



**City of Linden**  
Union County, New Jersey  
**Department of Community Services**  
**Division of Engineering**  
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Director & City Engineer

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**Joseph C. Chrobak**  
Supervising Engineer

February 5, 2021

Attn: Dorothy Kotowski, 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 2, 3, 4 – Nicholas Patti,*  
*37 W 21<sup>st</sup> Street, Linden, NJ*

Dear Chairman and Board Members:

On May 26, 2020, the Division of Engineering received the following support items, for the above referenced application:

- One (1) set of seven (7) Engineering Drawings dated 1/15/20, entitled "Project for Patti Holdings of New Jersey LLC, 37 W. 21<sup>st</sup> Street, Linden, NJ - Lot 2, 3, 4, Block 568" prepared by Brown and Associates, Inc.;
- One Sheet dated 1/6/20, entitled "Boundary and Topographic Survey" prepared by Brevard Surveying & Mapping, LLC;
- Cover Letter as part of email dated 5/26/2020 prepared by Eric Nelson, Esq.

***The applicant having proposed the original application for this site plan in 2019, was never heard by the Planning Board, as the original application had been deemed incomplete, and also required approval of the FAA. Subsequently, revised engineering prepared by Brown and Associates, Inc. were submitted on 5/26/20. The applicant at this time proposes to construct 26 feet high 2,700 square feet one (1) story warehouse building with mezzanine floor space, on an existing 15,000 square feet lot in the LI Zone. The existing lot is rectangular shape situated on the Twenty-First Street.***

***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. Whereas, the applicant has made application to the FAA dated 12/1/20, FAA response is pending.***

***Refer to Planner's report for any variances.***

Our comments are as follows:

- Signed and Sealed Site Plans satisfying all conditions, as indicated in the Final Resolution shall be furnished upon approval;
- Proposed utility connections for Gas, Water and Sewer will disturb the street pavement. The Applicant's Engineer shall identify Pavement restoration area on the drawings;
- Painted Stop Line and associated R1-1 Stop Sign and R3-5R (Right Turn Only) Sign shall be installed at exit from the driveway. The white painted stop line shall be 24 inches wide, spread halfway across egress portion of the driveway, and located approximately 10 feet behind the new depressed driveway curb, along 21<sup>st</sup> street and signs meet the requirements of the current MUTCD standards;
- Turning movement templates shall be overlaid onto the plans in support of vehicle movements on/off site, and in/out of the building, via overhead doors;
- The Landscaping Plan shall individually identify the location of the 29 JC-Spartan Juniper plants being proposed;
- As the adjacent property is residential, the lighting plan shall include a Luminaire Schedule and Isolux Illumination diagram;
- Proposed parking is not dimensioned for size of each space; Where is handicap parking space on the plan?
- Stormwater related structure space is delineated but not dimensioned on the plan; Are you proposing any Inlets or Roof Drain connections to the structure on the plan?
- Landscaping around Trash Enclosure is not proposed on the plan;

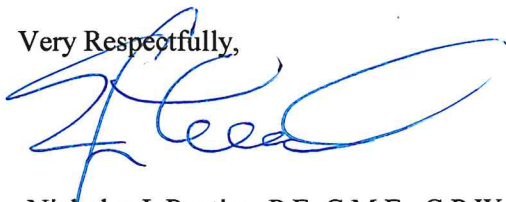
The above comments shall be considered in addition to the Linden Planning Board Reports provided by our professional staff, including but not limited to: ***Planning, Traffic Engineering & Parking, Stormwater Management, Shade Tree Commission and the Linden Fire Prevention Bureau.***

Road Opening, Curb and Sidewalk Permits will be required through the Linden Engineering Division.

Please be advised that upon the satisfaction of the City Engineer, Planning Board Planner, & 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; Anthony Rinaldo, Esq.; Paul Ricci, PP.; Mark Ritacco; Eric Nelson, Esq.; James Brown P.E.; M. Virginia Guinta