



City of Linden
Union County, New Jersey
Department of Community Services
Division of Engineering

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Director & City Engineer

Joseph C. Chrobak
Supervising Engineer

May 7, 2020

Attn: Marilyn Coplan, Planning Board Secretary
City of Linden Planning Board
Linden, New Jersey

Re: *Application No. SP 1111-19*
Zone: LI and RPZ Overlay
Nicholas Patti Holdings LLC.
Site Plan Approval
Block 568 Lot Nos. 2, 3, & 4
37 West 21st Street, Linden, NJ

Dear Chairman and Board Members:

On April 03, 2020, the Division of Engineering received the following support items, for the above referenced application:

- One (1) set of seven (7) Engineering Drawings dated 01/15/2013 and 01/15/2020 (Sheet 4 of Set only), entitled "Project for Patti Holdings of New Jersey LLC, 37 West 21st Street, Linden, NJ - Block 568 Lot Nos. 2, 3 & 4" prepared by Brown and Associates, Inc.;
- One (1) sheet of Engineering Drawing dated 02/01/2020, entitled "Framing Plan - Sheet S1 of Set" prepared by Brown and Associates, Inc.;
- Completed Application for Site Plan Approval dated 10/16/2019, including Cover Letter.

The applicant proposes to construct new 26.5 feet high 2,700 square feet One (1) story Building with Mezzanine floor, on 14,984 square feet lot in the LI and RPZ Overlay Zone. Per proposed plan, proposed building will be positioned, per City's Area, Yard and Bulk Regulations.

Please note that since the property in question is also located in the Runway Protection Zone Overlay (RPZ), No Approval shall be granted without approval of the Federal Aviation Administration (FAA); per Section 31-46.2 of the City's Code.

Refer to Planner's report for any variances.

Our comments are as follows:

- The site plan submitted is signed but not sealed, so applicant will be required to submit signed and sealed plans upon approval;
- Existing Conditions Plan, & Surveying Plan, identifying *existing structures*, is required, in support of this application;
- Storm Water Management Calculations and Parking Calculations are required in support of this application;
- **Sheet Nos. 2, 3, 4 & 5 of Set**
 - Existing Utility lines reference “(See Note 2)”; Where are the Notes? And where are the water & gas utility connections (only sanitary connection identified)? Pavement Restoration will need to be identified on the plans for any disturbance within the City’s roadway;
- **Sheet 2 of Set**
 - Driveway Curbing within the City R.O.W. shall be removed from the plans. Proposed driveway curbing shall terminate inside the property @ the R.O.W. line;
 - Proposed groundcover annotations shall be larger fonts, as descriptions for at least Grass Covering is not legible;
 - Painted Stop Line and associated R1-1 Stop Sign shall be installed in the exit portion of the driveway. The white painted stop line shall be 24 inches wide, spread half way across egress portion of driveway, and located approximately, 10 ft behind the new depressed driveway curb, along 21st St. R1-1 Stop Sign shall meet the requirements of the current MUTCD (Manual on Uniform Traffic Control Devices);
 - All curb along the property frontage shall be removed & replaced with full height concrete curb;
 - Turning movement templates shall be overlaid onto the plans in support of vehicle movements on/off site, and in/out of building via overhead doors;
 - Will there be any on-site parking? Delineate parking spaces if so;
 - Plans need to identify the future intention of existing features, such as the fencing. What is the existing ground cover of the area along 21st St, between the street curb and the R.O.W. line? Will it be staying the same? Or will this area be changed to a different cover? Lack of details make it difficult to provide a comprehensive review;

- What is the future intent of the property access to the Frame Garage, located on Block 568 Lot 5?
- Zoning District identified on this sheet is incorrect. The correct Zone is LI and RPZ Overlay;
- **Sheet 5 of Set**
 - The Landscaping Plan identifies 13 species of plants, however, only two types are annotated on the plans. Plans shall be revised accordingly;
 - Construction Detail/Shop Drawing of the 150W Wall Pack type lighting shall be added to the plans;
- **Sheet 6 of Set**
 - Various Stormwater related construction details, presented on this sheet, do not appear anywhere within the contract drawings, including:
 - Detention Structure;
 - Linden City Standard 6" Curb?
 - Catch Basin Type B.

