



City of Linden
Union County, New Jersey
Department of Community Services
Division of Engineering
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Nicholas J. Pantina, PE, CME, CPWM
Director & City Engineer

Joseph C. Chrobak
Supervising Engineer

October 8, 2020

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

Re: *Application No. SP 1132-20*
Linden Development LLC
Amended Preliminary & Final Major Site Plan
Proposed Medical/Professional Office Building
Portion of Block 469 Lot 38.05
1016 West Edgar Road, Linden, NJ

Dear Chairman and Board Members:

On July 24, 2020, the Division of Engineering received the following support items, for the above referenced application:

- One (1) set of thirteen (13) sheets dated 09/08/2020, entitled "Amended Preliminary & Final Major Site for Linden Development, LLC proposed Medical/Professional Office Building" a portion of - Lot 38.05 Block 469, prepared by Maser Consulting;
- One (1) set of five (5) Architectural Drawings dated 09/18/2020, including Architectural Site floor Plan, Elevations, Site Rendering, Signage Calculations & trash enclosure detail, prepared by MMA;
- One (1) set of seven (7) sheets dated 11/08/17, entitled "ALTA/NSPS Land Title Survey", prepared by Control Point Associates, Inc.;
- Storm Water Management Statement for Linden Development, LLC a portion of - Block 469 Lot 38.05, dated September 2020, prepared by Maser Consulting;
- Traffic Assessment Letter, Amended Site Plan Legacy Square, dated 02/18/19, prepared by Langan Engineering and Environmental Services, Inc.;
- Completed Application for Amended Preliminary & Final Site Plan for Medical/Professional Office Building Approval dated 7/22/2020, including Cover Letter and list of variances.

The Linden Planning Board previously granted by resolution: Amended Preliminary Site Plan for Phase 2 & Phase 3; and also Amended Final Site Plan for Phase 2 Development of Legacy Square on May 14, 2019. The Preliminary Site Plan approval for Phase 3, included the preliminary approval of seven (7) parcel-pads along NJSH Rts. 1&9. The Applicant now seeks amended preliminary & final site plan approval, with variance relief, for the construction of approximately

23 feet high, 7,147 square feet One Story Medical/Professional Office Building, with related site improvements, on one (1) of the previous approved parcel-pad sites, within Phase 3 of Legacy Square. Proposed Building will be situated at north-west corner of the Out-Lot No. 1, within close proximity of the (RPZ) Runway Protection Zone Overlay.

The Applicant is seeking relief of two (2) variances for the following:

- *Sec § 31-11.4. a (3)(c) - Principal Building Setback from all other Zone Boundaries – 25 feet required v/s 17.74 feet proposed from RPZ Zone;*
- *Sec § 31-11.8 – Signage orientation – Right Elevation;*

Architectural, Stormwater, Sanitary, Parking and Traffic review comments will be included in the Planner's Report.

Our comments limited to the drawings prepared by Maser Consulting are as follows:

- Applicant's Architect shall clarify the variance being requested for Signage Orientation under Sec. 31-11.8;
- Driveway Width and Curb Opening at internal Site Road to the shopping center shall be dimensioned on the drawing;
- The Applicant's Engineer should provide testimony for the parking lot circulation being proposed. Since only one (1) means of egress is being proposed, should a turnaround be provided for north-bound parking lot motorists, in advance of vehicles entering from the northerly driveway? Possibly, restricting two parking spaces adjacent to Proposed Monument Sign for turning movements of any vehicles desiring to turn-around?
- Northerly Ingress Driveway shall be Stop Controlled to avoid head-on collisions with northbound parking lot motorists. Stop Line Definition with associated R1-1 Signage shall be added to the drawings;
- Detectable Warning Surface Pads shall be delineated on the site plan drawings where flush curb is proposed;
- Construction Details for HDPE Storm Pipe Bedding Detail and PVC Sanitary Pipe Bedding Detail shall be replaced with City's Standards: Hot Mix Asphalt Pavement Trench Restoration Detail;
- Transverse joints ½" wide shall be 10 ft. apart in the curb and 12 ft. apart in the sidewalks. Construction details for proposed Sidewalk shall be added on the drawings;
- Emergency fire lanes are not proposed anywhere on the site. The Applicant's Engineer shall provide testimony how emergency vehicles will service the property;
- Following details shall be retrofit to comply with City's Standard Details, or replaced on the Drawings:
 - Hot Mix Asphalt Pavement Trench Restoration;
 - Concrete Sidewalks;
 - Vertical Concrete Curb;
 - Curb and Sidewalk Joints;

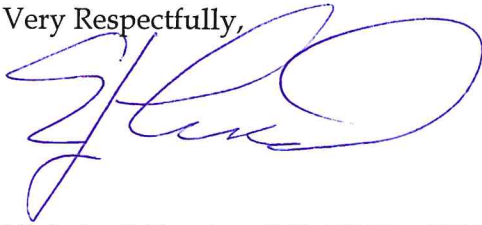
The Applicant shall consider Re-orientation and/or Resizing Proposed Medical/Professional Building to comply with Sec. 31-11.4. a(3)(c), regarding 25 feet required Setback from all zone boundaries, specifically Runway Protection Zone (RPZ).

