

EXHIBIT A
REDEVELOPMENT PLAN

Redevelopment Plan

Block 496, Lots 3 and 4 (Park Plastics Site)

City of Linden

Union County, New Jersey

May 7, 2018

Adopted: July 18, 2018

Prepared by:

ricciplanning

10 Georgian Drive
Clark, New Jersey 07066

A handwritten signature in black ink, appearing to read "Paul Ricci", with a horizontal line underneath.

Paul N. Ricci, PP, AICP
New Jersey Professional Planner
License No.: LI005570

*The original of this document was signed
and sealed in accordance with New Jersey Law*

First Reading: June 19, 2018
2nd & Final Reading: July 17, 2018

ORDINANCE No. 62-49

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LINDEN, IN THE COUNTY OF UNION, NEW JERSEY,
ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR
THE PARK PLASTICS SITE, INITIALLY GOVERNING
THE REDEVELOPMENT OF BLOCK 496, LOT 3, TO
INCLUDE BLOCK 496, LOT 4 ON THE TAX MAP OF THE
CITY, PURSUANT TO THE LOCAL REDEVELOPMENT
AND HOUSING LAW, N.J.S.A. 40A:12A-1, *et seq.***

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located in the municipality constitute areas in need of redevelopment; and

WHEREAS, in accordance with the Redevelopment Law and by resolution duly adopted, the Municipal Council (the "City Council") of the City of Linden (the "City") authorized and directed the Planning Board of the City (the "Planning Board") to conduct a preliminary investigation of the property identified as Block 496, Lot 3 on the tax map of the City of Linden, New Jersey (the "Property"), to determine if the Property met the criteria of an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, the Planning Board recommended, and the City Council subsequently designated, the Property as an area in need of redevelopment under the Redevelopment Law, which designation would authorize the City Council to use all those powers permitted by the Redevelopment Law for use in a redevelopment area including the power of eminent domain, (the "Condemnation Redevelopment Area"); and

WHEREAS, pursuant to that authority the City Council caused a redevelopment plan for the Condemnation Redevelopment Area to be prepared, entitled the "Redevelopment Plan Block 496, Lot 3" dated April 26, 2013 (the "Redevelopment Plan"); and

WHEREAS, the City Council, referred the Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7(e)*, and the Planning Board, at a duly noticed and constituted public meeting, reviewed the Redevelopment Plan and recommended the adoption of the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, on May 15, 2018, the City Council authorized and directed the Planning Board of the City to conduct a preliminary investigation of the property identified as Block 496, Lot 4 on the tax maps of the City, to determine if the Property met the criteria of an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, on June 12, 2018, the Planning Board recommended, and the City Council, on June 19, 2018, designated, the Property as an area in need of redevelopment under the Redevelopment Law, which designation would authorize the City Council to use all those powers permitted by the Redevelopment Law for use in a redevelopment area except the power of eminent domain, (the "Non-Condemnation Redevelopment Area," together with the Condemnation Redevelopment Area, the "Project Site");

WHEREAS, also on May 15, 2018, the City Council referred an amended Redevelopment Plan to the Planning Board for its review and recommendation pursuant to *N.J.S.A. 40A:12A-7(e)* entitled "Redevelopment Plan Block 496, Lots 3 and 4 (Park Plastics Site)," to include Block 496, Lot 4 into the Redevelopment Plan (the "Amended Redevelopment Plan"), and on June 12, 2018, at a duly noticed and constituted public meeting, the Planning Board reviewed the Amended Redevelopment Plan and recommended the adoption of the Amended Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, the City Council hereby finds it appropriate for the Amended Redevelopment Plan to be adopted for the Project Site, being, among other things, substantially consistent with the Master Plan for the City; and

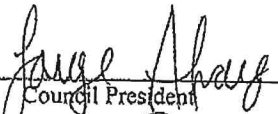
WHEREAS, the City Council now desires to adopt the Amended Redevelopment Plan and to direct that the applicable provisions of the City's Zoning Ordinance and Map be amended and superseded to reflect the provisions of the Amended Redevelopment Plan, as and to the extent set forth therein.

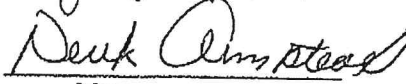
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Linden as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Amended Redevelopment Plan, as filed in the Office of the City Clerk and attached hereto as Exhibit A, is hereby approved and adopted.
3. The sections of the City's Zoning Ordinance and Map are hereby amended to incorporate and reflect the Amended Redevelopment Plan, and, to the extent provided in the Amended Redevelopment Plan, are superseded thereby.
4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.
5. A copy of this Ordinance shall be available for public inspection at the offices of the City Clerk.
6. This Ordinance shall take effect at the time and in the manner as approved by law.

PASSED: July 17, 2018

APPROVED: July 18, 2018


Council President


Mayor

I, JOSEPH C. BODEK, City Clerk of the City of Linden, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the City Council of the City of Linden at a meeting held on ~~June 19~~ ^{JULY 17, 2018 J.C.B.}, 2018 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the City of Linden, this 18 day of JULY, 2018.


JOSEPH C. BODEK, City Clerk

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Appendix B: Unnumbered Planning Board Resolution

Appendix C: Resolution No. 2016-134

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1.0 — Introduction

On July 21, 2015, the Linden City Council adopted Resolution No. 2015-282, which authorized the Linden Planning Board to undertake a preliminary investigation to determine whether or not Block 496, Lot 3 in the City of Linden may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law. A copy of Resolution No. 2015-282 is provided in Appendix A.

A report dated December 21, 2015, and entitled “Redevelopment Study and Preliminary Investigation Report, Block 496, Lot 3”, was subsequently prepared by Paul N. Ricci, PP, AICP of the firm of RicciPlanning, LLC. The report concluded that the aforementioned parcel met several of the requirements for being designated as an “area in need of redevelopment”, as outlined in the criteria set forth at N.J.S.A. 40:12A-1 et seq. (Local Redevelopment and Housing Law). Specifically, the report concluded that Block 496, Lot 3 met the “a”, “b” and “h” criteria. On February 9, 2016, the Linden Planning Board held a public hearing and adopted an unnumbered resolution, which recommended to the mayor and Linden City Council the designation of Block 496, Lot 3 as an area in need of redevelopment. A copy of this unnumbered resolution is provided in Appendix B.