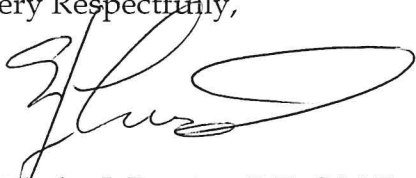
Applicant's Engineer to make appropriate revisions to entire drawing set;
 - The concrete curb detail shall be as per the City's standard. Transverse joints ½" wide shall be placed 10 ft. apart in the curb. Copy attached for your reference;
 - The following construction details shall be added to the plans:
 - Typical Roadway Excavation & Restoration at Curbs;
 - Depressed Curb at Driveways;
 - Concrete Driveway Apron, Typical Section;
 - Hot Mix Asphalt Pavement Trench Restoration;
 - Curb and Sidewalk Joints.
- **Sheet S1 of Set** – This sheet is incomplete and needs to be revised to show dimensions of all four sides of the proposed building, including any openings and façade types. Such attributes are typically represented on an Architectural Drawings, signed & sealed by a Licensed Architect?

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 Commission & Planning Board Attorney, and also the FAA, 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.

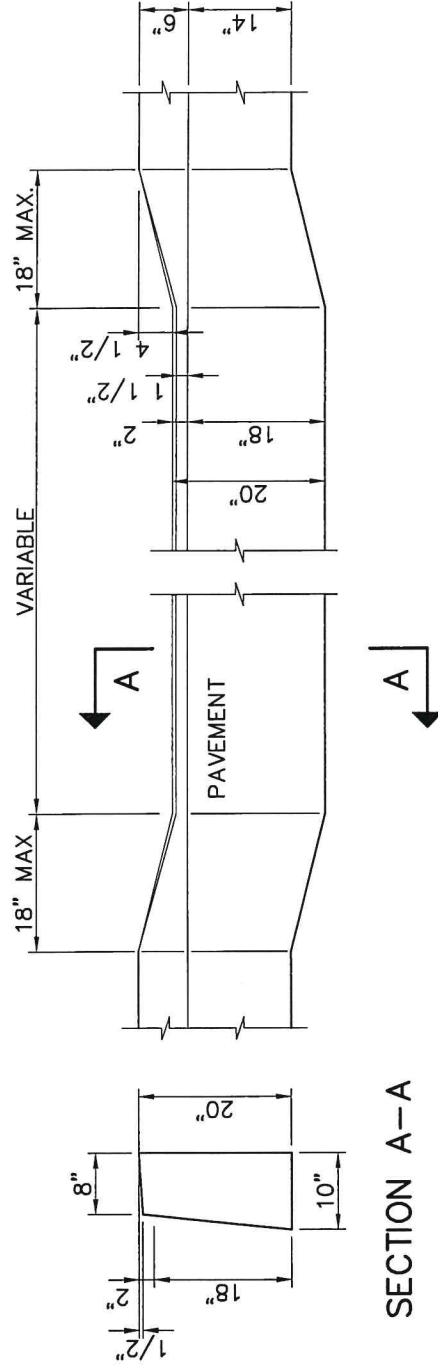
Very Respectfully,

A handwritten signature in black ink, appearing to read 'N. Pantina', with a large, sweeping loop at the end.

Nicholas J. Pantina, P.E., C.M.E., C.P.W.M.