The Applicant shall also confirm if FAA Approval is required for development within close proximity of the RPZ. Until such determination has been made by the FAA, the Linden Planning Board can only consider Conditional Approval of this Application.

Please be advised that upon the satisfaction of the FAA and 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,

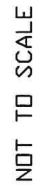


Nicholas J. Pantina, P.E., C.M.E., C.P.W.M.

Director, Department of Community Services & City Engineer

cc: Council President Michele Yamakaitis; Engineering Committee; Anthony Rinaldo, Esq.; Paul Ricci, PP.; Mark Ritacco; Lee D. Klein, P.E.; Robert J. Curley, PE; M Virginia Guinta; Gabriel John Massa, R.A.; John P. Michalski, Esq.; Lawrence J. Kolesa.

* 6" MIN. DEPTH OF HMA 19M64 BASE COURSE
IF EXISTING PAVEMENT DEPTH IS GREATER THAN 8"
BASE COURSE TO BE THICKNESS OF EXISTING PAVEMENT LESS
2" FOR SURFACE COURSE



SUBMITTED BY: JOE CHROBAK
SUPERVISING ENGINEER

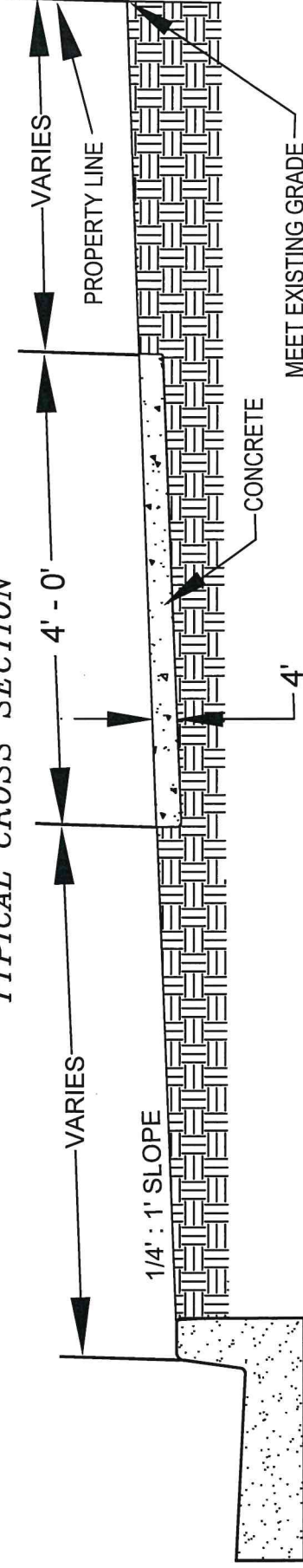
*CITY OF LINDEN, N.J.
DIVISION OF ENGINEERING
NICHOLAS J PANTINA – CITY ENGINEER*

S. J. Land

APPROVED BY THE CITY ENGINEER

DETAIL OF CONCRETE SIDEWALK

TYPICAL CROSS SECTION



NOTES

- (1) SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
- (2) WHERE SIDEWALK IS TO BE BUILT NEXT TO AN ADJACENT UNPAVED STREET, FINISHED GRADES MUST BE OBTAINED FROM THE CITY ENGINEER.
- (3) ALL FORMS FOR SIDEWALK CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER.
- (4) CONCRETE SHALL BE AIR ENTRAINED 4,000 P.S.I. STRENGTH ACCORDING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR 2007 AND SUPPLEMENTARY SPECIFICATIONS.
- (5) THE SIDEWALK SHALL BE FOUR (4) INCHES THICK AND SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH. (6" THICK AT DRIVEWAYS.)
- (6) A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 12 LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2 INCH THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANSVERSE JOINT IS TO BE CUT EVERY 4 LINEAR FEET.
- (7) WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2' PREFORMED JOINT FILLER SHALL BE INSTALLED.
- (8) CONCRETE SIDEWALK TO BE CURED AS PER NEW JERSEY STATE D.O.T. STANDARD SPECIFICATIONS 2007 SECTION 606.03.20H

NOT TO SCALE

DATE: 09/22/2020 DRAWN BY: SEB

SUBMITTED BY: JOE CHROBAK
SUPERVISING ENGINEER

CITY OF LINDEN, N.J.
DIVISION OF ENGINEERING
NICHOLAS J PANTINA - CITY ENGINEER

S. J. Pantina
APPROVED BY THE CITY ENGINEER

7" —
6" —
4" —
1" —
RAD.
1" —
6" —
1 1/2" —
SEE NOTE (5)
PAVEMENT SURFACE
1/2" BITUMINOUS JOINT WITH CONCRETE
20" —
9" —

(1) SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.

