



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

# City of Linden

Union County, New Jersey  
Department of Community Services  
Division of Engineering  
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Joseph C. Chrobak  
Supervising Engineer

December 4, 2020

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

Re: *Application No. SD 753-20*  
*Zone: R-2b*  
*Minor Subdivision Approval*  
*Block 112 Lot Nos. 9 & 10*  
*KW Home Kreations, LLC.*  
*913 Bergen Avenue, Linden, NJ*

Dear Chairman and Board Members:

On November 10, 20, the Division of Engineering received the following updated support items, for the above referenced application:

- Four (4) sheets dated 6/8/2020, revised on 10/26/2020, entitled "Minor Subdivision Plan – Block 112 Lot Nos. 9 & 10, No. 913 Bergen Avenue, City of Linden, Union County, NJ", prepared by Harbor Consultants Inc.;
- Two (2) sheets of Architectural Drawings dated 5/29/2020, prepared by Andrew Podberezniak R.A.; &
- Completed Application for Minor Subdivision Approval dated 11/10/2020, including Cover Letter.

The applicant proposes to subdivide two (2) existing lots, having dimensions of 95 x 40 & 95 x 25.5 feet, into two (2) equal size lots of 3,112.5 square feet each; and construct Two (2) - Two (2) Story Semi-Detached Dwellings on Proposed Lot Nos. 9.01 & 9.02. Pre-existing structures have been demolished and the property is vacant.

***The Applicant is seeking variance relief for the following:***

- ***Lot Depth: 100 feet required v/s 95 feet (Pre-Existing Nonconforming Lot Depth)***

***Per Ord. 31-36.6. a (7) Proposed Front Yard Depth meet the requirement of 25 feet, and Rear Yard Depth 20 feet (proposed) meet the requirement of minimum 80% of 25 feet; However, we defer this topic to the Planner's Report.***

Our Comments are as follows:

- Construction Details for Hot Mix Asphalt Pavement Trench Restoration on Roadway, shall be as per City's Standards. Attached details shall be replaced on the drawings;

***The Applicant has indicated the relocation of an existing utility pole on Existing Lot No. 10. This venture shall be coordinated with the respective utility company, and such work shall be required prior to construction of any Proposed R.O.W. improvements. This work shall be the Sole Responsibility of the Applicant.***

Proposed lot numbers 9.01 and 9.02 as identified with corresponding addresses, 915 and 909 Bergen Avenue, will be assigned by the Engineering Division after approval;

Road Opening Permit must be obtained through the Linden Engineering Division for utility and sanitary sewer connections. A representative of the City of Linden must inspect the sanitary sewer lateral connection. Sidewalk and Curb Permit must also be obtained through the Linden Engineering Division.

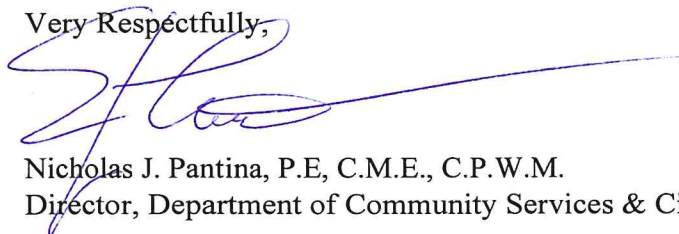
Shade Tree Commissioner's comments are required for proposed Trees on the Plan.

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

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

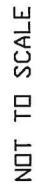
Very Respectfully,



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



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*

*S. J. Land*

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APPROVED BY THE CITY ENGINEER