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PLANNING / ZONING / ENGINEERING  
TWP. OF BERKELEY HGTS, NJ

# COUNTY OF UNION

DEPARTMENT OF ECONOMIC DEVELOPMENT  
AMY C. WAGNER, DEPUTY COUNTY MANAGER/DIRECTOR

December 1, 2020

Ms. Connie Valenti, Board Secretary  
Municipal Building  
29 Park Avenue  
Berkeley Heights, NJ 07922

Applicant/Site: Elshiekh Enterprises, LLC  
493-495 Springfield Avenue  
Block 206, Lots 14 & 15  
County File # SP 128-20

Dear Ms. Valenti:

The County of Union's Bureau of Planning and Economic Development on behalf of the County Planning Board reviewed the site plan application and associated plans and documents in accordance to County Land Development Ordinance. The applicant proposes to remove existing structures and build a three story mixed use building with four residential units and 1,755 square feet (sf) of commercial area. The applicant proposes 16 spaces and an impervious area of 9,350 sf or 85% which does not exceed municipal requirements. The applicant's drainage report, dated September 14, 2019, notes the proposed underground detention system would sufficiently manage the proposed increase in impervious cover/site stormwater.

The comments below are based on the review of the associated site plans and accompanying documents in relation to the Union County Land Development Standards:

1. In accordance to **Section 501.4, Curbs, and 502.4, Curbing**, requires the applicant provide curbing along the entire property fronting the County Road in accordance with County Standards. The applicant shall provide curbs in conformance with County Standards along the entire frontage of the County Road, identify these curbs on a revised site plan, and shall provide design detail 1.02, Typical Roadway Excavation and Restoration at Curbs.
2. In accordance to **Section 502.6, Shoulder Paving**, each development requiring County Planning Board review shall install paving in the area between the edge of existing pavement and newly constructed curbing along the property frontage of a County Road. Paving for the

ADMINISTRATION BUILDING

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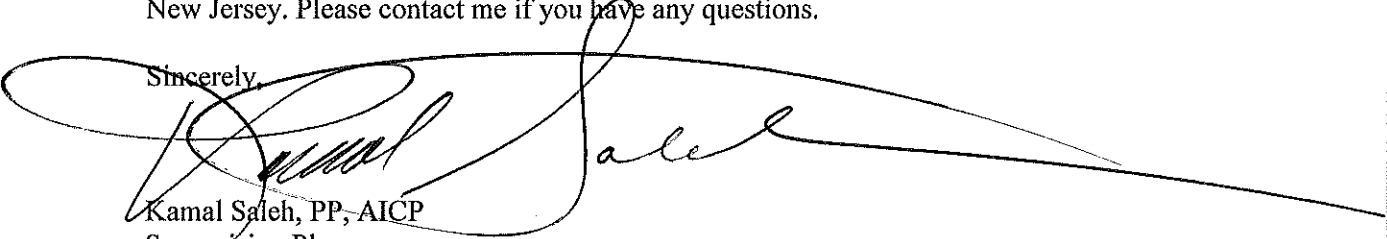
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area between existing edge of pavement and new curb shall be provided and noted on the revised site plan. The applicant shall also provide design details 1.07, Depressed Curb at driveways, and detail 1.09, Concrete Driveway Apron Typical Section.

This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance Sections 300, 400, 500, 600, and 700 as described above in regards to this application has been determined that the above noted application is withheld pending receipt of revised plans/documents in accordance to the above comments.

The applicant is reminded that the **County Land Development Fee Schedule requires a review fee of 25% of the original application fee**, in a check payable to the County of Union, for review of revised plans and associated documents. The application, plans and documents are retained for County Planning Board records in association to the State Planning Act and records rules established by the State of New Jersey. Please contact me if you have any questions.

Sincerely,



Kamal Saleh, PP, AICP  
Supervising Planner

CC Elshiekh Enterprises, LLC  
Erwin Schnitzer, Esq.  
Guarriello & Dec Associates  
Amy C. Wagner, Deputy County Manager/Director - Economic Development