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Joseph C. Chrobak
Supervising Engineer

October 9, 2020

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

Re: *Application No. SP 1133-20*
Linden Development, LLC.
Amended Preliminary & Final Major Site Plan
Proposed Starbucks Restaurant with Drive-Thru
Portion of Block 469 Lot 38.05
1016 West Edgar Road, Linden, NJ

Application No. SD 756-20
Linden Development, LLC.
Amended Preliminary & Final Major Subdivision Plan
Block 469 Lot 38.05
1016 West Edgar Road, Linden, NJ

Dear Chairman and Board Members:

On July 24, 2020, the Division of Engineering received the following support items, for the above referenced applications:

SP 1133-20

- One (1) set of sixteen (16) sheets dated 09/11/2020, entitled "Amended Preliminary & Final Major Site for Linden Development, LLC Proposed Starbucks Restaurant with Drive-Thru" a portion of - Lot 38.05 Block 469, prepared by Dynamic Engineering;
- One (1) set of three (3) Architectural Drawings dated 09/18/2020, including Schematic, Floor and Elevation Plan, prepared by Bergmann Associates;
- One (1) set of seven (7) Façade Rendering Drawings dated 9/18/2020, prepared by Bergmann Associates;
- One (1) set of seven (7) sheets dated 11/08/17, entitled "ALTA/NSPS Land Title Survey", prepared by Control Point Associates, Inc.;
- One (1) Drawing Sheet dated 11/01/2019, entitled "Topographic Survey", prepared by Dynamic Survey, LLC;

- “Drainage Statement” for Linden Development, LLC - proposed Starbucks with Drive-Thru, a portion of - Block 469 Lot 38.05, dated September 2020, prepared by Dynamic Engineering;
- Traffic Assessment Letter, Amended Site Plan Legacy Square, dated 02/18/19, prepared by Langan Engineering and Environmental Services, Inc.;
- Completed Application for Amended Preliminary & Final Site Plan for proposed Starbucks Restaurant with Drive-Thru Approval dated 9/22/2020, including Cover Letter and list of variances.

SD 756-20

- One (1) set of three (3) sheets dated 09/24/2020, entitled “Amended Preliminary & Final Major Subdivision for Linden Development, LLC. - Proposed Legacy Square” Lot 38.05 Block 469, prepared by Bohler Engineering;
- One (1) set of three (3) sheets dated 06/30/2020, entitled “Amended Preliminary & Final Major Subdivision Plan” Lot 38.05 Block 469, prepared by Control Point Associates, Inc.;
- Completed Application for Amended Preliminary and Final Major Subdivision Plan Approval for Legacy Square dated 9/22/2020, including Cover Letter, subdivision classification notes and list of variances.

The Linden Planning Board previously granted by resolution: Amended Preliminary Site Plan for Phase 2 & Phase 3; and also Amended Final Site Plan for Phase 2 development of Legacy Square on May 14, 2019. The Preliminary Site Plan approval for Phase 3 included the preliminary approval of seven (7) parcel-pads along NJSH Rts. 1&9. The Applicant now seeks:

- SD 756-20: Amended Preliminary & Final Major Subdivision Approval for the subdivision of previous approved Lot F into Proposed Lot F-1 (Proposed Starbucks) and Proposed Lot F-2 (Out-Lot #4). Also identified on the Subdivision Plat is the previously approved easement on Lot I (Out-Lot #7), providing Driveway Access to Lot H (Out-Lot #6; a.k.a. Freddy’s Frozen Custard & Steakburgers);

“Proposed Restaurant” as annotated on Proposed Lot D, identified on the Bohler Drawings, does not accurately correspond to the Site Plan Application being considered under SP 1132-20 (Medical Office Building). Therefore, following any approval of the pending Site Plan Application SP 1132-20, the Bohler Drawings entitled Amended Preliminary & Final Major Subdivision, as included under Application SD 756-20, will need to be revised, prior to any Plat Being Endorsed by the City of Linden.

All other comments regarding Application SD 756-20 are being deferred to the Planner’s Report.

- SP 1133-20: Amended Preliminary & Final Major Site Plan Approval with variance relief, for the construction of approximately 2,300 square One (1) Story, 21 feet high Starbucks with Drive-Thru.

