FURTHER ADJUSTMENTS MAY BE REQUIRED MODIFICATION OF THE SCOPE OF WORK, CONTRACT SUM AND CONTRACT SCHEDULE.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF VIOLATIONS OR INCONSISTENCIES IN PROCEEDING WITH WORK IN THE APPLICABLE AREA.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM THE WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REFERENCED IN THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK INCLUDING SIGN CODE PERMITS FOR PORTIONS OF THE WORK PERFORMED BY SUBCONTRACTORS. THE OWNER SHALL PAY FOR ALL PERMITS.
5. SUBJECT TO THE APPROVAL OF THE OWNER, THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN FULL, CONTINUOUS AND SAFE ACCESS BY THE OWNER.
6. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION AS INDICATED OR, IF NOT INDICATED, AS NECESSARY TO FACILITATE NEW CONSTRUCTION PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT PERSONS AND PROPERTY FROM FALLING OR DAMAGING ITEMS. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND RULES. ALL DEMOLITION SHALL BE REMOVED FROM THE PROJECT SITE AND DEPOSED OF AS REQUIRED BY LAW.
7. THE REMOVAL OF HAZARDOUS SUBSTANCES IS EXCLUDED FROM THE WORK OF THIS CONTRACT. FURTHER INVESTIGATION AND REMEDIATION OF HAZARDOUS SUBSTANCES SHALL BE THE RESPONSIBILITY OF THE OWNER AND ARCHITECT.

LIST OF DRAWINGS

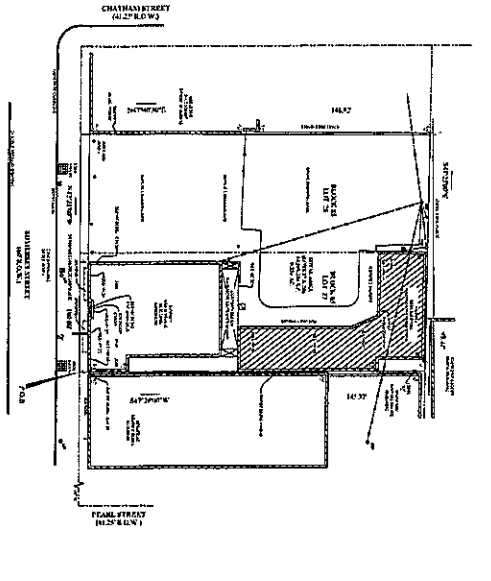
NO.	DESCRIPTION	DATE
1	TITLE SHEET, BUILDING DATA, NOTES, SITE PLAN & LIST OF DRAWINGS	
2	EXISTING FIRST FLOOR PLAN	
3	PROPOSED FIRST FLOOR PLAN & STOREROOM ELEVATION	
4	EXISTING SECOND FLOOR PLAN	
5	PROPOSED SECOND FLOOR PLAN	
6	EXISTING THIRD FLOOR PLAN	
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100	PROPOSED THIRD FLOOR PLAN	

ZONING REQUIREMENTS & IDENTIFICATION OF VARIANCES

ZONING DISTRICT	84 BUSINESS - NOTE: ALL OTHER PROPERTIES WITH 200 FEET ARE 84			
BLOCK / LOT	85 / 27 & 28			
OWNER / APPLICANT	PRIME 144 SOMERSET LLC			
PROPERTY ADDRESS	140-150 SOMERSET STREET NORTH PLAINFIELD, NJ			
THIS IS AN EXISTING MIXED USE BUILDING WITH BUSINESS AND/OR APARTMENTS ON FIRST FLOOR WITH RELATED STORAGE TO THE REAR AND APARTMENTS ON SECOND & THIRD FLOOR				
ZONING REQUIREMENT	REQUIRED OR PERMITTED	EXISTING	PROPOSED	CHECK IF VARIANCE REQUESTED
MINIMUM LOT SIZE (SF/ACRES)	40,000 SF / 0.92 ACRES	14,567 SF	NO CHANGE	NO
MINIMUM LOT WIDTH (FT)	75 FT	100 FT	NO CHANGE	NO
MINIMUM LOT DEPTH (FT)	100 FT	153.5 FT	NO CHANGE	NO
MINIMUM FRONT YARD SETBACK (FT)	10 FT	35 FT	NO CHANGE	NO
MINIMUM REAR YARD SETBACK (FT)	10 FT	0 FT	NO CHANGE	NO
MINIMUM SIDE YARD SETBACK (FT)	10 FT	0 FT	NO CHANGE	NO
MINIMUM SIDE SETBACK (FT)	10 FT	0 FT	NO CHANGE	NO
MINIMUM BALCONY HEIGHT (FT)	50 FT	59.24 FT	NO CHANGE	NO
MAXIMUM BALCONY HEIGHT (FT)	50 FT	59.24 FT	NO CHANGE	NO
MAXIMUM BALCONY DEPTH (FT)	5 STORIES	3 STORIES	NO CHANGE	NO
OTHER ZONING REQUIREMENTS ARE NOT APPLICABLE TO THIS EXISTING BUILDING				

FLOOR AREA PER APARTMENT UNITS	0 BEDROOM	1 BEDROOM	2 BEDROOM	3 BEDROOM
0 BEDROOM	450 SF	NONE	NONE	NONE
1 BEDROOM	596 SF	NONE	NONE	NONE
2 BEDROOM	600 SF	675 SF	1000 SF	1100 SF
3 BEDROOM	800 SF	181 SF	165 SF	1100 SF
3 BEDROOM APARTMENT 1	800 SF	181 SF	165 SF	1100 SF
3 BEDROOM APARTMENT 2	800 SF	181 SF	165 SF	1100 SF
3 BEDROOM APARTMENT 3	800 SF	181 SF	165 SF	1100 SF
3 BEDROOM APARTMENT 4	800 SF	181 SF	165 SF	1100 SF
TOTAL PARKING LOADINGS	24 SPACES	24 SPACES	24 SPACES	24 SPACES

* ALTHOUGH A VARIANCE FOR SF AREA IS NOT NEEDED, A VARIANCE IS REQUIRED BECAUSE THE EXISTING APARTMENTS WITH THE SAME SF AREA HAVE BEEN GRANTED TO HAVE 1 BEDROOMS IN PLACE OF 2 BEDROOMS IN ALL FLOOR UNITS. THIS IS CONSIDERED AN INCREASE OF USE.



