

John P. Michalski
Counsel
john.michalski@faegredrinker.com
973-549-7172 direct

Faegre Drinker Biddle & Reath LLP
600 Campus Drive
Florham Park, New Jersey 07932
+1 973 549 7000 main
+1 973 360 9831 fax

July 20, 2020

VIA HAND DELIVERY

Ms. Marilyn Coplan
Office of the City of Linden Planning Board
City Hall
301 North Wood Avenue, 2nd Floor
Linden, New Jersey 07036

Re: Application of Linden Development, LLC for Amended Preliminary and Final Site Plan Approval for Freddy's Frozen Custard & Steakburgers – Block 469, Lot 38.05 (formerly a portion of Lot 38.01), City of Linden, New Jersey

Dear Ms. Coplan:

On behalf of Linden Development, LLC (the "Applicant"), enclosed for consideration by the City of Linden Planning Board are the above-referenced application and related materials (the "Application"). The Application pertains to property known as 1016 W. Edgar Road (U.S. Route 1/9), Linden, New Jersey, designated as Block 469, Lots 38.05 (formerly a portion of Lot 38.01) on the City of Linden tax map, and commonly referred to as the former General Motors site (the "Property").

I. Nature of the Application

Over the past several years the Planning Board has granted several approvals for the development of the Property with the Legacy Square commercial retail shopping center. By Resolution dated May 14, 2019, the Planning Board granted amended preliminary site plan approval for an amended Phase 2 and Phase 3 development of Legacy Square and final site plan approval to construct Phase 2. The preliminary site plan approval of Phase 3 included the preliminary approval of seven (7) pad sites along Route 1/9. The Applicant now seeks amended preliminary and final site plan approval, with variance relief, for the construction of an approximately 2,591 square foot Freddy's Frozen Custard & Steakburgers fast-food restaurant with drive-thru, along with related site improvements, on one of the preliminarily approved pad sites within Phase 3 of Legacy Square.

II. Submittals

Pursuant to the City of Linden Zoning Ordinance, the Application includes the following:

1. Four Checks: (1) a check in the amount of \$2,000 for the site plan application fee; (2) a check in the amount of \$1,100 for the variance application fee; (3) a check in

- the amount of \$600 for the additional variance application fee; and (4) a check in the amount of \$4,500 for the escrow deposit (fee calculation sheet enclosed);
2. Eighteen (18) copies of the completed Application for Formal Site Plan and Application for Variance forms;
 3. Eighteen (18) full-sized, signed and sealed site plan sets titled "Amended Preliminary and Final Major Site Plan for Linden Development, LLC – Proposed Freddy's Frozen Custard & Steamburgers w/ Drive-Thru," prepared by Bohler, and dated July 20, 2020;
 4. Eighteen (18) full-sized, signed and sealed architectural drawings titled "Freddy's Frozen Custard," prepared by Winter Architects and dated July 13, 2020;
 5. Six (6) full-sized, signed and sealed ALTA/MSPS Land Title Survey for Lot 38.01, dated November 8, 2017 and last revised June 27, 2018;
 6. Six (6) copies of a Traffic Assessment Letter prepared by Langan Engineering and dated February 18, 2019; and
 7. Six (6) copies of a Stormwater Management Statement prepared by Bohler, and dated July 2020.

We trust the above submission complies with the requirements for a complete application so that we may be scheduled for a hearing at the next Planning Board meeting. Please do not hesitate to contact me if you require any additional information, or if you have any questions or comments.

We look forward to working with the Planning Board in connection with this Application. Thank you for your time and attention to this matter.

Very truly yours,



John P. Michalski

Enclosures

cc: Anthony Rinaldo, Esq. (via email)
Ms. Dorothy Kotowski (via email)
Mr. David Shute (via email)
Mr. Jeff Coker (via email)
Brad Thompson, P.E. (via email)
Brad Kern, R.A. (via email)