The Linden City Council subsequently adopted Resolution No. 2016-134 on March 16, 2016. This resolution designated Block 496, Lot 3 as an area in need of redevelopment and authorized the preparation of a redevelopment plan. A copy of Resolution No. 2016-134 is provided in Appendix C. Thereafter, the Linden City Council adopted a redevelopment plan for Block 496, Lot 3 on April 26, 2013.

Since the adoption of the redevelopment plan for Block 496, Lot 3 on April 26, 2013, the Linden City Council adopted a resolution, which authorized the Linden Planning Board to undertake a preliminary investigation to determine whether or not adjacent Block 496, Lot 4 may also be designated as an area in need of redevelopment.

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Paul N. Ricci, PP, AICP of the firm of RicciPlanning, LLC prepared, on behalf of the Linden Planning Board, a report dated May 23, 2018 and entitled “Redevelopment Study and Preliminary Investigation Report, Block 496, Lot 4”. Said report concluded that the aforementioned parcel met statutory requirements for being designated as an “area in need of redevelopment”. On June 12, 2018, the Linden Planning Board held a public hearing and recommended that the mayor and Linden City Council designate Block 496, Lot 4 as an area in need of redevelopment.

The Linden City Council subsequently designated Block 496, Lot 4 as an area in need of redevelopment and authorized the amendment, or repeal and replacement, of the redevelopment plan for Block 496, Lot 3 that was previously adopted on April 26, 2016 to include provisions for the redevelopment of adjacent Block 496, Lot 4 as part of a single redevelopment area with Block 496, Lot 3.

This redevelopment plan repeals and replaces the redevelopment plan for Block 496, Lot 3 that was previously adopted on April 26, 2016 to also include provisions for the redevelopment of adjacent Block 496, Lot 4. It has been prepared to codify the goals, objectives, and specific land use and development standards for the redevelopment of both Block 496, Lot 3 and Block 496, Lot 4.

2.0 — Statutory Requirements

As per the Local Redevelopment and Housing Law, a redevelopment plan shall include an outline for the planning, development, and redevelopment of a designated redevelopment area that is sufficient to indicate:

- Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;
- Proposed land uses and building requirements;

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- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area;
- An identification of any property within the redevelopment area that is proposed to be acquired in accordance with the redevelopment plan; and,
- Any significant relationship of the redevelopment plan to: the master plans of adjacent municipalities; the master plan of the county within which the municipality is located; and, the State Development and Redevelopment Plan, as adopted pursuant to the State Planning Act (P.L. 1985, c.398; C. 52:18A-196 et al.).

The Local Redevelopment and Housing Law further requires that a redevelopment plan describe its relationship to pertinent municipal development regulations.

3.0 — Redevelopment Area Description

Block 496, lots 3 and 4 are located in the northeastern part of the city. Block 496, Lot 3 has frontage on Bedle Place, Worth Avenue, and Park Avenue, and Block 496, Lot 4 has frontage on Bedle Place and Worth Avenue. The entire tract contains a total area of approximately 0.84 acres and is hereinafter referred to as the Redevelopment Area.

Appendix D provides a copy of Sheet 138 of the official tax maps of the City of Linden, which shows Block 496, lots 3 and 4. Appendix E provides recent aerial imagery of the Redevelopment Area.

4.0 — Overall Goal and Objectives

The overall goal of the redevelopment plan is to eliminate those conditions that cause the Redevelopment Area to be an area in need of redevelopment and promote its use in a manner that will advance the health, safety, welfare and morals of the community.

To achieve this goal, the redevelopment plan defines the following objectives:

- Improve and upgrade the Redevelopment Area with development that responds to current market needs.
- Increase the supply of high-quality, single- and two-family and townhouse dwellings.
- Enhance the city's image with high-quality building and site aesthetics.
- Stimulate private investment that provides increased tax ratables.

5.0 — Redevelopment Standards

5.0 — Relationship to Municipal Land Development Regulations

The land use controls and development standards set forth herein shall apply to the entire Redevelopment Area and shall supersede any requirements set forth in the city's land development and zoning ordinances. All other municipal development regulations shall remain applicable.

5.1 — Permitted Land Uses

Permitted land uses are described in the following subsections.

5.1.1 — Principal Permitted Land Uses

The principal permitted land uses include the following:

1. *Single-Family Dwelling.* Single-family dwellings are detached buildings containing one dwelling unit that is designed for occupancy by one household.
2. *Two-Family Dwelling.* Two-family dwellings are detached buildings containing two separate dwelling units, each of which is designed for occupancy by one household.
3. *Two-Family Semi-Detached Dwelling.* Two-family semi-detached dwellings are semi-detached buildings containing two separate dwelling units, each of which is designed for occupancy by one household.

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4. *Townhouse*. An attached or semidetached dwelling for occupancy by one household, which has two direct means of access from the outside and separate cooking, sleeping and sanitary facilities, and separate facilities for sewerage, heating, water, electric and gas. When townhouses are developed, no other principal permitted use may be developed.

5.1.2 — Accessory Uses

The permitted accessory uses include the following:

1. *Pools, Private Residential Permanent*. Private residential permanent pools are swimming pools for the sole use and enjoyment of onsite resident occupants and their non-paying guests.
2. *Home Occupation*. Home occupation shall mean an occupation such as, but not limited to, a professional occupation, musician or like profession, provided that: such occupations shall be conducted solely by resident occupants of the building; no more than 350 square feet or the equivalent of 40 percent of the first floor area of the building, whichever is less, is used for the conduct of the occupation; no display of products shall be visible from the street; the character of the building is not changed; the occupation is conducted entirely within the dwelling or an accessory building, but not both; no sounds are audible outside the building; no article is offered for sale on the premises; and, that no machinery or equipment that will cause electrical or other interference (e.g., with radio and television reception) in adjacent residences is used.

5.2 — Building and Site Requirements

The building and site requirements are outlined in the following subsections.

