

# STONEFIELD

## COMMUNITY IMPACT STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT  
BLOCK 110, LOTS 2.02-2.13  
430 GROVE STEET  
BOROUGH OF NORTH PLAINFIELD  
SOMERSET COUNTY, NEW JERSEY**

**PREPARED FOR:**

**VILLANI REALTY GROUP**

**PREPARED BY:**

**STONEFIELD ENGINEERING & DESIGN, LLC  
92 PARK AVENUE  
RUTHERFORD, NEW JERSEY**

**REPORT DATE  
MARCH 18, 2024**



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**THOMAS RICCI JR., PP, AICP  
NEW JERSEY PROFESSIONAL PLANNER LICENSE #6476**

**STONEFIELDENG.COM**

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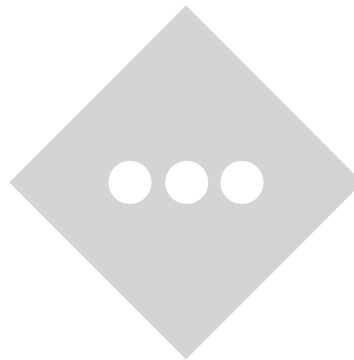


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## **1.0 PROJECT DESCRIPTION**

The proposed development is located at 430 Grove Street on Block 110, Lots 2.02-2.13 in the Borough of North Plainfield, New Jersey. The site is situated within the Villa Maria Redevelopment area and is 2.067 acres (90,048 SF). The site, formerly used as a sanitarium and later a nursing facility and rehabilitation center known as Villa Maria, is currently vacant and slated for redevelopment. The proposed development includes the construction of eight (8) two-family attached residential buildings (32 units total), 58 off-street parking spaces (63 spaces with Electric Vehicle bonus) inclusive of three ADA spaces and nine electric vehicle make-ready parking spaces. Additional improvements include an off-street parking area, pedestrian walkways, lighting, landscaping, utility services, and stormwater conveyance systems. The proposed development has residential uses to the north, west and south and is undeveloped to the east. Please refer to **Appendix A** for project maps of the subject site.

This Community Impact Statement has been prepared per Borough of North Plainfield requirements (§22-73.2) to investigate the existing conditions of the proposed development area and evaluate the potential impacts of the proposed development, if any, to the surrounding community. Please refer to **Appendix B** for the Community Impact Statement requirements.

## **2.0 COMMUNITY IMPACT**

### **2.1 POPULATION IMPACT**

The Borough of North Plainfield contained a population of 22,695 persons at the time of the 2022, according to the United States Census American Community Survey (ACS) 2018-2022 5-Year Estimates. The age distribution of the population included 7.1% persons under 5 years of age, 21.9% persons under 18 years of age, and 11.7% persons 65 years of age or older. When utilizing the demographic multipliers provided by the Rutgers University Center for Urban Policy Research report “Who Lives in New Jersey Housing?” published in November 2018, the proposed development is anticipated to generate a population increase of approximately 86 residents.

**Table I** represents the anticipated total persons and persons by age that will be generated by the proposed development based on multipliers provided by the Rutgers University Center for Urban Policy Research report “Who Lives in New Jersey Housing?” published in November 2018. The multipliers were derived from the results of the 2012-2016 American Community Survey (ACS) Public Use Microdata Sample (PUMS) of New Jersey.

**TABLE I – TOTAL PERSONS AND PERSONS BY AGE (Newer housing units built 2000-2016)**

UNIT VALUE	UNIT TYPE	# OF UNITS	AGE	MULTIPLIER	PERSONS GENERATED
Above Median	One Bedroom Units	11	0 -- 4	0.186	2.046
			5 -- 17	0.277	3.047
			18 -- 34	0.779	8.569
			35 -- 44	0.398	4.378
			45 -- 54	0.261	2.871
			55 -- 64	0.17	1.87
			65 -- 74	0.059	0.649
			75+	0.117	1.287
			<b>TOTAL</b>	<b>2.246</b>	<b>24.706</b>
Above Median	Two Bedroom Units	18	0 -- 4	0.283	5.094
			5 -- 17	0.48	8.64
			18 -- 34	0.723	13.014
			35 -- 44	0.52	9.36
			45 -- 54	0.305	5.49
			55 -- 64	0.26	4.68
			65 -- 74	0.135	2.43
			75+	0.073	1.314
			<b>TOTAL</b>	<b>2.779</b>	<b>50.022</b>
Below Median	Three Bedroom Units	3	0 -- 4	0.363	1.089
			5 -- 17	0.92	2.76
			18 -- 34	1.126	3.378
			35 -- 44	0.501	1.503
			45 -- 54	0.451	1.353
			55 -- 64	0.207	0.621
			65 -- 74	0.079	0.237
			75+	0.031	0.093
			<b>TOTAL</b>	<b>3.678</b>	<b>11.034</b>
<b>TOTAL</b>					<b>86</b>

## 2.2 SCHOOL IMPACT

This assessment utilized a multiplier provided by the Rutgers Center for Real Estate White Paper “School Age-Children in Rental Units in New Jersey” that approximates the number of enrolled students per housing unit type. The methodology utilized is a widely accepted industry standard that is applied to best approximate the impact of a new development on the public school system.