- (2) ALL FORMS FOR CURB CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER.

- (3) CONCRETE SHALL BE AIR ENTRAINED 4,000 P.S.I. STRENGTH ACCORDING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR 2001 AND SUPPLEMENTARY SPECIFICATIONS.

- (4) A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 10 FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP AND

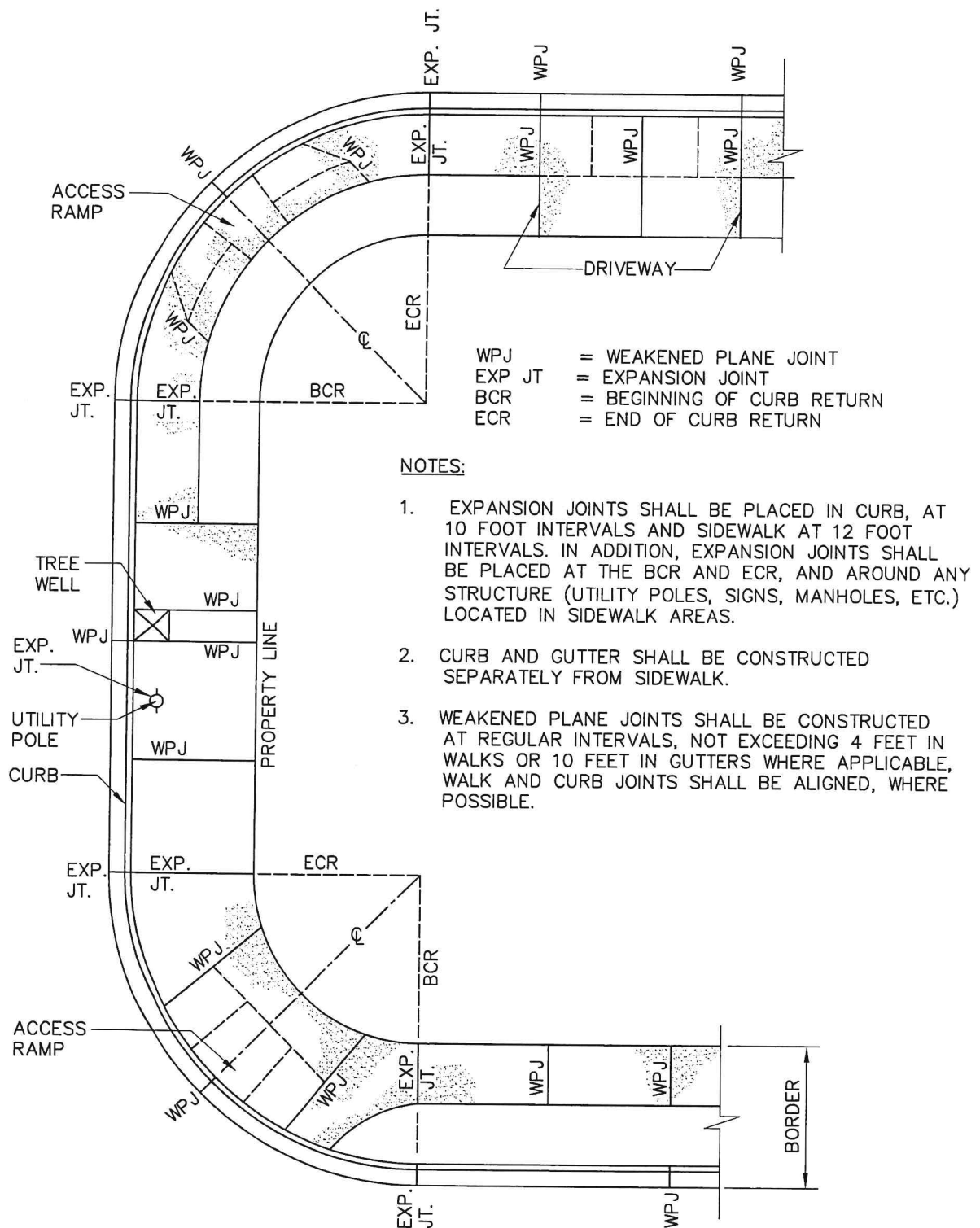
- (5) WHERE NECESSARY CONCRETE CURB SHALL HAVE A 4" ROUND TRANSVERSE OPENING TO ACCEPT ROOF DRAINS. OPENING MAY BE MADE BY THE INSERTION OF A CLOSED CONTAINER DURING CONSTRUCTION.

- (6) CONCRETE CURB TO BE CURED
AS PER NEW JERSEY STATE D.O.T STANDARD
SPECIFICATIONS 2001 SECTION 501.17 PAGE 5

DATE: 09/22/2020 DRAWN BY: SEB
SUBMITTED BY: JOE CHROBAK
SUPERVISING ENGINEER

*CITY OF LINDEN, N.J.
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CURB AND SIDEWALK JOINTS

NOT TO SCALE