5.2.1 — Single-Family Dwellings

The following regulations shall apply to single-family dwellings:

1. *Lot Size Requirements*:

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- a. Minimum Lot Size: 4,000 square feet
 - b. Minimum Lot Width: 40 feet
 - c. Minimum Lot Depth: 100 feet
2. Setback Requirements (Principal Building):
 - a. Minimum Front Yard Setback: 25 feet
 - b. Minimum Side Yard Setback (One Side): 5 feet
 - c. Minimum Side Yard Setback (Two Sides): 10 feet
 - d. Minimum Rear Yard Setback: 25 feet
3. Setback Requirements (Accessory Building):
 - a. Minimum Side Yard Setback (One Side): 3 feet
 - b. Minimum Side Yard Setback (Two Sides): 10 feet
 - c. Minimum Rear Yard Setback: 3 feet
4. Height Requirements:
 - a. Maximum Height (Principal Building): 26 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
 - b. Maximum Height (Accessory Building): 15 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
5. Maximum Lot Coverage: 40 percent
6. Minimum Habitable Floor Area:
 - a. One-Story Building: 900 square feet
 - b. More Than One-Story Building: 1,000 square feet

5.2.2 — Two-Family Dwellings and Two-Family Semi-Detached Dwellings

The following regulations shall apply to two-family housing:

1. Lot Size Requirements:
 - a. Minimum Lot Size: 6,000 square feet for two-family dwellings, 3,000 square feet for two-family semi-detached dwellings on fee-simple lots
 - b. Minimum Lot Width: 60 feet for two-family dwellings, 30 feet for two-family semi-detached dwellings on fee-simple lots.
 - c. Minimum Lot Depth: 100 feet

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2. Setback Requirements (Principal Building):
 - a. Minimum Front Yard Setback: 25 feet
 - b. Minimum Side Yard Setback (One Side): 10 feet, except that, on fee-simple lots with a two-family semi-detached dwelling, a zero-foot setback is permitted on the property line that shares the common or abutting wall of the adjoining two-family semi-detached dwelling
 - c. Minimum Side Yard Setback (Two Sides): 20 feet
 - d. Minimum Rear Yard Setback: 25 feet
3. Setback Requirements (Accessory Building):
 - a. Minimum Side Yard Setback (One Side): 3 feet
 - b. Minimum Side Yard Setback (Two Sides): 10 feet
 - c. Minimum Rear Yard Setback: 3 feet
4. Height Requirements:
 - a. Maximum Height (Principal Building): 30 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
 - b. Maximum Height (Accessory Building): 15 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
5. Maximum Lot Coverage: 40 percent
6. Minimum Habitable Floor Area:
 - a. One-Story Building: 1,800 square feet
 - b. More Than One-Story Building: 2,000 square feet

5.2.3 — Townhouses

The following regulations shall apply to townhouses:

1. Tract Requirements:
 - a. Minimum Tract Area: 0.80 acres
 - b. Minimum Tract Width: 95 feet
 - c. Minimum Tract Depth: 135 feet
2. Maximum Density: 16.3 units per acre or 14 units, whichever is greater
3. Minimum Lot Size of Fee-Simple Lots: 1,400 square feet

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4. Setback Requirements (Principal Building):
 - a. Minimum Front Yard Setback: 10 feet
 - b. Minimum Side Yard Setback (One Side): 10 feet, except that, on fee-simple lots, a zero-foot setback is permitted on the property line that shares the common or abutting wall of the adjoining townhouse
 - c. Minimum Side Yard Setback (Two Sides): 20 feet
 - d. Minimum Rear Yard Setback: 10 feet
5. Setback Requirements (Accessory Building):
 - a. Minimum Side Yard Setback (One Side): 3 feet
 - b. Minimum Side Yard Setback (Two Sides): 10 feet
 - c. Minimum Rear Yard Setback: 3 feet
6. Height Requirements:
 - a. Maximum Height (Principal Building): 30 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
 - b. Maximum Height (Accessory Building): 15 feet, as measured to the deck of a flat or mansard room, or eave line of a sloped roof
7. Maximum Building Coverage (Applied to Tract): 30 percent
8. Minimum Habitable Floor Area:
 - a. Townhouse: 1,350 square feet
9. Access Restrictions:
 - a. No access to or from Park Avenue shall be permitted
10. Façade Treatment and Design: The general design of the building shall reflect that of traditional brownstone architecture with upper-level dormers. The use of vinyl siding shall be prohibited; as an alternative to vinyl siding, fiber cement board is encouraged.
11. Refuse Enclosure: A solid enclosed area shall be provided for the temporary storage of refuse (incl., trash, garbage and recyclables). All refuse shall be stored in tight containers. The enclosed area shall be designed so that refuse shall not be seen from a public street or from adjoining properties.

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5.2.4 — Parking Requirements

Off-street parking shall be provided in accordance with the Residential Site Improvement Standards (N.J.A.C. 5:21).

Available on-street parking shall not be used in fulfillment of any part of the off-street parking requirements.

When single-family, two-family or two-family semi-detached dwellings are developed, no more than 35 percent of the required front yard area shall be paved for use as a driveway or off-street parking area. When townhouses are developed, no portion of the required front yard area shall be paved for use as a driveway or off-street parking area (n.b., for the purposes of this redevelopment plan, the frontages along Park Avenue, Bedle Place and Worth Avenue shall be considered front yards).

5.2.5 — Requirements for Private Residential Permanent Pools

Private residential permanent pools shall conform to the following requirements:

- Private residential permanent pools shall be located in rear yards only.
- Private residential permanent pools shall occupy no more than 25 percent of the rear yard area, or a maximum of 800 square feet as measured along the surface of the water, whichever is less.
- No edge of any private residential permanent pool or paved patio area, deck or other improvement integral to the function and construction of same shall be located closer to any building or any lot line than five feet.
- The rear yard area, or portion of the rear yard area wherein the private residential permanent pool is located, shall be completely enclosed with fencing that is between four and eight feet in height.
- The private residential permanent pool may be lighted by both underwater or exterior lights, provided that all exterior lights are located so that the light is neither directed nor reflected upon adjacent properties. All freestanding

lighting standards shall not exceed three feet in height and shall be no closer than nine feet to the edge of the pool.