**Table 2** represents the anticipated number of school-aged children that will be generated by the proposed number of Market Rate and Affordable Housing units within the development based on multipliers provided by the Rutgers Center for Real Estate (RCRE) White Paper “School Age-Children in Rental Units in New Jersey” published in July 2018. The multipliers were derived from the results of a large-scale survey of households living in multi-family developments. Respondents were asked to specify the distribution of bedrooms, type of development (low-rise, mid-rise, and high-rise), household income, and number of children (ages 5-17) living in the household. Regarding the proposed development, this analysis will utilize multipliers for low-rise development. The multipliers for Affordable Housing units were not differentiated by the type of development (low-rise, mid-rise, and high-rise), only by the number of bedrooms per unit. Based on American Community Survey (ACS) data provided by the United States Census Bureau, the median household income in the Borough of North Plainfield, New Jersey in 2022 was \$81,219. For Market Rate Units, the following uses a multiplier of 7.6 children to be generated per 100 one-bedroom units, 56.7 children to be generated per 100 two-bedroom units, and 63.0 children to be generated per 100 three-bedroom units. For Affordable Housing Units, the following uses a multiplier of 10.3 children to be generated per 100 one-bedroom units, 72.1 children to be generated per 100 two-bedroom units, and 108.9 children to be generated per 100 three-bedroom units:

**TABLE 2 – ANTICIPATED NUMBER OF SCHOOL-AGE CHILDREN PER 100 UNITS**

Unit Type	Number of Bedrooms	Proposed Number of Units	Children per 100 Units 50K - \$100K (Low-Rise)	Multiplier	School-Aged Children Generated
Market Rate	One Bedroom	9	7.6	0.076	0.684
	Two Bedroom	10	56.7	0.57	5.670
	Three Bedroom	0	63.0	0.63	0.000
Affordable Unit	One Bedroom	2	10.3	0.103	0.206
	Two Bedroom	8	72.1	0.721	5.768
	Three Bedroom	3	108.9	1.089	3.267
<b>Total</b>		<b>32</b>			<b>15.595</b>

When using the RCRE multipliers as shown, the project is anticipated to generate approximately 16 school-aged children.

According to the North Plainfield School District Long-Range Facilities Plan (LRFP), amended on October 2, 2023, the existing district wide capacity for Grades Pre-Kindergarten through Grade 12 is 3,502, and the proposed district capacity is 3,558. Based on the LRFP's capacity analysis the school district projects capacity for an additional 56 students, therefore the additional 16 students generated are not anticipated to impact the school system. Our office has been in discussions with the North Plainfield Superintendent of schools and a final report will be submitted to them for their comment.

### **2.3 FACILITIES IMPACT**

The proposed residential development is not anticipated to substantially impact the recreational facilities in the Borough. According to the Borough's most current Master Plan, the Borough substantially exceeds the recommended acreage of open space and recreational land. According to the 2008-2012 NJ Statewide Comprehensive Outdoor Recreation Plan, 3% of Municipal Developed and Developable Land Area should be dedicated open space and recreational land. According to this standard, the Borough of North Plainfield is required to have 40 acres of open space and recreational land, to which the Borough exceeds by 61 acres for a total of 101 acres of land provided. Additionally, under the National Recreation and Park Association, Recreation, Park and Open Space Standards and Guidelines, the Borough meets the recommended number of Football and Field Hockey Fields. The Borough also has surpluses in the number of recommended Softball/Youth Baseball Fields, Basketball Courts, Volleyball Courts, and Soccer Fields.

Additionally, the Master Plan reported that the Community Center "...provides excellent public space for community events and activities for the foreseeable future," indicating that the facility does not suffer from lack of space or resources and should continue to serve current and future members of the community. The North Plainfield Branch Library facility is not expected to be impacted. Improvements to the library have been made as needed since the facility's opening in 1969 and the development is not anticipated to impact the capacity of the library.

The proposed residential development will be providing additional water and sanitary services to the subject site. Our office received verbal confirmation that the sanitary sewer and water providers have adequate capacity, and we are in the process of obtaining will serve letters for the same.

### **2.4 SERVICE IMPACT**

Public services including police, fire, and EMS services are already being provided to the site because the site has been previously developed. The property is surrounded by residential development and has direct access to a public roadway in a well-developed area of the Borough. According to the most recent Master Plan, it was reported that Borough Hall was renovated and expanded to support the provision of municipal services. This included the expansion of administrative offices, the Police Department, and the Fire Department. It is not anticipated that redevelopment of the subject site will require a net increase in municipal services.

## **2.5 TRAFFIC IMPACT**

A Traffic Assessment Report for the site has been prepared to investigate the potential impacts of the proposed residential development on the adjacent roadway. The Traffic Assessment Report concludes that the development is expected to generate 15 new trips during the weekday morning peak hour and 18 new trips during the weekday evening peak hour. Based on the ITE data, a trip increase of less than 100 vehicle trips would likely not change the level of service of the adjacent roadway system. The Traffic Assessment Report concludes that the proposed development will not have a significant impact on the traffic operations of the adjacent roadway network. Please refer to the Traffic Impact Study prepared by our office submitted under a separate cover.

## **2.6 UTILITY IMPACTS**

Proposed water service, sanitary sewer service, and gas service will be provided to the site via connections to the existing mains within the Grove Street right-of-way. Proposed electric service will be provided underground and connected to an existing utility pole adjacent to the south corner of the site. Will serve letters for water, gas, electric, and sanitary service have been requested from the applicable utility providers. Will serve letters confirming adequacy of service will be submitted upon receipt. The applicant agrees to coordinate with the Borough for trash and recycling pickup.

## **2.7 FINANCIAL IMPACT**

At this time, an application for a Long-Term Tax Agreement has been submitted to the Borough. This agreement falls under New Jersey's Payment in Lieu of Taxes (PILOT) program which was created to aid in the rehabilitation of dilapidated and underused properties. The PILOT program offers developers the option to pay a specified PILOT payment amount in lieu of property taxes throughout the duration of an agreement specified by the Borough to rehabilitate properties, therefore increasing the ratable base within the municipality. It is anticipated that this agreement will result in a net positive to the municipality's tax base. The financial agreement is subject to the Borough's approval and once finalized will be provided upon completion.

