

October 9, 2020

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

Attn: Marilyn Coplan, Planning Board Secretary

Re: Application No. SD 755-2020
Subdivision Approval
Block 203, Lots 13.01 and 13.02 – R-2b District
816 Baldwin Avenue

Dear Chairman and Board Members:

1. Site Description/Proposal

We are in receipt of the above-referenced development application, which seeks minor subdivision approval to allow the development of two single-family homes. The subdivision plans were prepared by Harbor Consultants and are dated 8/14/20. The subject tract consists of one tax lot situated at 816 Baldwin Avenue. The tract in question is 9,204 square feet in area.

2. Planning Analysis and Issues for Consideration by the Board

Based upon our review of the applicant's plans and supporting documentation, an evaluation of the site and adjacent area, and an analysis of the City's Land Development and Zoning ordinance, we offer the following for the Board's consideration. The proposed subdivision complies with all of the zoning standards for residential development established under the City's Zoning Code.

3. Planning Comments

- a. Paved driveway width. The applicant proposes paved driveway widths of 12-feet and 18-feet. The City's Code permits driveways that are a minimum of 12-feet in width, but occupy no more than 40% of the required front yard area. The proposed development is in compliance with these provisions.
- b. Minimum lot depth. Lots in the R-2b district require a lot depth of 100-feet. Proposed Lot 13.011 is irregular in shape. Despite this irregularity, it conforms to the City's definition of lot depth as this measurement is made at the midpoint of the front line to the midpoint of the rear line. We also note that each lot is slightly oversized for the R-2b district.
- c. Parking. The applicant proposes one 3-bedroom (with a "computer room") and one 5-bedroom home, which requires 2 and 3 parking spaces, respectively. The site plan depicts

space room for 4 parking spaces on proposed Lot 13.012 and 2 spaces on proposed Lot 13.011.

- d. Architectural. The proposed building would be clad in vinyl siding.
- e. Landscape. The applicant proposes American hornbeam street trees, which has a mature height of about 25-feet, to be planted at a caliper of 2.5 inches. The Shade Tree Commission shall approve all street trees.
- f. Curb/sidewalk. New curbing, sidewalk and a concrete apron are proposed in front of the subject properties.

Should you have any questions, please contact us.

Very truly yours,



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

- cc: Anthony Rinaldo, Esq., Board Attorney (via email)
Nicholas Pantina, PE, City Engineer (via email)
Mark Ritacco, Zoning Officer (via email)
Nicholas Sottos, PE (via email)
Greg Juba, Esq. (via email)