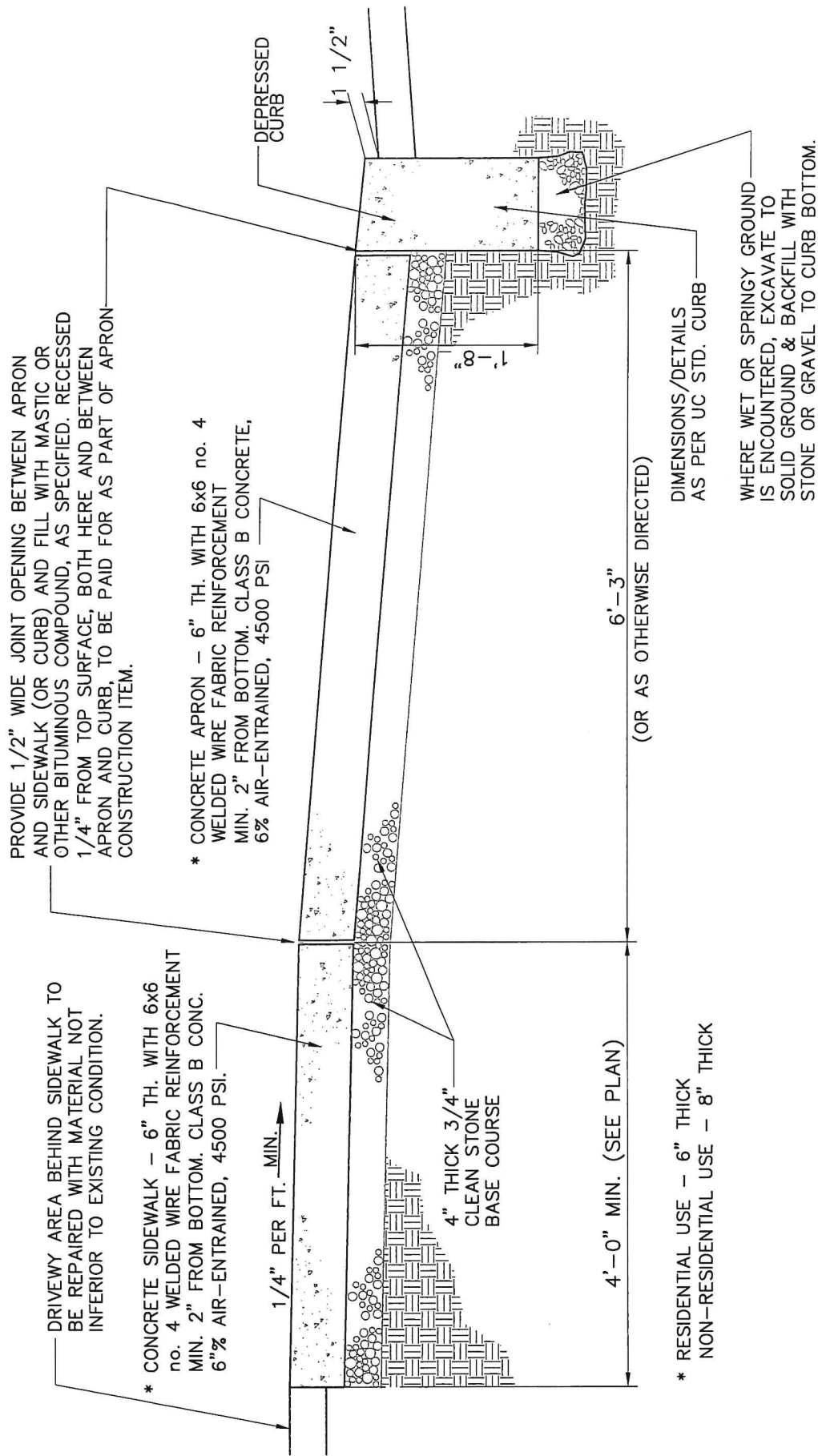
Director, Department of Community Services & City Engineer

cc: Council President Michele Yamakaitis; Engineering Committee; Dorothy Kotowski; Paul Ricci; Mark Ritacco; Anthony Rinaldo, Esq., Eric Nelson, Esq.