## **3.0 SUMMARY**

The table below provides a summary of the community impact from post-development conditions. No major impacts are anticipated.

Category	Potential Impact	Description
Population	Low Impact	The residential development is anticipated to generate a relatively low population increase
School	Low Impact	The residential development is anticipated to generate a relatively low population of school age-children
Facilities	No Impact	The Borough has a surplus of recreational land, open space, athletic courts, and community center space
Services	No Impact	Public services are already provided to the site
Traffic	Low Impact	The Traffic Assessment Report concludes that there will not be any significant impacts to the adjacent roadway network
Financial	No Impact	It is anticipated that this agreement will result in a net positive to the municipality's tax base.

## **4.0 CONCLUSION**

After an in-depth analysis of the current and projected resources of the Borough, the proposed development is not anticipated to substantially impact the community or its resources. Additionally, the development carries out the goals and objectives of the Villa Maria Redevelopment Plan, therefore it is likely that the potential impacts of the proposed development were contemplated at the time of redevelopment plan production and adoption. Overall, the proposed project maintains or improves the community conditions.



# **APPENDIX A**

## **PROJECT FIGURES**

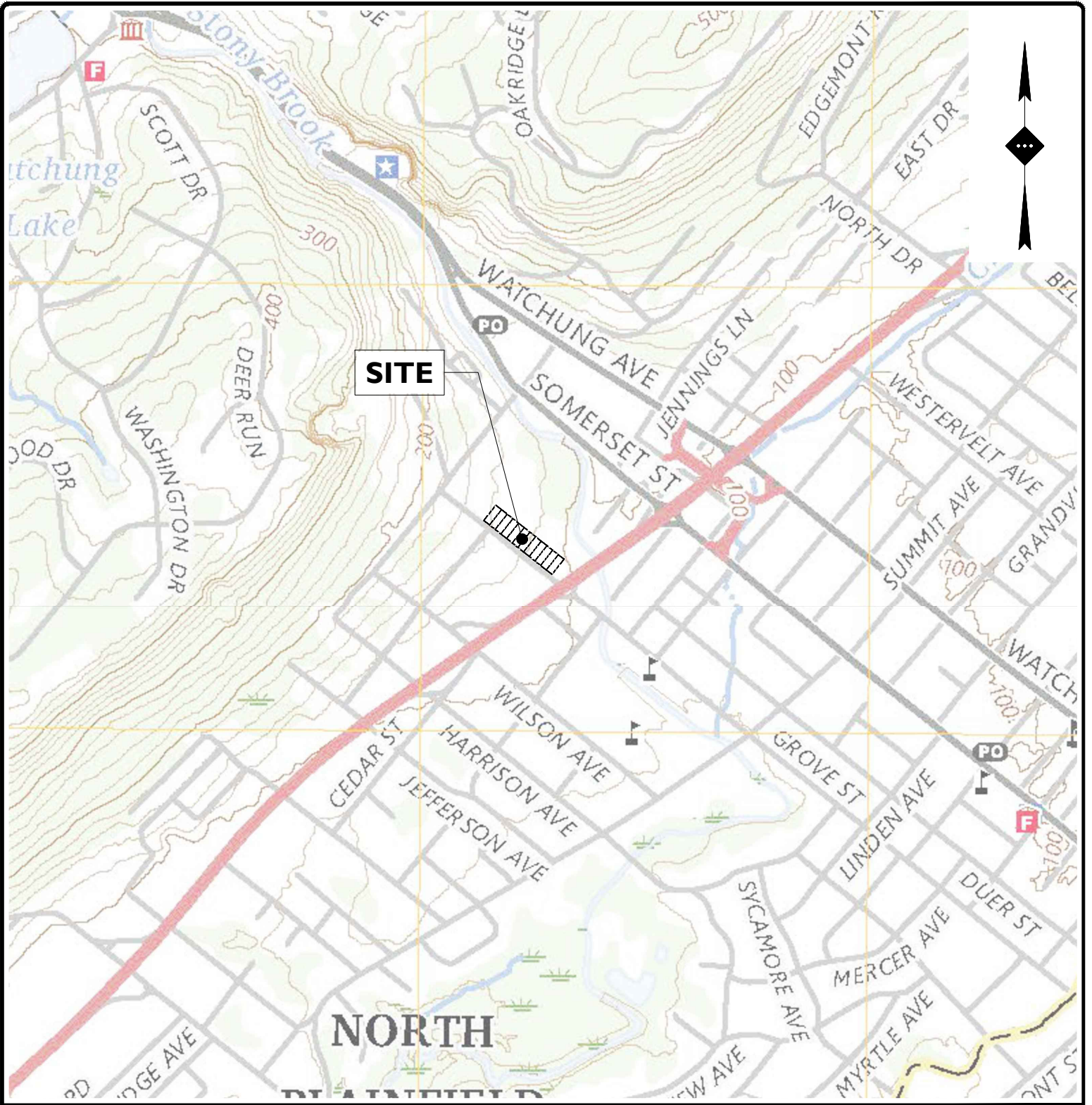
**INVENTORY**

***USGS QUADRANGLE MAP***

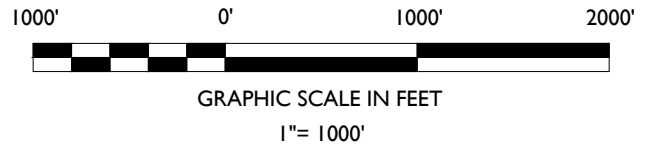
***AERIAL MAP***

***TAX & ZONING MAP***

***FEMA MAP***



# USGS QUADRANGLE MAP



SOURCE: USGS QUADRANGLE MAP, 7.5 MINUTE SERIES, CHATHAM, NJ, DATED 2023 & USGS QUADRANGLE MAP, 7.5 MINUTE SERIES, PLAINFIELD, NJ, DATED 2023