5.2.6 — Landscaping and Street Trees

The applicant shall provide a detailed landscaping plan that has been prepared under the seal of a licensed landscape architect. At a minimum, landscaping shall be provided at the base of all principal buildings. The use of perennial and native species is encouraged. Areas not covered by buildings, driveways, or off-street parking areas shall be covered with a well-maintained lawn. To ensure maximum lawn health and vitality, the provision of an automatic lawn sprinkler system is encouraged.

Street trees shall be planted within sidewalk areas and regularly spaced at approximately 30- to 40-foot intervals throughout the Redevelopment Area. Street trees shall be a minimum of 3.5 inches in caliper and 16 feet high at the time of planting. All street tree types and sizes shall be recommended by the Linden Shade Tree Commission or a licensed landscape architect that has been designated by the Linden Planning Board.

In addition to the above, it is noted that street trees shall be planted in adequately-sized tree wells, and appropriate watering and feeding techniques shall be employed. The area around the street tree may be planted with groundcover, covered with decorative grates, or paved with decorative pavers. Where possible, the area around the street tree shall be protected by a low fence.

5.2.7 — Sidewalks and Curbing

A sidewalk of at least four feet in width shall be provided along all roadway frontages. Sidewalks shall be of poured concrete and shall meet the requirements of the City Engineer.

Curbing shall be provided along all roadway frontages and shall be made poured concrete. Asphalt curbing is expressly forbidden.

Final approval of sidewalks and curbing shall be subject to the review of the City Engineer.

5.2.8 — Lighting

Streetlights are required to be provided at the midpoint between all street trees. Streetlights should produce a spectrum in the daylight-incandescent range.

All lighting shall be selected to comply with “dark sky” standards and be shielded to minimize leakage into the night sky and prevent direct glare into adjacent residential windows.

Final approval of lighting shall be subject to the review of the City Engineer and City Planning Consultant.

6.0 — Property Acquisition

The redevelopment plan does not envision the acquisition of any properties. However, the City reserves its right to utilize its condemnation powers.

6.1 — Relocation

To the extent required by law and in the event that residents or businesses in the Redevelopment Area are displaced as a result of the acquisition of property, adequate provision for the temporary and permanent relocation of such residents or businesses, as necessary, shall be made in accordance with all applicable regulations. Prior to the undertaking of any voluntary acquisition of property by the designated redeveloper(s), to the extent required by law, a Workable Relocation Assistance Plan shall be submitted to and approved by the Department of Community Affairs in accordance with the requirements of N.J.A.C. 5:11-1.1 et. seq. It is estimated that sufficient decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

6.2 — Redevelopment Agreement

No activity shall be undertaken within the Redevelopment Area unless the activity is undertaken pursuant to a redevelopment agreement that has been approved by the redevelopment authority.

6.3 — Redeveloper Obligations

The redeveloper shall be required to:

1. Submit development plans that include, but are not limited to, drawings of site and building plans and elevations in sufficient detail to show building layout, building construction, road access, etc. in accordance with the city's Land Development Ordinance. These documents shall be submitted to the Linden Planning Board and the Linden City Council, acting as the redevelopment authority, for review and approval to determine compliance of such plans with the redevelopment plan before working drawings are prepared. It is expressly understood that the approval of any plans by either the Linden Planning Board or the redevelopment authority applies to any and all features shown thereon. Any and all subsequent additions, deletions or other modifications of the plans must be submitted to the Linden Planning Board for final approval before construction can begin.
2. Submit a written development schedule and commence the undertaking of the development in accordance with the development schedule.
3. Agree that no covenant, conveyance agreement or other instrument relating to the property shall be effected or executed on the basis of race, creed, sex, religion, color, age, national origin, or ancestry in the lease, use or occupancy thereof.
4. Maintain the structures and facilities in accordance with all codes and ordinances of the city.

5. When townhouses are developed, and to improve traffic flow in the general area, provide a curbed and landscaped traffic island at the eastern corner of Park Avenue and Bedle Place.

6.4 — Deviation Requests

The Linden Planning Board may grant deviations from the requirements of this redevelopment plan in cases where the strict application of a particular requirement would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the redeveloper.

The Linden Planning Board may also grant deviations when it finds that the overall goal and objectives of this redevelopment plan would be advanced, and that the benefits of a deviation would outweigh any detriments. No deviation may be granted under the terms of this section unless the Linden Planning Board finds that such deviation can be granted without substantial impairment of the redevelopment plan's overall goal and objectives.

Public notice of any application for deviation from the requirements of this redevelopment plan shall be required and conform with the standards for public notice of N.J.S.A. 40:55D-12(a) and 12(b).

The following types of deviations shall only be permitted by means of an amendment to the redevelopment plan by the Linden City Council, and only upon a finding by same that such deviation would be consistent with and promote the furtherance of the overall goal and objectives of this redevelopment plan:

1. Deviation to allow a land use that is not permitted in this redevelopment plan.
2. Deviation to increase permitted floor area or density.
3. Deviation to allow an increase in building height that exceeds the permitted building height that is outlined in this redevelopment plan by ten feet or ten percent, whichever is less.

6.5 — Planning Board Review

Pursuant to N.J.S.A. 40A:12A-13, all development applications shall be submitted to the Linden Planning Board for review and approval.

The following provisions shall govern the Linden Planning Board's review:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or building within the area governed by the redevelopment plan without prior review and approval of the work by the Linden Planning Board.
2. Regular maintenance and minor repair shall not require Linden Planning Board review and approval.
3. The Linden Planning Board shall conduct its review pursuant to N.J.S.A. 40:55d-1 et seq. and the city's Land Development Ordinance.
4. As part of the site plan approval, the Linden Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall be in favor of the city and the city engineer shall determine the amount of any performance guarantees.
5. Any subdivision of land within the area governed by the redevelopment plan shall be in compliance with same and reviewed by the Linden Planning Board pursuant to N.J.S.A. 40:12A-1 et seq. and N.J.S.A. 40:55D-1 et seq.
6. Once a property has been redeveloped in accordance with the redevelopment plan, it may not be converted to any use not expressly permitted in same. No nonconforming use, building, or structure may be expanded or made more nonconforming in nature after adoption of this redevelopment plan. A use or structure not conforming to the requirements of this redevelopment plan may not be reconstructed in the event of its

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destruction. The Linden Planning Board shall determine the issue of whether the nonconforming use, building or structure has been “destroyed”.

