

January 4, 2021

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

Attn: Dorothy Kotowski, Planning Board Secretary

Re: Application No. SD-751 – 301 W. Curtis Street and 629 Brook Street
Completeness Review
Block 278 Lots 1 and 2 – Minor Subdivision
R-2b District

Dear Chairman and Board Members:

We are in receipt of the above-referenced development application, which seeks minor subdivision approval to subdivide two lots into three lots. We have reviewed the plans and supporting documentation filed by Lettini and Sons, LLC which includes:

- A subdivision plat, dated 7/30/20, prepared by Harbor Consultants;
- An architectural elevation and floor plan, dated 7/28/20, prepared by Henry Kopec, RA; and
- A completed minor subdivision application

1. Planning Comments

- a. Variances. The applicant requires bulk variances to permit a lot size of 5,250 sq. ft. for a two-family home where 6,000 sq. ft. is required, to permit a lot width of 50-feet where 60-feet is required and to permit an impervious front yard coverage of 51.55% where 40% is proposed. We note that since the undersized lot is associated with a two-family home that is a part of a minor subdivision, a type d. density variance is not required.
- b. Paved driveway width. The applicant proposes paved driveway widths of 12-feet for the single-family homes and an existing driveway width of approximately 22.5-feet exists for the two-family home. 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 new single-family units are in compliance with these provisions. However, the proposed subdivision results in creating a 51.55% front yard coverage condition for the two-family lot. A variance is required.
- c. Parking. The applicant proposes 3-bedroom homes with a study. The applicant shall provide testimony to demonstrate that the proposed floor plan meets the building code for a 3-family home. We note that a four bedroom home requires 2.5 parking spaces where 2.0 spaces are provided for each single-family home. Testimony shall be provided as to the number of bedrooms for the existing 2-family home. We note that proposed subdivision does not alter the layout and design of the remainder 2-family home. We note that architectural plan revisions may be necessary to comply with building code requirements.

- d. Architectural. The proposed single-family homes would be clad with a stucco finish and stone base.
- e. Landscape. The applicant proposes American hornbeam street trees, which has a mature height of about 25-feet, to be planted at a caliper of 2.5 inches. The Shade Tree Commission shall approve all street trees.

Should you have any questions, please contact us.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Paul Ricci", written over a horizontal line.

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)
Harbor Consultants (via email)
Greg Juba, Esq. (via email)