## VILLANI REALTY GROUP PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 110, LOTS 2.02 TO 2.13  
430 GROVE STREET  
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

<b>DRAWN BY:</b>	AMR
<b>CHECKED BY:</b>	SZ
<b>DATE:</b>	02/26/2024
<b>SCALE:</b>	1" = 1000'
<b>PROJECT ID:</b>	PRI-230101



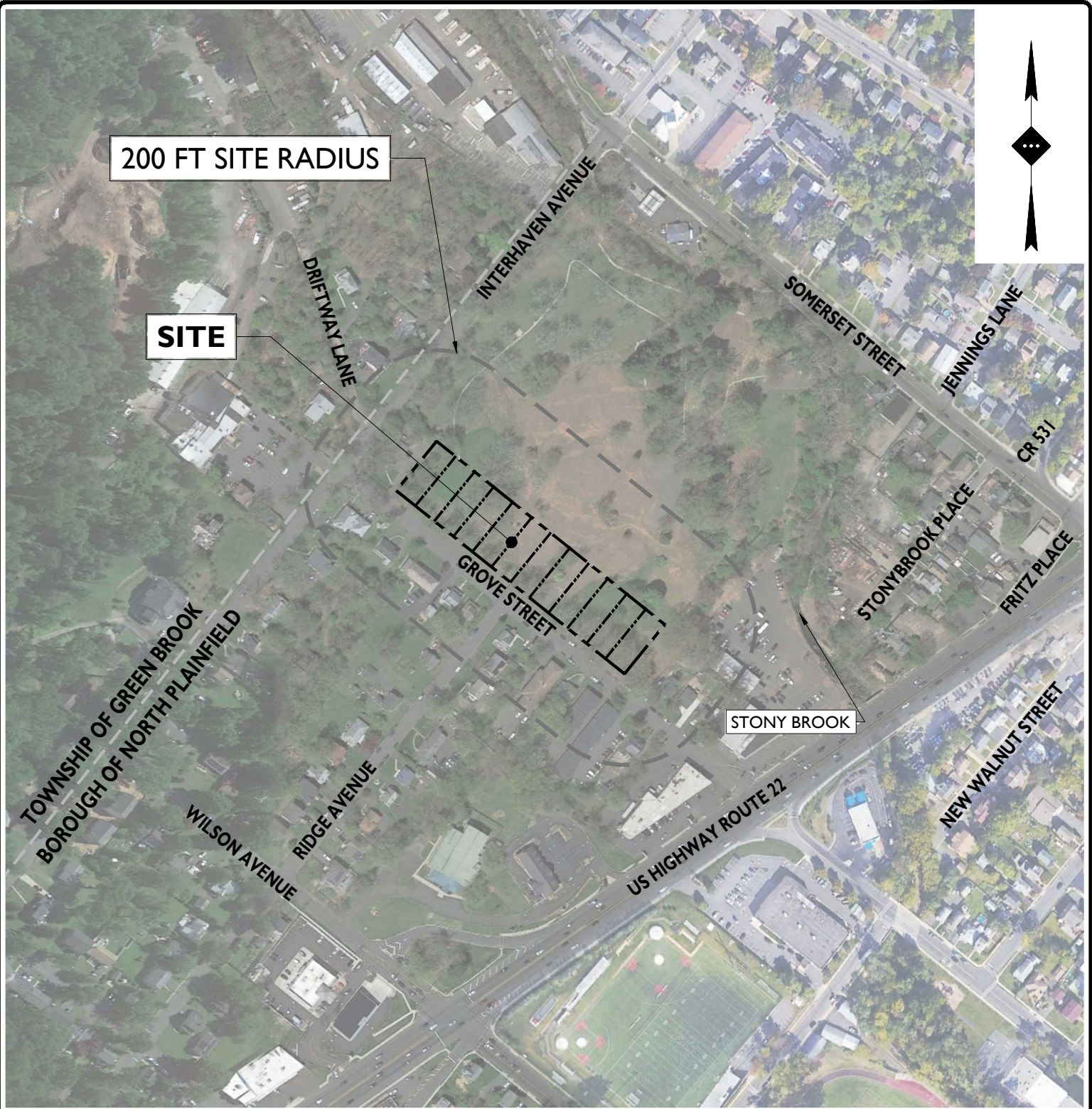
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ZIP: Princeton/PRI/23/PRI-230101 Taylor Architecture - 430 Grove Street, North Plainfield, NJ/CADD/Exhibit/Project Maps/Project Maps.dwg





200 FT SITE RADIUS

SITE

STONY BROOK



GRAPHIC SCALE IN FEET

1" = 300'