7. Any and all definitions contained within the redevelopment plan shall prevail. In the absence of a definition, the definition found within the city’s zoning and land development ordinances shall prevail. Any and all definitions that are found to be inconsistent with N.J.S.A. 40A:12-3 shall be rendered invalid.
8. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the city’s Land Development Ordinance and applicable New Jersey Law. Additionally, a redeveloper may be required to pay for their proportional share of the cost of any studies, plans, reports, or analysis prepared by the city or its design professionals as part of plan review. Any such payments are required to reimburse the city or the redevelopment authority.
9. All of the above provisions are subject to approval by ordinance or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section or provision of the redevelopment plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable and the remainder of the redevelopment plan and implementing ordinance(s) shall remain in full force and effect.

6.6 — Relationships to State, County and Local Plans

6.6.1 — New Jersey State Development and Redevelopment Plan

The entire Redevelopment Area is located in State Planning Area 1, which is defined in the New Jersey State Development and Redevelopment Plan. As provided in the New Jersey State Development and Redevelopment Plan, State Planning Area 1 is intended to:

- Provide for much of the state’s future redevelopment.

Redevelopment Plan
Block 496, Lots 3 and 4 (Park Plastics Site)

- Revitalize cities and towns.
- Promote growth in compact forms.
- Stabilize older suburbs.
- Redesign areas of sprawl.
- Protect the character of existing stable communities.

The overall goal and objectives of this redevelopment plan is consistent with the intended purpose of State Planning Area 1.

6.6.2 — Union County Master Plan

The generalized goals of the Union County Master Plan are to:

- Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock, and through the construction of new housing units.
- Facilitate the development of Union County by directing new growth to environmentally suitable areas that can be provided with essential infrastructure and support facilities, and to revitalize urban centers and corridors within the county.
- Promote the development of an improved and balanced, multi-modal transportation system that integrates and links highway, bus, rail, air, waterborne transport systems and pedestrian and bicycle facilities.
- Continue county-sponsored economic development efforts to reduce unemployment, provide year-round employment opportunities and enhance the tax base by encouraging compatible industrial, commercial, office and retail facilities to locate or expand in Union County.

Execution of this redevelopment plan will contribute to the achievement of the generalized goals of the Union County Master Plan.

6.6.3 — Linden Master Plan

The 2008 Master Plan Reexamination summarizes the following objectives for the study area as follows:

- Encourage rehabilitation of existing structures, both residential and other vacant structures, for housing.
- Improve the city's visual environment and image by restricting or eliminating eyesores such as, but not limited to, storage containers or trailers in retail commercial areas.
- Encourage the reutilization of brownfields to promote economic development and employment opportunities.
- Provide for mixed-use development and redevelopment that can successfully integrate compatible light industrial and merchandising uses or that can integrate compatible residential and nonresidential uses.
- Encourage municipal actions that will guide the long range appropriate use and management of lands within Linden in a manner that will promote the public health, safety, morals, and general welfare of present and future residents.
- Prevent the degradation of the environment through the improper use of land.
- Encourage development that contributes to the enhancement and improvement of the community.

Execution of this redevelopment plan will contribute to the fulfillment of a number of the above-listed objectives. In particular, execution of the redevelopment plan will: contribute to the enhancement and improvement of the community; promote the public health, safety, morals, and general welfare of present and future residents; and, improve the city's visual environment and image by eliminating an eyesore.

Redevelopment Plan
Block 496, Lots 3 and 4 (Park Plastics Site)

6.6.4 — Master Plans of Adjacent Municipalities

The Redevelopment Area has an area of just 0.84 ± acres and is located more than one-quarter of a mile from the nearest municipal boundary. As a result, it is not anticipated that the execution of the redevelopment plan will impact planning efforts in adjacent municipalities.

6.7 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

6.7.1 — Amending the Redevelopment Plan

As circumstances may warrant, the Linden City Council may amend, revise, or modify this redevelopment plan in accordance with applicable law.

6.7.2 — Duration of the Redevelopment Plan

The provisions of this redevelopment plan shall remain in effect for a period of fifty years from the date of adoption.

Appendix A: Resolution No. 2015-282

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE
CITY OF LINDEN, COUNTY OF UNION, NEW JERSEY
AUTHORIZING THE PLANNING BOARD TO
INVESTIGATE WHETHER THE PROPERTY COMMONLY
KNOWN AS BLOCK 496, LOT 3 ON THE CITY TAX MAPS
SHOULD BE DESIGNATED AS AN 'AREA IN NEED OF
'REDEVELOPMENT' PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, N.J.S.A.
40A:12A-1 et seq.**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the municipal council (the "Municipal Council") of the City of Linden (the "City") must authorize the planning board of the City (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Municipal Council; and

WHEREAS, the Municipal Council believes it is in the best interest of the City that an investigation occur with respect to a certain parcel within the City, and therefore seeks to authorize and direct the Planning Board to conduct an investigation of the property commonly known as Block 496, Lot 3 on the tax map of the City (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, the redevelopment area determination initiated hereunder intends to authorize the City and Municipal Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area").

**NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF
THE CITY OF LINDEN, NEW JERSEY AS FOLLOWS:**

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether the Study Area satisfies the criteria set forth in *N.J.S.A. 40A:12A-5* to be designated as an area in need of redevelopment.

Section 3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the location of the parcel contained therein and appended thereto shall be a statement setting forth the basis of the investigation. A copy of the map shall be maintained on file with the office of the City Clerk.

Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment. The notice of the hearing shall specifically state that the redevelopment area determination shall authorize the City to exercise the power of eminent domain to acquire any property in the delineated area, for the Study Area is being investigated as a possible Condemnation Redevelopment Area.

Section 5. At the public hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area. All objections to a determination that the Study Area is an area in need of redevelopment

and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

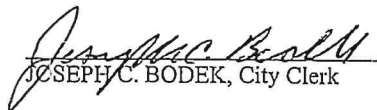
Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Municipal Council as to whether the Municipal Council should designate all or some of the Study Area as an area in need of redevelopment.

