



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

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

Joseph C. Chrobak
Supervising Engineer

December 1, 2020

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

Re: *Application No. SP 1122-20*
Zone: C-1A, Commercial District
Linden Edgar, LLC. - Wawa.
Amended Preliminary and Final Major Site Plan Approval
Block 436 Lot 11.01
1951 East Edgar Road, Linden, NJ

Dear Chairman and Board Members:

On April 02, 2020, the Division of Engineering received the following support items, for the above referenced application:

- One (1) set of twenty (20) Engineering Drawing dated 3/20/2020, entitled "Amended Preliminary and Final Major Site Plan – 1951 East Edgar Road, City of Linden, Union County, New Jersey – Block 436, Lot 11.01" prepared by Maser Consulting P.A.;
- Two (2) sheets of Architectural Drawings no date on it prepared by Richard W. Luke, Architect;
- An Appeal letter to Board of Adjustment for Variances;
- Stormwater Testing results for proposed retail development, dated 10/18/2020, performed by Maser Consulting P.A.;
- Traffic Impact Study revised on 03/18/2020, prepared by Maser Consulting P.A.;
- Completed Application for Amended Preliminary and Final Major Site Plan for Wawa Linden dated 3/30/2020, including Cover Letter.

On August 25, 2020, the Division of Engineering received the following updated drawings with cover letter in support of the above submission:

- One (1) Cover Sheet Drawing (Sheet 1 of 20) and One (1) Construction Detail Drawing (Sheet 20 of 20) updated on 5/6/2020, prepared by Maser Consulting, P.A.;
- One (1) Sheet Architectural Drawing, entitled "Canopy Perspective View", prepared by Richard W. Luke, Architect;

The Linden Planning Board previously granted by resolution: Preliminary and Final Major Site Plan for the development of 5,583 square feet Convenience Store with Gas and 7,200 square feet Retail on September 09, 2018. The Applicant now seeks Amended Preliminary and Final Major Site Plan

Approval, with variance relief for signs and setbacks; for the construction of 5,051 square feet Wawa Linden and 7,200 square feet Retail (same area with different footprint and related site improvements). All existing structures such as buildings, car wash, underground tanks etc. will be removed.

The Applicant's previous submission dated 4/2/2020 was on the basis of LI Zone District regulations with variances. Revised Application submitted on 8/25/2020, (due City Wide Re-Zoning) changes Zone District from LI to C1A, & includes associated variances:

- **Sec. 31-4.1 – District Regulations:**
 - *Minimum One Side Yard Distance: 12 feet required v/s Proposed 9.3 feet;*
- **Sec 31-25 – Sign Regulations and Requirements:**
 - *Sec.31-25.10(a) – One (1) free-standing sign per frontage v/s Two (2) free-standing signs;*
 - *Sec. 31-25.9(b) – Free-standing sign width 5 feet v/s 7.54 feet proposed;*
 - *Sec. 31-25.9(1) – Building Sign height 4 feet v/s 5'-6.5" proposed;*

Traffic and Parking review comments will be included in Planner's Report.

Our comments limited to the drawings prepared by Maser Consulting P.A are as follows;

- **General Information:**
 - The Applicant has proposed construction of new 5 feet wide sidewalks, along NJDOT Rts. 1&9; & sidewalks and curb along Park Avenue, including new ADA handicap curb-ramp at corner of both major roads. The proposed driveway along Park Avenue shall be a full movement driveway; whereas the driveway along the State Highway, shall be right in/right out egress with mountable island;
 - *The proposed driveway access along the State ROW may be temporary in nature, until such time when NJDOT's Goethals Bridge Interchange Ramp Project is constructed. At that point in time, the existing NJDOT ROW Line, will shift 25 feet in a westerly direction, where the NJDOT will remove all improvements that the Applicant is currently proposing (within the existing ROW) and replace in kind as shown on Sheet 3;*
- **Sheet 2:** Existing Condition plan does not show contour elevations;
- **Sheet 3:**
 - Applicant's Engineer shall clarify, how the handicap person can cross through the Mountable Island without cut-through (Median Opening Type) at Driveway in right of way of NJDOT Rts. 1&9. One possible solution can be moving the driveway island in a northwesterly direction, where it may be positioned entirely on Block 436 Lot 11.01 v/s the NJDOT ROW. This would allow totally un-obstructed walking path for handicap individual;
 - Although, the Applicant has proposed a new driveway access along NJDOT ROW with radius curbing; The City's Standard driveway opening prohibits radius curbing; Therefore, for the Park Avenue access only, continuous Sidewalks with Depressed Curb Design shall be implemented. Using this design, handicap accessible ramps are not required with respect to this access point. Driveway Curb Opening must be dimensioned;
 - Detectable Warning Surface Pads shall be delineated, on the drawings, where flush curb is proposed within the site at the edges of painted crosswalks: One at Park Avenue Curb Opening; & One at the Handicap Parking Space adjacent to the Retail Building;

- Architectural Drawings for proposed Retail Building will be required, prior to any application being approved;
- **Sheet 5:** Applicant has proposed an underground detention basin in the southeast corner of the property, with associated trench drain along NJSH Rts. 1&9 driveway exit. The Stormwater Management Report shall be reviewed by the City's Consultant;
- **Sheet 9:** Applicant shall identify lighting improvements on the 7,200 square feet Retail Building;
- **Sheet 14:** Truck Turning Circulation Plan represents Intermediate Semi-Trailer and Garbage Truck accessing site from NJDOT Rts. 1&9 to Park Avenue driveway only. However, Truck/Trailer movements for vehicles travelling from and to the North Park Avenue shall be delineated on the Plans;
- **Sheet 19:**
 - Construction Details for HDPE Storm Pipe Bedding Detail and PVC Sanitary Pipe Bedding Detail shall be replaced with City's Standards: Hot Mix Asphalt Pavement Trench Restoration Detail;
 - The Applicant's Engineer shall identify on the Construction Detail Drawings, how the Proposed Sanitary Services will be connected into the City/State Sanitary System;

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

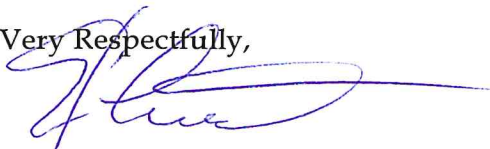
Road Opening Permits, Curb and Sidewalks Permit, must be obtained through the NJDOT for utility and sanitary sewer connections and concrete improvements within the R.O.W. of NJDOT Rts. 1&9.

Sidewalk and Curb Permits must also be obtained through the Linden Engineering Division for improvements along Park Avenue.

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.

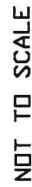
Very Respectfully,



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; Anthony Rinaldo, Esq.; Paul Ricci, PP.; Mark Ritacco; Lee D. Klein, P.E.; Jeff Tandul; M. Virginia Guinta; Chris Rooney, Li FD; Jason Tuvell, Esq.; Jelena Balorda-Barone, P.E.;

* 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

APPROVED BY THE CITY ENGINEER