The Applicant is seeking Relief of Five (5) Variances (first 3 under SD 756-20; 4th & 5th under SP 1133-20):

- *Section 31-4.3.b. – Principal Building - shall be located on an improved street;*
- *Section 31-11.4.b.1. – Lot Size – Minimum lot area of 30,000 sf required for all individual lots in PCD District vs. 23,620 sf proposed;*
- *Section 31-11.4.b.2. – Street Frontage – Minimum frontage of 100 ft required vs. No Street Frontage;*
- *Section 31-11.8.f.3.(a) – Use of individually-mounted letters shall be limited to the front of stores vs. proposed sides as well;*
- *Sec § 31-19.8 (L) - Drive-Thru lane must be separated from parking areas and circulation aisles with a 3-5 feet landscaped island*

Our comments limited to the drawings prepared by Dynamic Engineering are as follows:

- Runway Protection Zone Overlay shall be identified on Aerial Map Drawing Sheet 2 of 16;
- Regarding the Overall Site Plan identified on Sheet 4 of 16, the depiction of the southerly parcel-pad site, at the intersection of Pleasant Street & NJSH Rts. 1&9 is inconsistent with pending applications being considered with the Linden Planning Board. Additionally, an easement exists on the northeasterly lot immediately south of Legacy Square North Driveway, allowing driveway access to recently approved Freddy's Frozen Custard & Steakburgers establishment, a.k.a. Out-Lot #6. This sheet shall be modified to be consistent with overall plans & intentions of the Legacy Square Development Complex;
- Driveway Width at the proposed southerly access shall be identified on Sheet 5 of 16;
- The Applicant's Engineer shall furnish additional details for outdoor seating area e.g. Canopy, Patio, Guard Rail, Awnings etc., on the drawings;
- Detectable Warning Surface Pad shall be delineated on the drawings where flush curb is proposed @ the Handicap Parking Space;
- The Applicant's Engineer shall provide testimony as to why Grease-traps are not proposed?
- The Applicant's Engineer shall provide testimony regarding proposed grading throughout the site, as there are several areas exhibiting flat spots along the proposed curb line;
- The Applicant's Engineer shall advise when & how deliveries will be provided? & how single unit trucks will access the site without any interference to the customer parking;
- Construction Details shall be provided for the:
 - Soft Gray Integral Concrete in the drive-thru area;
 - Asphalt Pavement in driveway & Parking Spaces;
- The Painted Crosswalk Striping Detail shall be replaced with the City's Standard Traffic Striping: Two 8-inch lines, 6 feet apart along the length and hatched with 12-inch-thick crossbars 3 feet apart from the center;
- Following details shall be added/replaced on the Plans:
 - Hot Mix Asphalt Pavement Trench Restoration;
 - Traffic Striping;

- Storm, Sanitary and Utility Trench Details shall be replaced with City's Standards;

Architectural, Stormwater, Sanitary, Parking and Traffic review comments will be included in the Planner's Report.

Please be advised that upon the satisfaction of the City Engineer, Planning Board Planner, & 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.

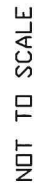
Very Respectfully,



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; Engineering; Anthony Rinaldo, Esq.; Paul Ricci, PP.; Mark Ritacco; D. F. Wisotsky, PE; Brad Thompson, PE; Brad J. Kern, R.A.; James E. Henry, P.E.; John P. Michalski, Esq.;

* 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



SUBMITTED BY: JOE CHROBAK
SUPERVISING ENGINEER

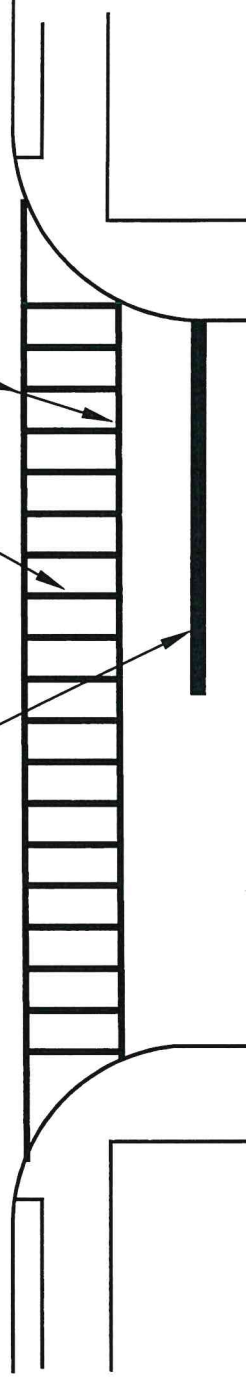
APPROVED BY THE CITY ENGINEER

DETAIL OF CROSSWALK

NOTE: CROSSWALK HATCHING IS REQUIRED AR ALL CROSSWALKS. ALL HATCHING SHALL BE 12" WIDE SOLID WHITE LINES, UNLESS DIRECTED OTHERWISE BY THE ENGINEER AND SPACED 3 FEET ON CENTER. ALL HATCHING SHALL BE PLACED AT PARALLEL TO CENTERLINE STRIPING.

STOP LINE 24" WIDE MAINLINE
16" WIDE SECONDARY.
4' MIN. BACK OF CROSSWALK LINE.

8" WHITE LINES WIDTH OF
CROSSWALK, SAME AS
EXISTING, 6' MIN, 8'
PREFERRED



NOT TO SCALE

DATE: 09/22/2020 DRAWN BY: SEB

SUBMITTED BY: JOE CHROBAK
SUPERVISING ENGINEER

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

[Signature]

APPROVED BY THE CITY ENGINEER