# AERIAL MAP

SOURCE: GOOGLE EARTH PRO, IMAGE DATED 06/05/2022, RETRIEVED 10/09/2023

## VILLANI REALTY GROUP PROPOSED RESIDENTIAL DEVELOPMENT

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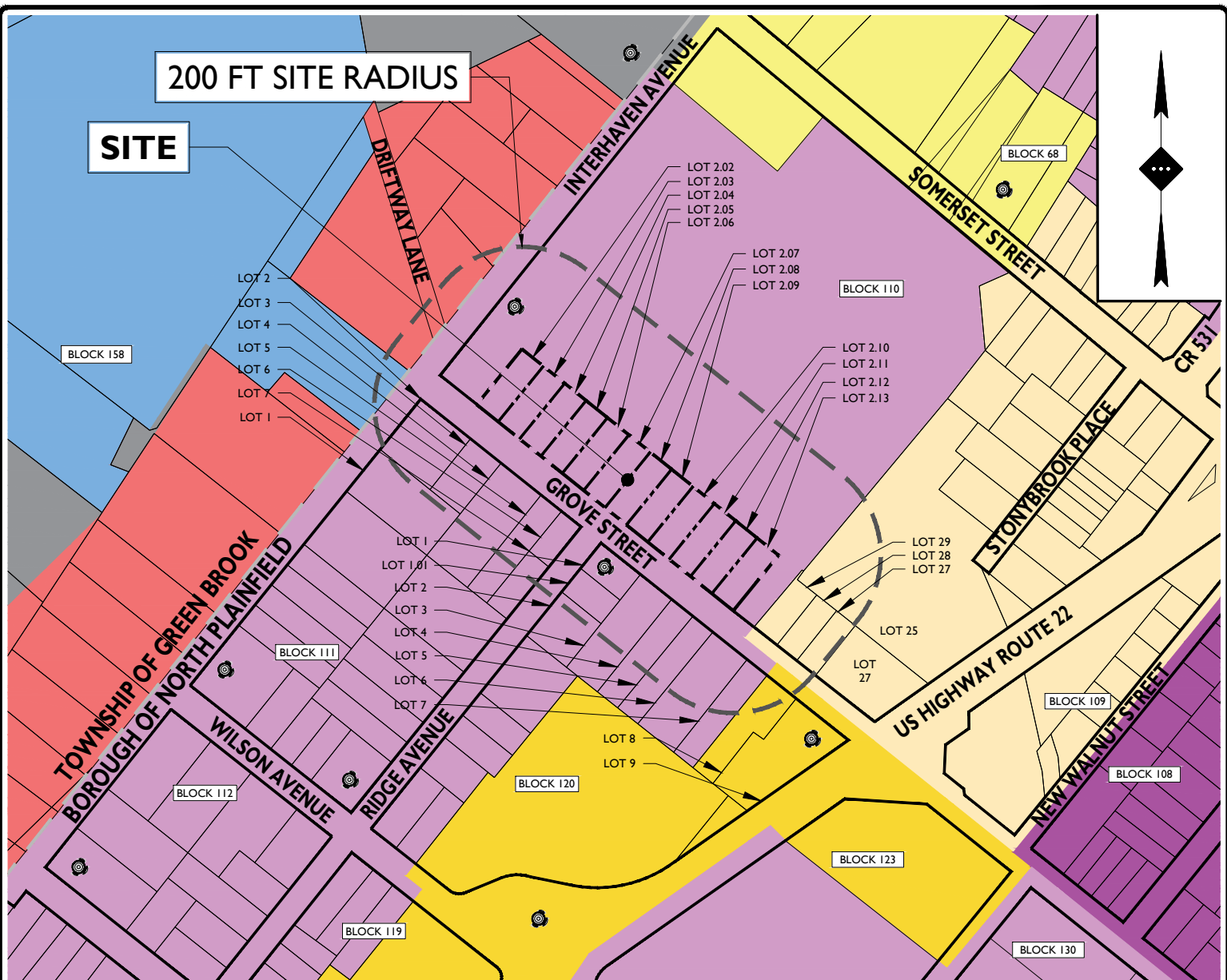
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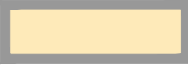


ZIP: Princeton, NJ 08542; Project: Villani Realty Group - 430 Grove Street, North Plainfield, NJ; CAD: Exhibits; Project Maps; Project Maps.dwg






### ZONING LEGEND

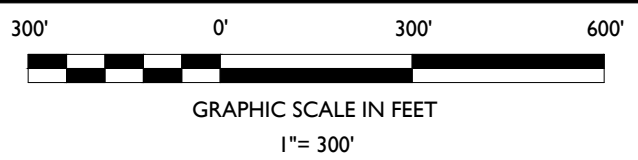
#### BOROUGH OF NORTH PLAINFIELD:

	(R-2) RESIDENTIAL ZONE TWO		(B-2) BUSINESS ZONE TWO
	(R-3) RESIDENTIAL ZONE THREE		(B-3) BUSINESS ZONE THREE
	(B-2A) BUSINESS ZONE TWO A		(B-6) BUSINESS ZONE SIX

#### TOWNSHIP OF GREEN BROOK:

	(AHD-2) AFFORDABLE HOUSING DISTRICT TWO
	(MP) MOUNTAIN PRESERVATION
	(SMD) SPECIAL MOUNTAINSIDE DISTRICT

## TAX & ZONING MAP



SOURCE: BOROUGH OF NORTH PLAINFIELD TAX MAP, DATED JANUARY 2007, BOROUGH OF NORTH PLAINFIELD ZONING MAP, DATED JANUARY 2012, TOWNSHIP OF GREEN BROOK TAX MAP, DATED NOVEMBER 2019 & TOWNSHIP OF GREEN BROOK ZONING MAP, DATED JUNE 2019

### VILLANI REALTY GROUP PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 110, LOTS 2.02 TO 2.13  
430 GROVE STREET  
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

