



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

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Nicholas J. Pantina, PE, CME, CPWM
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Joseph C. Chrobak
Supervising Engineer

September 4, 2020

Attn: Dorothy Kotowski, Planning Board Secretary
City of Linden Planning Board
Linden, New Jersey

Re: *Application No. SP 1113-19*
West Coast Shipping Application
Zone: LI
Preliminary & Final Site Plan Approval
Block 421 Lot 49.01
1200 West Blancke Street, Linden, NJ

Dear Chairman and Board Members:

On November 15, 2019, the Division of Engineering received the above referenced Application for Site Plan Approval. However, the application had been withdrawn by the Applicant, as a result of site specific roof damage.

On July 20, 2020, the Division of Engineering received the following revised support items, for the above referenced application:

- Four (4) sheets last revised 7/13/2020, entitled "Preliminary & Final Major Site Plan of Lot 49.01 Block 421 – 1200 West Blancke Street, City of Linden, Union County, NJ", prepared by Casey & Keller Incorporated;
- Traffic Impact Analysis for West Coast Shipping dated 05/27/2020, prepared by Dolan & Dean; &
- Completed Application for Major Site Plan Approval dated 7/20/2020.

The applicant proposes to create 250 Outdoor Vehicle Storage Parking Spaces on an existing bituminous surfaced area. Pre-existing structures on 182,814 square foot lot consist of: One (1) 20 foot +/- high single story 67,885 square feet concrete block/frame metal warehouse & office building, to be down sized to 58,885 square feet (elimination of some building sections).

A Parking Variance for relief of the total number of employee parking spaces is required. Comments on this variance shall be included in the Planning & Traffic Reports.

Our comments with respect to the Site Plan, are as follows:

- The subject site is comprised of an existing building structure, propane storage area, concrete ramp & wall, and a "Use Easement Area, Elizabethtown Gas Easement and a Restricted Area";
- The drawings should identify future intentions of all site features including pavement and existing parking spaces, to remain or to be removed or demolished, etc.;

- The Applicant's Engineer shall provide testimony for:
 - Future intention of existing 51 parking spaces (including 1 Handicap Space) along easterly side of the tract, also being adjacent to West Blancke Street;
 - The proposed 48 parking spaces, as indicated on the zoning table, shall be clearly identified on the plans, as there appears to be some confusion, with respect to the actual count;
 - Regarding "Car Carrier Unloading Area" within the Front Yard Setback of West Blancke Street, additional information is required for the operation of loading & unloading said Car Carriers, while maintaining adjacent parking;
 - Proposed 7' x 16' Tandem Parking Spaces vs. Industry Standards of 9' x 18';
 - Maintenance of Refuge;
- Existing and Proposed parking spaces must be dimensioned on the plans;
- Existing Concrete Sidewalks and Pylon Signage along West Blancke Street are not shown on plans;
- Architectural Plans in support of proposed loading docks are required;
- Applicant's Engineer shall provide construction details for proposed Ground Surface Pavement, Gravel and Tandem Parking Spaces Striping.
- The Applicant's Engineer shall provide a circulation plan identifying turning movements of all vehicles using the site, including the ingress/egress of proposed Car Carriers, Fire & Emergency Vehicles;
- Landscaping Plan is required in support of this application;
- The City Planner shall comment on proposed usage of outdoor vehicle storage in LI Zone;
- This application will be subject to Stormwater Management Review by the City's Planning Board Consultant.

The above comments shall be considered in addition to the various Linden Planning Board Reports, provided by our Professional Staff, including but not limited to: Planning, Traffic Engineering & Parking, Stormwater Management & the Linden Fire Prevention Bureau.

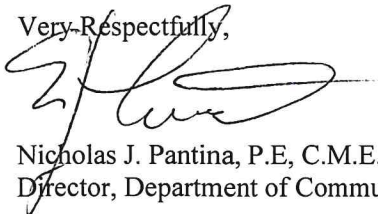
Road Opening, Curb and Sidewalk permits will be required through the Linden Engineering Division.

Please be advised that upon the satisfaction of the City Engineer, Planning Board Planner, & City 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, PP; Mark Ritacco; Anthony Rinaldo, Esq; Lee D. Klein, PE; Deputy Fire Chief Lawrence J. Kolesa; Michael T. Lanzafama, PE; Steven Leonard, Esq.