

October 9, 2020

City of Linden Planning Board
City Hall
301 North Wood Avenue
Linden, NJ 07036

Attn: Marilyn Coplan, Planning Board Secretary

Re: Application No. SD 753-2020
Subdivision Approval
Block 112, Lots 9 and 10 – R-2b District
913 Bergen Avenue

Dear Chairman and Board Members:

1. Site Description/Proposal

We are in receipt of the above-referenced development application, which seeks minor subdivision approval to allow a two-family semi-detached dwelling¹. The property was recently rezoned from the R-1b district to the R-2b district as part of the 2019 master plan recommendations. The subdivision plans were prepared by Harbor Consultants. and are dated 6/8/20. The subject tract consists of one tax lot situated at 913 Bergen Avenue. The tract in question is 6,222 square feet in area.

2. Planning Analysis and Issues for Consideration by the Board

Based upon our review of the applicant's plans and supporting documentation, an evaluation of the site and adjacent area, and an analysis of the City's Land Development and Zoning ordinance, we offer the following for the Board's consideration. The proposed subdivision does not comply with all of the zoning standards for residential development established under the City's Zoning Code.

3. Planning Comments

- a. Minimum lot depth. The applicant requires variances for each lot to construct homes having lot depths of 95-feet where 100-feet is required. In 2015/2016 this office prepared zoning ordinance revisions that allowed homes to be built on preexisting nonconforming lots as long as certain criteria were adhered too. In this context, these provisions do not apply as the applicant proposes to subdivide the lot and thereby increases the degree of nonconformity. Variance relief is required.

¹ A one-family dwelling attached to one other one-family dwelling by a common vertical wall, and each dwelling is located on a separate lot.

- b. Paved Driveway Width. The applicant proposes paved driveway widths of 12-feet. The City's Code permits driveways that are a minimum of 12-feet in width, but occupy no more than 40% of the required front yard area. The proposed development is in compliance with these provisions.
- c. Parking. The applicant proposes 3-bedroom homes with a study room, which requires 2 parking spaces, respectively. A "study room" is also placed on the architectural plans to circumvent an off-street parking requirement of 2.5 cars associated with a 4-bedroom home.
- d. Architectural. The proposed buildings would be clad in vinyl siding and a synthetic stone base course.
- e. Landscape. The applicant proposes 1 street tree, one yard tree and 3 shrubs on each property. The Shade Tree Commission shall approve all street trees.
- f. Curb/sidewalk. New curbing, sidewalk and a concrete apron are proposed in front of the subject properties.

Should you have any questions, please contact us.

Very truly yours,



Paul N. Ricci, AICP, P.P.
Planning Consultant

cc: Anthony Rinaldo, Esq., Board Attorney (via email)
Nicholas Pantina, PE, City Engineer (via email)
Mark Ritacco, Zoning Officer (via email)
Nicholas Sottos, PE (via email)
Greg Juba, Esq. (via email)