



Nicholas J. Pantina, PE, CME, CPWM
Director & City Engineer

City of Linden
Union County, New Jersey
Department of Community Services
Division of Engineering
301 North Wood Avenue
Linden, New Jersey 07036
Phone: 908-474-8470
Fax: 908-486-0725
E-mail: engineering@linden-nj.org

Joseph C. Chrobak
Supervising Engineer

October 8, 2020

Attn: Dorothy Kotowski, Planning Board Secretary
City of Linden Planning Board
Linden, New Jersey

Re: *Application No. SD 755-20*
Zone: R-2b
Minor Subdivision Approval
Block 203 Lot Nos. 13.01 & 13.02
KW Home Kreation LLC
816 Baldwin Avenue, Linden, NJ

Dear Chairman and Board Members:

On September 9, 2020, the Division of Engineering received the following support items, for the above referenced application:

- Four (4) sheets dated 8/14/2020, entitled "Minor Subdivision Plan – Block 203, Lot Nos. 13.01 & 13.02, No. 816 Baldwin Avenue, City of Linden, Union County, NJ", prepared by Harbor Consultants Inc.;
- Two (2) sheets of Architectural Drawings dated 5/7/2020 prepared by Andrew Podberezniak R.A.; &
- Completed Application for Minor Subdivision Approval dated 9/9/2020, including Cover Letter.

The Applicant proposes to subdivide two (2) lots, totaling 9,204 square feet, into two (2) New Lots, and construct One (1) Single Family Dwelling on each lot. The existing lot line between two lots will shift 13 feet towards north and Lot 13.02 will convey 1300 square feet land to Lot 13.01. The final size for Lot 13.01 will be 4,504 square feet; and Lot 13.02 will be 4,700 square feet. Pre-existing structures on the existing lot consisted of: Single One Story frame dwelling house. There is also an extensive amount of concrete surface covering including, concrete patio, concrete walks and paved driveway along with fence. All will be demolished.

No variances are required for this subdivision.

Our comments are as follows:

- The attached construction detail for "Hot Mix Asphalt Pavement Trench Restoration on Roadway" shall be added on the drawings;
- Proposed lot numbers 13.011 and 13.012, as annotated on the drawings, shall be revised to reflect Lot Nos. 13.03 and 13.04, with corresponding addresses, 810 and 816 Baldwin Avenue; & these lot nos. will be assigned by the Engineering Division following approval;

An Equal Opportunity Employer

- The Asphalt Pavement Restoration, associated with utility connections, shall be combined into one composite patch of 45 feet x 30 feet covering the utility connections of both new lots.

Road Opening Permits, as well as, Sidewalk and Curb Permits must be obtained through the Linden Engineering Division for utility & sanitary sewer connections, and any concrete work. A representative of the City of Linden must inspect the sanitary sewer lateral connection.


The above comments shall be considered in addition to the Linden Planning Board Planner's Report.

Shade Tree Commissioner's comments are required for proposed Trees on the Plan.

Please be advised that upon the satisfaction of the City Engineer, Planning Board Planner, Shade Tree Commission & Planning Board Attorney, revisions and or modifications to supporting plans and documents may be required. Upon receipt and review of said revisions (if required), in compliance with any resolutions, final plans will be endorsed by the Planning Board. Until such time, only Conditional Approval can be attained.

If you have any questions or concerns regarding the comments represented above, please contact our office.

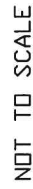
Very Respectfully,



Nicholas J. Pantina, P.E., C.M.E., C.P.W.M.
Director, Department of Community Services & City Engineer

cc: Council President Michele Yamakaitis; Engineering Committee; Paul Ricci, P.P.; Anthony Rinaldo, Esq.; Mark Ritacco; Jeff Tandul; Victor E. Vinegra, P.E.; Gregory M. Juba, Esq.; Lawrence J. Kolesa; M. Virginia Guinta.

* 6" MIN. DEPTH OF HMA 19M64 BASE COURSE _____
IF EXISTING PAVEMENT DEPTH IS GREATER THAN 8"
BASE COURSE TO BE THICKNESS OF EXISTING PAVEMENT LESS
2" FOR SURFACE COURSE



SUPERVISING ENGINEER

CITY OF LINDEN, N.J.
DIVISION OF ENGINEERING
NICHOLAS J PANTINA – CITY ENGINEER

APPROVED BY THE CITY ENGINEER

S. J. Lane