Section 7. This Resolution shall take effect immediately.

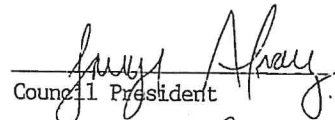
COUNCIL	YES	NO	ABS	N.V.	AB	COUNCIL	YES	NO	ABS	N.V.	AB
X – Indicate Vote ABS – Abstain N.V. – Not Voting AB – Absent											

I, JOSEPH C. BODEK, City Clerk of the City of Linden, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the Municipal Council of the City of Linden at a meeting held on JULY 21, 2015 as the same is taken from and compared with the original now remaining on file and of record in my office.

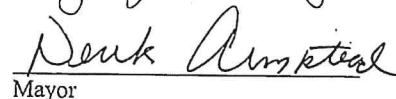
IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the City of Linden, this 22 day of JULY, 2015.


JOSEPH C. BODEK, City Clerk

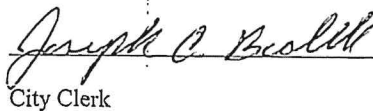
Passed: July 21, 2015


Council President

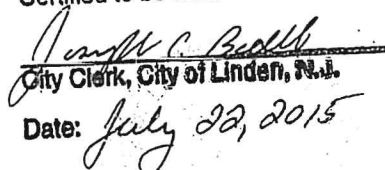
Approved: July 22, 2015


Mayor

Attest:


City Clerk

Certified to be a true and exact copy.


City Clerk, City of Linden, N.J.
Date: July 22, 2015

Appendix B: Unnumbered Planning Board Resolution



MARILYN COPLAN
Secretary

City of Linden
UNION COUNTY, NEW JERSEY
Planning Board
City Hall - 301 North Wood Avenue
Linden, New Jersey 07036
(908) 474-8453
F: (908) 882-0729
mccoplan@linden-nj.org

February 10, 2016

Honorable Mayor
Council President
COUNCIL MEMBERS

Re: Park Plastics Condemnation Redevelopment Area

Ladies and Gentlemen:

The Planning Board at its February 9, 2016 meeting reviewed and unanimously approved the Park Plastics Condemnation Redevelopment Area. Attached please find the signed resolution.

Respectfully submitted,

A handwritten signature in cursive script, reading "Marilyn Coplan", is written over a horizontal line.

Marilyn Coplan
Planning Board Secretary

C: Mayor Armstead
Joseph Bodek, City Clerk
Law Department

An Equal Opportunity Employer

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF LINDEN,
COUNTY OF UNION, RECOMMENDING TO THE CITY COUNCIL
THAT THE PROPERTY COMMONLY KNOWN AS BLOCK 496, LOT 3,
ON THE CITY TAX MAPS BE DESIGNATED AS 'AN AREA IN NEED
OF REDEVELOPMENT' UNDER THE LOCAL REDEVELOPMENT
AND HOUSING LAW**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land in the City of Linden (the "City") constitute an area in need of redevelopment, the City's municipal council (the "City Council"), by way of a resolution adopted July 21, 2015, authorized and directed the Planning Board of the City (the "Planning Board") to conduct a preliminary investigation to determine whether the property commonly known as Block 496, Lot 3 on the tax map of the City ("Study Area") meets the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, the aforesaid resolution authorized the Planning Board to investigate the Study Area as a Condemnation Redevelopment Area (as defined in *N.J.S.A. 40A:12A-6(a)* of the Redevelopment Law), within which the City may use all of those powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the Redevelopment Law further requires the Planning Board, prior to conducting such public hearing, to publish notice of the hearing in a newspaper of general circulation in the municipality once each week for two consecutive weeks, with the last publication made not less than ten days prior to such public hearing; and

WHEREAS, the Planning Board caused the aforementioned notices to be published and served on all property owners within the Study Area, in accord with the Redevelopment Law; and

WHEREAS, Ricci Planning (the "Planning Consultant") was engaged to conduct a preliminary investigation and prepare a written report for review by the Planning Board concerning whether the Study Area should be designated an area in need of redevelopment; and

WHEREAS, the Planning Board received an investigative report from the Planning Consultant entitled "Redevelopment Study and Preliminary Investigation Report, Block 496, Lot

3" and dated December 21, 2015 (the "Report"), concerning the determination of the Study Area as an area in need of redevelopment; and

WHEREAS, on February 9, 2016, the Planning Board reviewed the Report, heard testimony from representatives of the Planning Consultant and conducted a public hearing during which members of the general public were given an opportunity to address questions and objections to the Planning Board and its representatives concerning the potential designation of the Study Area as an area in need of redevelopment; and

WHEREAS, the Planning Board accepted into evidence the Report; and

WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board on February 9, 2016 that there is evidence to support finding that the Study Area satisfies the criteria listed under N.J.S.A. 40A:12A-5 for designation as an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, the Planning Board concurs with the findings of the Planning Consultant as stated in the Report and seeks to recommend to the City Council that the Study Area be designated as an area in need of redevelopment under the Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Linden as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Based on the information and testimony presented at the February 9, 2016 Planning Board hearing, as well as the Report itself and advice from the Planning Board's and City's consultants, the Planning Board finds that the Study Area satisfies the criteria listed under N.J.S.A. 40A:12A-5 for redevelopment area designation and hereby recommends that the City Council designate the Study Area as a Condemnation Redevelopment Area pursuant to the Redevelopment Law.
3. The Secretary of the Planning Board shall forward a copy of this Resolution to the City Council upon adoption.
4. This Resolution shall take effect immediately.