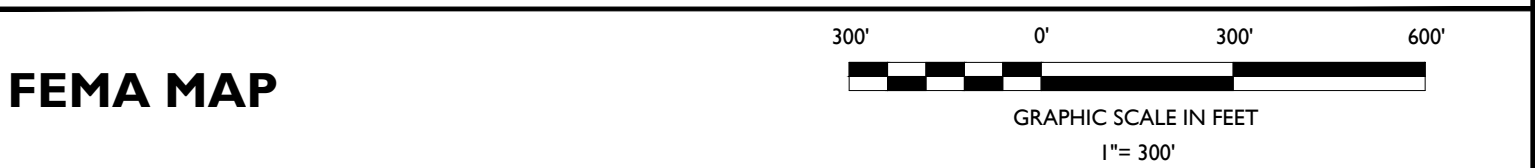
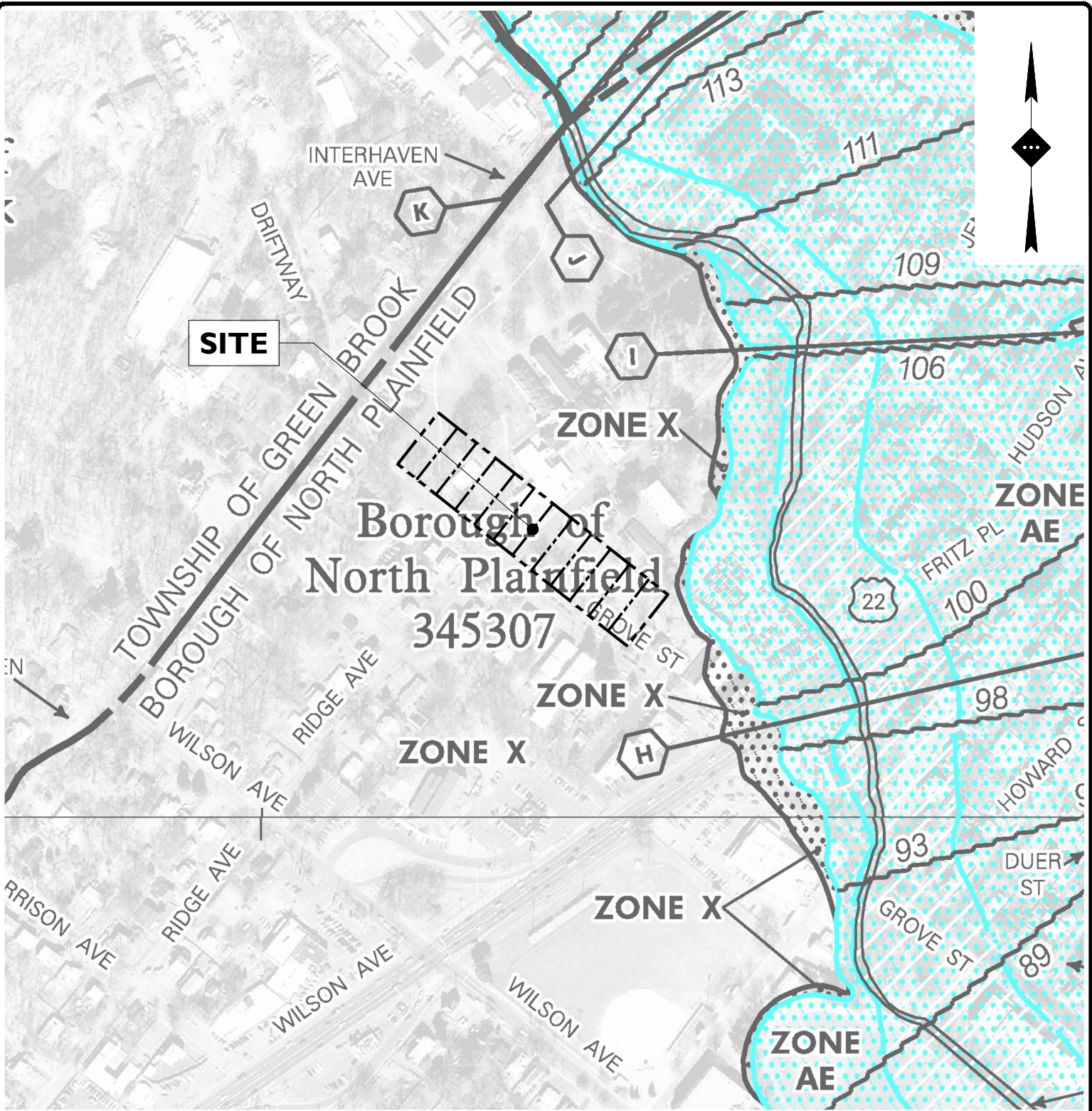
<b>DRAWN BY:</b>	AMR
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<p><b>FEMA MAP</b></p> <p>SOURCE: FEMA FLOOD INSURANCE MAP, SOMERSET COUNTY, NEW JERSEY, PANEL NUMBERS 34035C0089E AND 34035C0177E MAPS, DATED 09/28/2007</p>	<p><b>DRAWN BY:</b> AMR</p>	 <p><b>STONEFIELD</b> engineering &amp; design</p> <p>Rutherford, NJ · New York, NY · Boston, MA Princeton, NJ · Tampa, FL · Detroit, MI www.stonefielddeng.com</p> <p>Headquarters: 92 Park Avenue, Rutherford, NJ 07070 Phone 201.340.4468 · Fax 201.340.4472</p>
<p><b>VILLANI REALTY GROUP</b></p>	<p><b>CHECKED BY:</b> SZ</p>	
<p><b>PROPOSED RESIDENTIAL DEVELOPMENT</b></p>	<p><b>DATE:</b> 02/26/2024</p>	
<p>BLOCK 110, LOTS 2.02 TO 2.13 430 GROVE STREET BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY</p>	<p><b>SCALE:</b> 1" = 300'</p> <p><b>PROJECT ID:</b> PRI-230101</p>	

