

46-48 Grove N Plainfield, LLC - Applicant

BLOCK 91, LOT 15.01

46-48 GROVE STREET BOROUGH OF NORTH PLAINFIELD, NJ

USE VARIANCE APPLICATION

JUSTIFICATION FOR REQUESTED WAIVERS

The following are the explanation for the waivers being requested from the check list for drawings being submitted.

13. All driveways and streets within 200 feet of site

The applicant is requesting a waiver for the depiction of driveways within 200 feet of the subject property because: (a) there will be no change in the location of the existing driveway servicing this property leading out onto Duer Street; and (b) there will be effectively no change in the intensity of use of the site.

19. Location of all existing trees, or tree masses, indicating general sizes and species of trees.

The applicant is requesting a waiver because there are no trees on the subject property and the applicant is not proposing to plant any.

20. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.

The applicant is requesting a waiver because there are no streams, water courses, rock outcroppings, swampy soils or any other significant physical feature on the subject property.

21. All existing and proposed utility lines within and adjacent to the subject property.

The applicant is requesting a waiver because it is the intention of the applicant to reconnect the same utility lines and laterals that previously serviced the former residence.

31. Rights-of-way, easements and all land to be dedicated to the municipality or reserved for specific uses.

The applicant is requesting a waiver because there are no rights-of-way, easements or land to be dedicated to the municipality or reserved for any specific use.