

September 3, 2020

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

Attn: Dorothy Kotowski, Planning Board Secretary

Re: Application No. SP1113
Site Plan Approval
Block 421, Lot 49.01 – LI District
1200 West Blanke Street

Dear Chairman and Board Members:

1. Site Description/Proposal

We are in receipt of the above-referenced development application, which seeks approval to operate an indoor and outdoor motor vehicle short-term storage use for the ultimate shipment of such vehicles.

The Zoning Officer has now advised me that the use is permitted in the Light Industrial (LI) district.

The site plan was prepared by Casey & Keller and is and is revised through 7/13/20. The plans consist of the following sheets:

- Cover Sheet & Area Maps
- Land Title Survey
- Site Plan
- Lighting Plan

2. Planning Considerations

a. Completeness.

1. The application is complete for administrative purposes.
2. The applicant shall provide a correct calculation for Coverage. It appears that a total impervious coverage calculation was provided.
3. Up to 10% of warehouse space can be used as office prior to creating a separate parking calculation. Accordingly, 59 off-street parking spaces are required, where 48 are proposed. The table should be updated accordingly.
4. A floorplan shall be provided.
5. A waiver from providing landscaping plan is required.

b. General.

1. An off-street parking variance is required as 48 spaces are dedicated for employee/visitor parking. These spaces shall be clearly delineated with notes on the site plan.
2. The applicant shall provide testimony regarding the fire lane. A note indicates that the fire lane will be striped. This shall be approved as per the City Fire Department as needed.
3. The applicant is proposing unloading operations in the required front yard area. Testimony shall be provided regarding this area.
4. Vehicles blocking and staging within the roadway has been a circulation issue on West Blanke Street. Testimony regarding vehicle movements shall be provided.
5. Section 31-27.15 of the City's Code prohibits the sale, repair, dismantling, or servicing of any vehicle, equipment, materials or supplies within off-street parking areas.
6. If vehicles stored outside are not operable, the use would be defined as a Junk Yard under the City's code, for which a use variance would be required.¹
7. We note that the City's 2019 Master Plan specifically recommends prohibiting outdoor vehicle storage area uses. The zoning laws have not been clarified to prohibit this use under all circumstances.
8. The applicant shall provide operational testimony for the tract and clarify outdoor and indoor activities.
9. The applicant shall clarify why portions of the building are proposed for removal.
10. The applicant shall clarify whether any visual improvements to the site are proposed, i.e., the building, landscaping, etc.?
11. We were unable to travel throughout the site during our site visit. The applicant shall provide pictures of existing fencing. The applicant shall clarify all proposed fencing.

¹ 31-20.17 **Junk Yards.** - No junk yards or premises used for storage of junked motor vehicles incapable of normal operation shall be permitted within the City. It shall be deemed prima-facie evidence of violation of this chapter, if more than one (1) motor vehicle in a residential zone and more than two (2) motor vehicles in a nonresidential zone incapable of operation are located at any one time upon any premises not within a closed and roofed building excepting, however, that a number of not exceeding five (5) motor vehicles may be located upon any service station or garage premises outside of a closed or roofed building, for a period of time not to exceed forty-eight (48) hours and providing that the motor vehicles are awaiting repair by the owners thereof. Cars without valid registration shall be considered junk cars and in violation of this chapter, excluding motor vehicles stored, unclaimed or abandoned at a garage owner's premises and that have been towed to the premises by orders or requests of the Linden Police Department, another governmental agency or authority which was involved in an accident, abandoned, stolen or similar reasons shall be exempt from the above provision for a period of thirty (30) days of such time necessary for disposition as required by law.¹¹

Very truly yours,



Paul N. Ricci, AICP, P.P.
Planning Consultant

cc: Anthony Rinaldo, Esq., Board Attorney (via email)
Nicolas Pantina, PE, City Engineer (via email)
Mark Ritacco, Zoning Officer (via email)
Brian Fritzsche, Zoning Board Secretary
Stephen Leonard, Esq.
Michael Lanzafama, PE