ZIP: Princeton, NJ 08540; Project: North Plainfield, NJ; CAD: 2023-01-23; Project Map: Project Maps.dwg



**APPENDIX B**  
**COMMUNITY IMPACT STATEMENT**  
**REQUIREMENTS**



**§ 22-73.2. Contents of Community Impact Statement. [Ord. #08-21]**

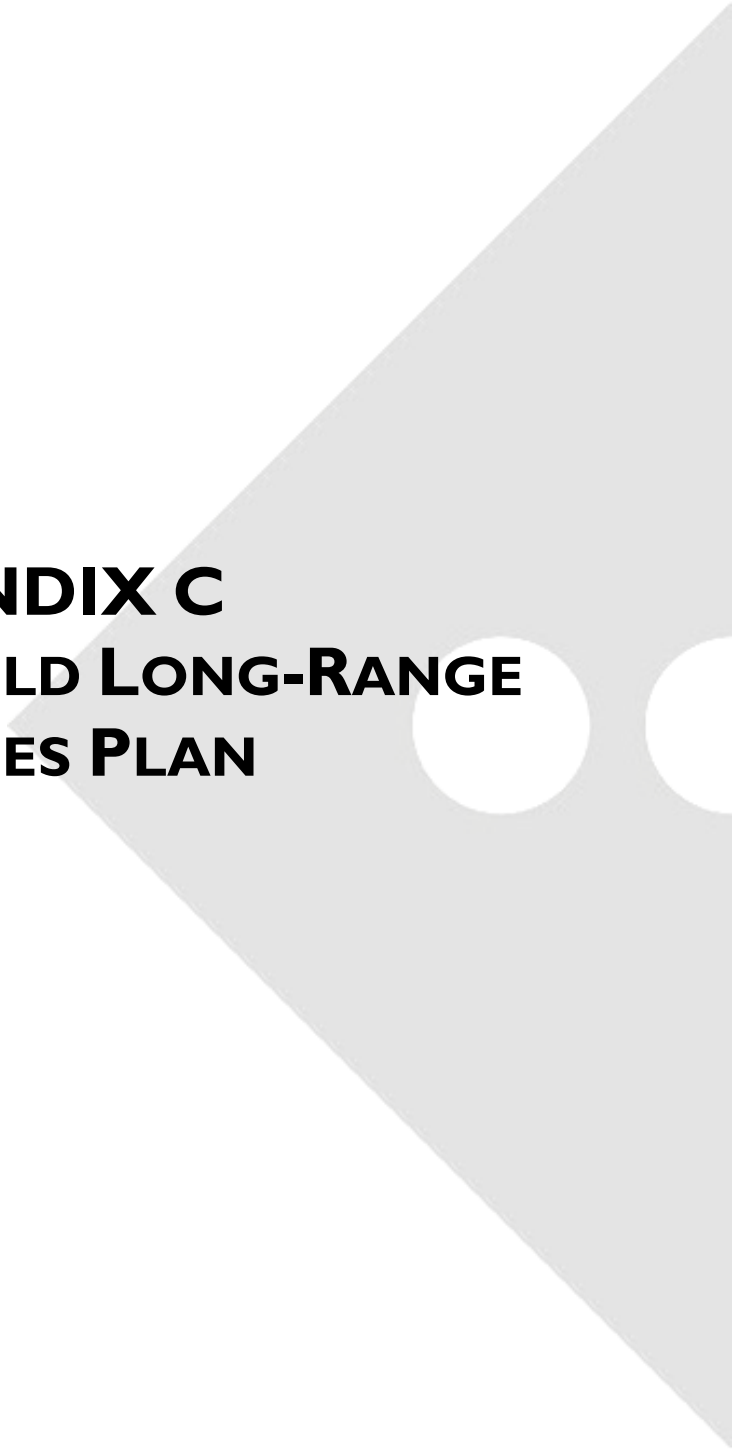
The CIS shall address the following areas:

- a. **Population Impact.** The applicant shall provide an analysis of the number of people expected to be added to the municipal population as a result of the proposed development within the following age groups: (1) preschool aged children— zero to four years of age; (2) school aged children—five to 18 years of age; (3) parents of family-bearing age—18 to 40 years of age; (4) middle aged adult—41 to 62 years of age; and, (5) senior citizens—over 62 years of age.
- b. **School Impact.** The applicant shall provide an analysis of the anticipated number of pupils who will be added to the student population in the Borough, the ability of the existing public school facilities to absorb the expected student population during a 10 year period and the expected cost of any required building additions and increased teaching staff which may be necessary as a result of the proposed number of pupils who will be added to the student population. The applicant may provide this analysis by either of the following means:
  1. The applicant may submit an analysis prepared by the Borough Superintendent of Schools or Board of Education; or,
  2. The applicant may submit an analysis prepared by competent professionals, together with proof that a copy of the analysis has been served on the Board of Education with the following notice: "The Planning Board/Zoning Board of Adjustment requests that the Superintendent of Schools or the Board of Education provide written comments on this analysis within 20 calendar days after service. The Superintendent and the Board are also invited to attend the hearings on this application and give testimony on the impact of the application on the school system."
- c. **Facilities Impact.** The applicant shall provide an evaluation as to the adequacy of existing facilities to serve the proposed development, including the adequacy of existing public water facilities, public sewerage facilities, recreational facilities and library facilities.
- d. **Service Impact.** The applicant shall provide an evaluation as to the adequacy of existing public services to serve the proposed development and the impact of the development upon these services, including police protection, fire protection, solid waste disposal and street maintenance services.
- e. **Traffic Impact.** The applicant shall provide an analysis of the existing road network available to serve the proposed development, as well as the proposed road network within the development itself and the surrounding road network which will be affected by the proposed development, including the capacity of the existing and proposed roadways, the anticipated traffic volumes as a result of the proposed development, the physical structure of both road networks and any problem areas in the road network affected by the development, including unsafe intersections and vertical or horizontal alignments.
- f. **Utility Impacts.** The applicant shall submit letters directed to the Planning Board/Zoning Board of Adjustment and signed by a responsible official of the lighting agency, water company and of any other utility company or governmental authority or district having jurisdiction in the area and which will provide utility service to the proposed development,

approving the design of each proposed utility installation and stating who will construct the facility so that service will be available prior to occupancy.

