



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

City of Linden

Union County, New Jersey
Department of Community Services
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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 751-20*
Zone: R-2b
Minor Subdivision Approval
Block 278 Lot Nos. 1 & 2 - Lettini & Sons, Inc.
301 Curtis Street & 629 Brook Street,
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 7/30/2020, entitled "Minor Subdivision of Lots 1 & 2, Block 278 – 301 Curtis Street & 629 Brook Street, City of Linden, Union County, NJ", prepared by Harbor Consultants Inc.;
- One (1) sheets of Architectural Drawings dated 7/28/2020 prepared by Henry J. Kopec; &
- Completed Application for Minor Subdivision Approval dated 8/12/2020, including Cover Letter.

The applicant proposes to subdivide two (2) trapezoidal lots into three (3) new Lots in the R-2b zone. Existing Lot 2 located at 629 Brook Street, will convey unspecified square feet land to Lot 1, located at the corner of Curtis Street and Brook Street, leaving existing Lot 2 with 5,250 square feet; and the remaining area of Lot 1 to be subdivided into two (2) new equal size lots of 4,200 square feet each. Applicant proposes to construct Two (2) – Two (2) Story Single Family Dwellings on proposed Lot 1.01 and 1.02 respectively. The existing Three-Story Two-Family structure (formerly Lot 2) will remain on new proposed Lot 1.03. ***No variances are being sought in the creation of the two (2) new lots (1.01 & 1.02). However, following the creation of the two new lots (1.01 & 1.02), the existing structure on proposed Lot 1.03 results in a non-conforming lot and structure, and will require five (5) variances:***

- ***Lot Size: Proposed 5,250 square feet v/s 6,000 square feet required;***
- ***Lot Width: Proposed 50 feet v/s 60 feet required;***
- ***Min. Both Side Yards Distances: proposed 19.8 feet v/s 20 feet required;***

- **Max. building Height: Proposed 33.15 feet v/s 30 feet required (Existing Non-Conforming Structure); &**
- **Max. front Yard Coverage: Proposed 51.55% v/s 40% required;**

Our Comments are as follows:

- Applicant's Engineer shall provide testimony as to why the City should allow the subdivision of two conforming lots, into two new conforming lots plus one non-conforming lot;
- Existing water and sewer service for proposed Lot 1.03 shall be identified on the plans;
- Although new curb and sidewalk is proposed, the City recommends new curbing and sidewalks along the entire property frontage of both Curtis Street and Brook Street, including the corner handicap ramp;
- The Asphalt Pavement Restoration, associated with utility connections, shall be combined, to form one composite patch, approximately 55 feet x 30 feet;
- City trees affected by proposed improvements on Brook Street, will be subject to review by the Linden Shade Tree Commission;
- The attached Construction Detail for "Hot Mix Asphalt Pavement Restoration on Roadways" shall be added to the drawings.

Proposed lot numbers 1.01 and 1.02, as identified with corresponding addresses, 633 and 631 Brook Street, will be assigned by the Engineering Division after approval;

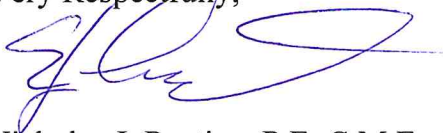
Road Opening Permit must be obtained through the Linden Engineering Division for utility and sanitary sewer connections. A representative of the City of Linden must inspect the sanitary sewer lateral connection. Sidewalk and Curb Permit must also be obtained through the Linden Engineering Division.

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.

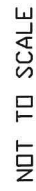
Very Respectfully,



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



SUBMITTED BY: JOE CHROBAK
SUPERVISING ENGINEER

APPROVED BY THE CITY ENGINEER