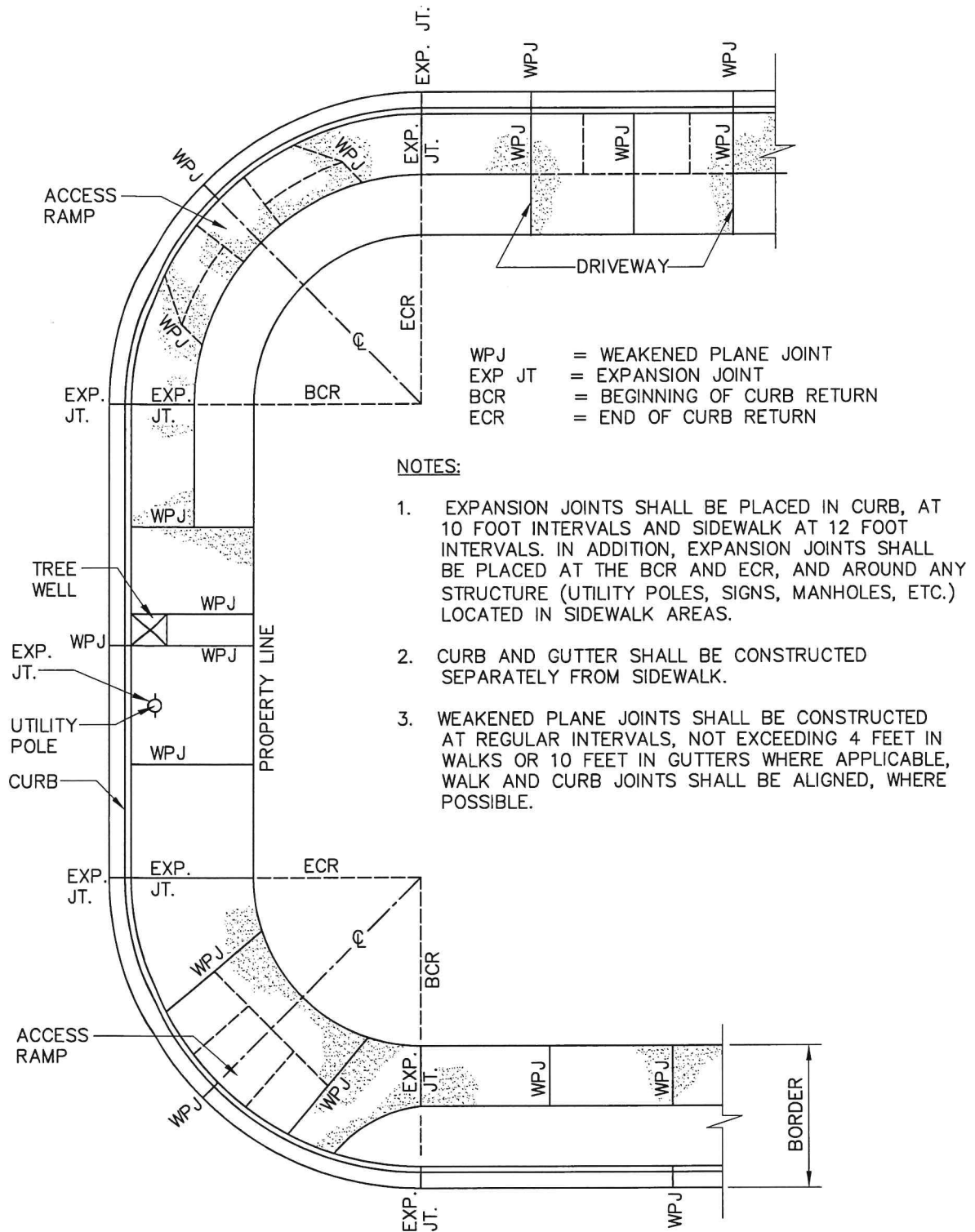
DEPRESSED CURB AT DRIVEWAYS





CONCRETE DRIVEWAY APRON TYPICAL SECTION





CURB AND SIDEWALK JOINTS

NOT TO SCALE