- g. Financial Impact. The applicant shall provide an analysis of the revenues expected to be generated from the development compared to the anticipated costs which the proposed development is expected to generate. Revenue and costs shall be shown for the municipality, the municipal school system and the County.





**APPENDIX C**  
**NORTH PLAINFIELD LONG-RANGE**  
**FACILITIES PLAN**

**Findings:**

The Department has determined that the proposed inventory is adequate for approval of the District’s LRFP amendment. However, the LRFP determination does not imply approval of an individual school facilities project listed within the LRFP; the District must submit individual project applications for project approval.

**2. District Enrollments**

The District determined the number of students, or “proposed enrollments,” to be accommodated for LRFP planning purposes on a district-wide basis and in each school.

The Department minimally requires the submission of a standard cohort-survival projection using historic enrollment data from the Application for School State Aid (ASSA) or NJ Smart. The cohort-survival method projection method forecasts future students based upon the survival of the existing student population as it moves from grade to grade. A survival ratio of less than 1.00 indicates a loss of students, while a survival ratio of more than 1.00 indicates the class size is increasing. For example, if a survival ratio tracking first to second grade is computed to be 1.05, the grade size is increasing by 5% from one year to the next. The cohort-survival projection methodology works well for communities with stable demographic conditions. Atypical events impacting housing or enrollments, such as an economic downturn that halts new housing construction or the opening of a charter or private school, typically makes a cohort-survival projection less reliable.

**Proposed enrollments are based on a standard cohort-survival enrollment projection.**

Adequate supporting documentation was submitted to the Department to justify the proposed enrollments. Table 2 provides a comparison of existing and projected enrollments. All totals include special education students.

**Table 2: Enrollments**

<b>Grades</b>	<b>Existing Enrollments 2022-23</b>	<b>District Proposed Enrollments 2025-26</b>
PK (excl. private providers)	80	61
Grades K to 5	1,440	1,435
Grades 6 to 8	773	845
Grades 9 to 12	1,209	1,216
<b>Totals PK to 12</b>	<b>3,502</b>	<b>3,557</b>

**Findings:**

The Department has determined the District’s proposed enrollments to be acceptable for approval of the District’s LRFP amendment. The Department will require a current enrollment projection at the time an application for a school facilities project is submitted incorporating the District’s most recent enrollments in order to verify that the LRFP’s planned capacity is appropriate for the updated enrollments.

**3. District Practices Capacity**

Based on information provided in the room inventories, District Practices Capacity was calculated for each school building to determine whether adequate capacity is proposed for the projected enrollments based on

district scheduling and class size practices. The capacity totals assume instructional buildings can be fully utilized regardless of school sending areas, transportation, and other operational issues. The calculations only consider district-owned buildings and long-term leases; short term leases and temporary buildings are excluded. **A capacity utilization factor of 90% for classrooms serving grades K–8 and 85% for classrooms serving grades 9–12 is applied in accordance with the FES.** No capacity utilization factor is applied to preschool classrooms.

In certain cases, districts may achieve adequate District Practices Capacity to accommodate enrollments but provide inadequate square feet per student in accordance with the FES, resulting in educational adequacy issues and “Unhoused Students.” Unhoused students are considered in the “Functional Capacity” calculations used to determine potential State support for school facilities projects and are analyzed in Section 4.

Table 3 provides a summary of proposed enrollments and existing and proposed District-wide capacities. Detailed information can be found in the LRFP website reports titled *FES and District Practices Capacity Report, Existing Rooms Inventory Report, and Proposed Rooms Inventory Report*.

**Table 3: District Practices Capacity Analysis**

Grades	Proposed Enrollments	Existing District Practices Capacity	Existing Deviation*	Proposed District Practices Capacity	Proposed Deviation*
Elementary (PK to 5)	1,496	1,474.10	-21.90	1,524.86	28.86
Middle (6 to 8)	845	865.64	20.64	829.69	-15.31
High (9 to 12)	1,216	1,162.31	-53.69	1,203.60	-12.40
<b>District Totals</b>	<b>3,557</b>	<b>3,502.05</b>	<b>-54.95</b>	<b>3,558.15</b>	<b>1.15</b>

\* Positive numbers signify surplus capacity; negative numbers signify inadequate capacity. Negative values for District Practices capacity are acceptable for approval if proposed enrollments do not exceed 100% capacity utilization.

Considerations:

- Based on the proposed enrollments and existing room inventories, the District is projected to have inadequate capacity for the following grade groups, assuming all school buildings can be fully utilized (100% capacity utilization): n/a
- Adequate justification has been provided by the District if the proposed capacity for a school significantly deviates from the proposed enrollments. Generally, surplus capacity is acceptable for LRFP approval if additional capacity is not proposed through new construction.

**Findings:**

The Department has determined that proposed District capacity, in accordance with the proposed enrollments, is adequate for approval of the District’s LRFP amendment. The Department will require a current enrollment projection at the time an application for a school facilities project is submitted, incorporating the District’s most recent Fall Enrollment Report, in order to verify that the LRFP’s planned capacity meets the District’s updated enrollments.