MANIPAL SIGNATURE BLOCK

<p>SIGNATURE OF CHAIRMAN OF PLANNING BOARD</p> <p>DATE</p> <p>SIGNATURE OF SECRETARY OF PLANNING BOARD</p> <p>DATE</p> <p>SIGNATURE OF BOARD MEMBER</p> <p>DATE</p> <p>SIGNATURE OF BOARD MEMBER</p> <p>DATE</p> <p>SIGNATURE OF OTHER OFFICIALS OR WITNESSES</p> <p>DATE</p>	<p>SIGNATURE OF ARCHITECT</p> <p>DATE</p> <p>SIGNATURE OF ENGINEER</p> <p>DATE</p> <p>SIGNATURE OF SURVEYOR</p> <p>DATE</p>
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PRIME 144 SOMERSET LLC

414 NORTH WASHINGTON AVENUE
DUNELDEN, NJ 08021 732/781-8116

ROBERT T. KEAUSE / ARCHITECT

APPROVED FOR COMMERCIAL DEVELOPMENT
144 SOMERSET STREET
NORTH PLAINFIELD, NJ

THE SHEET BUILDING DATA, NOTES, SITE PLAN & LIST OF DRAWINGS

24 JULY 2022

T-101

1/01/1832

ZONING REQUIREMENTS & IDENTIFICATION OF VARIANCES

ZONING DISTRICT: B-1 BUSINESS
 BLOCK / LOT: 85 / 27 & 28
 OWNER/ APPLICANT: PRIME 144 SOMERSET LLC
 PROPERTY ADDRESS: 140-150 SOMERSET STREET NORTH PLAINFIELD, NJ

THIS IS AN EXISTING MIXED USE BUILDING WITH M- MERCHANTILE AND/ OR B-BUSINESS ON FIRST FLOOR WITH RELATED STORAGE TO THE REAR, AND APARTMENTS ON SECOND & THIRD FLOOR

ZONING REQUIREMENT	REQUIRED OR PERMITTED	EXISTING	PROPOSED	CHECK IF VARIANCE REQUESTED
LOT				
MINIMUM LOT SIZE (S.F./ACRES)	40,000 S.F.	14,567 S.F.	NO CHANGE	NO
MINIMUM LOT WIDTH (FT.)	75 FT.	100 FT.	NO CHANGE	NO
MINIMUM LOT DEPTH (FT.)	100 FT.	145.32 FT.	NO CHANGE	NO
PRINCIPAL BUILDING				
MINIMUM FRONT YARD SETBACK (FT.)	10 FT.	3.5 FT.	NO CHANGE	NO EXISTING
MINIMUM RIGHT SIDE YARD SETBACK (FT.)	15 FT.	0.1 FT.	NO CHANGE	NO EXISTING
MINIMUM LEFT SIDE YARD SETBACK (FT.)	15 FT.	49 FT.	NO CHANGE	NO
MINIMUM REAR YARD SETBACK (FT.)	40 FT.	0.5 FT.	NO CHANGE	NO EXISTING
MAXIMUM BUILDING HEIGHT (FT.)	50 FT.	39.24 FT.	39.24 FT	NO
MAXIMUM BUILDING STORIES	5 STORY	3 STORY	3 STORY	NO
OTHER ZONING REQUIREMENTS ARE NOT APPLICABLE TO THIS PRE-EXISTING BUILDING				

PARKING REQUIREMENTS				
(4) 3 BEDROOM APARTMENTS	8 SPACES	8 SPACES	8 SPACES	NO
FIRST FLOOR B & M USES 1 SPACE /250SF	9 SPACES	9 SPACES	9 SPACES	NO
WAREHOUSE 1 SPACE/ 400SF	5 SPACES	5 SPACES	5 SPACES	NO
HANDICAP SPACES	1 SPACE	1 SPACE	1 SPACE	NO
LOADING SPACE	1 SPACE	1 SPACE	1 SPACE	NO
TOTAL PARKING & LOADING	24 SPACES	24 SPACES	24 SPACES	NO

FLOOR AREA PER APARTMENT UNITS				
0 BEDROOMS (EFFICIENCY)	450 SF	NONE	NONE	NO
1 BEDROOM	595 SF	NONE	NONE	NO
3 BEDROOM APARTMENT 1	800 SF	1137 SF	1137 SF	* REQUESTED
3 BEDROOM APARTMENT 2	800 SF	1045 SF	1045 SF	* REQUESTED
3 BEDROOM APARTMENT 3	800 SF	1181 SF	1181 SF	* REQUESTED
3 BEDROOM APARTMENT 4	800 SF	1084 SF	1084 SF	* REQUESTED

* ALTHOUGH A VARIANCE FOR SF AREA IS NOT NEEDED, A VARIANCE IS REQUESTED BECAUSE THE EXISTING APARTMENTS WITH THE SAME SF AREA HAVE BEEN UPDATED TO HAVE 3 BEDROOMS IN PLACE OF 2 BEDROOMS IN ALL FOUR UNITS. THIS IS CONSIDERED AN INCREASE OF USE.