Malcolm L. Loran
Planning Board Secretary
February 9, 2016

Appendix C: Resolution No. 2016-134

RESOLUTION: 2016-134

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDEN,
COUNTY OF UNION, DESIGNATING THE PROPERTY COMMONLY
KNOWN AS BLOCK 496, LOT 3 ON THE CITY TAX MAPS AS 'AN AREA
IN NEED OF REDEVELOPMENT' PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1 et seq.***

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land in the City of Linden (the "**City**") constitute an area in need of redevelopment, the City's municipal council (the "**City Council**"), by way of a resolution adopted July 21, 2015, authorized and directed the Planning Board of the City (the "**Planning Board**") to conduct a preliminary investigation to determine whether the property commonly known as Block 496, Lot 3 on the tax map of the City (the "**Study Area**") meets the criteria set forth in the Redevelopment Law for designation as an area in need of redevelopment; and

WHEREAS, the aforesaid resolution authorized the Planning Board to investigate the Study Area as a Condemnation Redevelopment Area (as defined in *N.J.S.A. 40A:12A-6(a)* of the Redevelopment Law), within which the City may use all of those powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, Ricci Planning (the "**Planning Consultant**") was engaged to conduct a preliminary investigation and prepare a written report for review by the Planning Board concerning whether the Study Area should be designated an area in need of redevelopment; and

WHEREAS, the Planning Board received an investigative report from the Planning Consultant entitled "Redevelopment Study and Preliminary Investigation Report, Block 496, Lot 3" and dated December 21, 2015 (the "**Report**"), concerning the determination of the Study Area as an area in need of redevelopment; and

WHEREAS, on February 9, 2016, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law at which it reviewed the Report, heard testimony from the Planning Consultant and determined that the Study Area qualified as an area in need of redevelopment and thereat adopted a resolution recommending that the City Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, the City Council has determined that, based upon the recommendation of the Planning Board, the Study Area should be designated an area in need of redevelopment under the Redevelopment Law, with such designation authorizing the City and City Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, including the power of eminent domain.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Linden as follows:

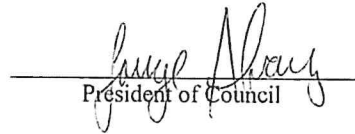
1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The recommendations and conclusions of the Planning Board are hereby accepted by the City Council.
3. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated an area in need of redevelopment inclusive of the power of eminent domain, pursuant to the provisions of Sections 5 and 6 of the Redevelopment Law (the "**Condemnation Redevelopment Area**").

4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5)(c) of the Redevelopment Law.

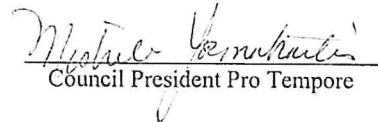
5. The City Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Condemnation Redevelopment Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6 of the Redevelopment Law.

6. This Resolution shall take effect immediately.

PASSED: March 15, 2016


President of Council

APPROVED: March 16, 2016


Council President Pro Tempore

ATTEST:


City Clerk

I, JOSEPH C. BODEK, City Clerk of the City of Linden, in the County of Union and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of the resolution adopted by the City Council of the City of Linden at a meeting held on March 15, 2016 as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have set my hand and affixed the corporate seal of the City of Linden, this 16 day of MARCH, 2016.


JOSEPH C. BODEK, City Clerk

Appendix D: Tax Map

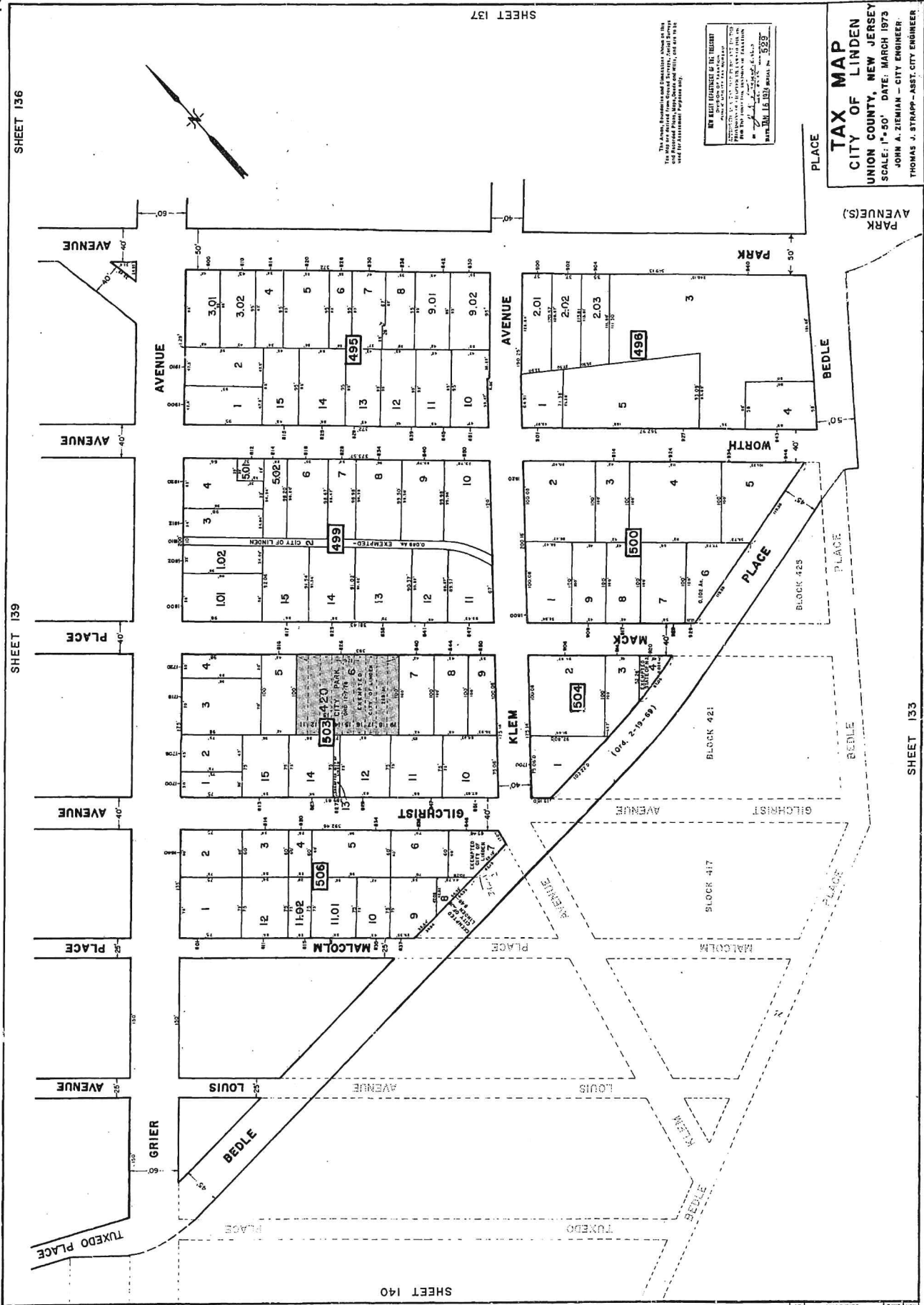
NEW MEXICO DEPARTMENT OF RE. TELLER
DIVISION OF TARRANT
BUREAU OF MEXICO TAX TARRANT

