

October 9, 2020

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

Attn: Dorothy Kotowski, Planning Board Secretary

Re: Linden Development, LLC – SD-756-20
Starbucks
Site Plan and Bulk Variances
Block 469, Lot 38.05 – PCD Zone
1016 West Edgar Road

Dear Chairman and Board Members:

We are in receipt of the above-referenced application, which seeks amended preliminary and final major subdivision approval together with bulk variance relief to subdivide one of the front pad sites on the former General Motors property. In connection with the above-referenced application, we have reviewed the plans and supporting documentation filed by Linden Development, LLC. The subdivision plans were prepared by Bohler Engineering and are dated 6/30/20 and having a signature date of 9/28/20. The plans consist of 3 sheets.

1. Planning Considerations

- a. The Subdivision Plan is complete from a planning perspective for an amended application.
- b. The Subdivision Plan/Plat will be filed under the Map Filing Law if approved.
- c. The applicant proposes to subdivide Lot F into Lot F-1 and F-2 as depicted on the subdivision Plan. This would create a new undersized 23,620 sq. ft. lot where 30,000 sq. ft. is required.
- d. Since no street frontage is provided, a planning variance is required for a lot not fronting on an improved public roadway in accordance with Municipal Land Use Law Section 40:55D-35.
- e. As indicated in our Planning review for the site plan application, as designed, the lot width does not allow for adequate separation between the Taco Bell use as the designs result in essentially curb to curb development on each site.
- f. The applicant shall justify the creation of an undersized lot, which requires further variance relief (site plan).

Should you have any questions, please contact us.

Very truly yours,



Paul N. Ricci, AICP, PP
Planning Consultant

CC: Tony Rinaldo, Esq., Planning Board Attorney (via e-mail)
Nicholas Pantina, PE, City Engineer (via e-mail)
Mark Ritacco, Zoning Officer (via e-mail)
Brad Thompson, PE, Applicant's Site Engineer
John Michalski, Esq.