APPROVED FOR THE NEW MEXICO DEPT. OF RE. TELLER
APPROVED FOR THE NEW MEXICO DEPT. OF RE. TELLER
APPROVED FOR THE NEW MEXICO DEPT. OF RE. TELLER

DATE JAN 16 1974 SERIAL NO. 529

The Areas, Boundaries and Dimensions shown on this Tax Map are derived from Ground Surveys, Aerial Surveys and Recorded Plans, Maps, Deeds and Wills, and are to be




TAX MAP
CITY OF LINDEN
UNION COUNTY, NEW JERSEY
SCALE: 1"=50' DATE: MARCH 1973
JOHN A. ZIEMIAN - CITY ENGINEER
THOMAS J. STRAPP-ASST. CITY ENGINEER



Appendix E: Aerial Imagery

Aerial Imagery
City of Linden, Union County, New Jersey



-  Redevelopment Area
-  Redevelopment Area Parcel (Block/Lot)
-  Tax Parcel

Date of Aerials: 2012



0 25 50
Feet

ricciplanning

Paul Ricci, AICP, PP
10 Georgian Drive
Clark, NJ 07066

908.642.0070
Fax 350.4501
paul@ricciplanning.com

EXHIBIT B

RESPONDENT'S STATEMENT FOR PUBLIC DISCLOSURE

A. RESPONDENT

1.
 - a. Name of Respondent:
 - b. Address of Respondent:
2. If the Respondent is not an individual doing business under his own name, the Respondent has the status indicated below and is organized or operating under the laws of

 - ☐ A corporation
 - ☐ A non-profit or charitable institution or corporation
 - ☐ A partnership known as
 - ☐ A business association or joint venture known as
 - ☐ A federal, state or local government of instrumentality thereof
 - ☐ Other (explain)
1. If the Respondent is not an individual, give date of establishment of entity.
2. Names, addresses, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders and investors of the Respondent, are set forth as follows:
 - a. If the Respondent is a corporation, the officers, directors or trustees, and each stockholder owning more than 10 percent or any class of stock.
 - b. If the Respondent is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. *The developer should be sure to include any prospective partners it is aware of at the time of the submission.*
 - c. If the Respondent is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
 - d. If the Respondent is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10 percent.

Name, Address and Zip Code

Position Title (if any) and Percent of Interest or Description of Character and Extent of Interest

CERTIFICATION

I, (We) _____

Certify that this Respondent's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: _____

Dated: _____

Signature

Signature

Signature

Title: _____

Title: _____

Address and Zip Code:

Address and Zip Code:

Notary:

If the Respondent is an individual, this statement should be signed by such individual, if a partnership, by one of the partners; if a corporation or other such entity, by one of its chief officers having knowledge of the facts required by this statement.

EXHIBIT C

RESPONDENT'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

1. Name, Address and Zip Code of Respondent:
2. Is the Respondent a subsidiary of or affiliated with any other corporation or corporations or any other firms? Yes ____ No ____

If yes, list each such corporation or firm by name and address, specifically its relationship to the Respondent, and identify the officers and directors or trustees common to the Respondent and such other corporation or firms.

3.
 - a. The financial condition of the Respondent, as of _____, is as reflected in the attached financial statement. (Note: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with acceptable accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than sixty (60) days old).
 - b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based.
 - c. If funds for the development of the Project Concept proposed are to be obtained from sources other than the Respondent's own funds, provide a statement of the Respondent's plan for financing the acquisition and development of the land:
4. Sources and amount of cash available to Respondent to meet equity requirements of the proposed undertaking:

- a. In Banks:

<u>Name, Address and Zip Code of Bank</u>	<u>Amount</u>
	\$
- b. By sale of readily saleable assets:

<u>Description</u>	<u>Market Value</u>	<u>Mortgages or Liens</u>
	\$	

5. Names and addresses of bank references:
6.
 - a. Has the Respondent or any person or entity identified in Section 3.3 hereto been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?

Yes ____ No ____

If yes, give date, place and under what name.

- b. Has the Respondent or anyone referred to above as "principals of the Respondent" been indicted for or convicted of any felony within the past ten (10) years?

Yes ___ No ___

7.

- a. Undertakings comparable to the proposed redevelopment completed by the Respondent or any of the principals of the Respondent, including identification and a brief description of each project and date of completion:

- b. If the Respondent or any of the principals of the Respondent has ever been an employee, in a supervisory capacity, for a construction contractor or builder on undertakings comparable to the proposed development work, name such employee, name and address of employer, title of position, and brief description of work:

8. If the Respondent or a parent corporation, a subsidiary, an affiliate or a principal of the Respondent is to participate in the development of the land as a construction contract builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten (10) years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract. Yes ___ No ___ If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last five (5) years:

\$ _____

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>Identification of Contract of Development</u>	<u>Location</u>	<u>Amount</u>	<u>Date to be Completed</u>
--	-----------------	---------------	---------------------------------

- e. Outstanding construction-contract bids of such contractor or builder:

<u>Awarding Body</u>	<u>Amount</u>	<u>Date Opened</u>
----------------------	---------------	--------------------

\$

9. Does any member of the governing body in the City or any other appointed official in the City, have any direct or indirect personal or financial interest in the Respondent or in the development rehabilitation of the property upon the basis of such proposal?

Yes ___ No ___ If yes, explain:

10. Statements and other evidence of the Respondent's qualifications and financial responsibility (other than the financial statement) are attached hereto and hereby made a part hereof as follows:

EXHIBIT D

LETTER OF INTENT

(Note: To be typed on Respondent's letterhead.

The Issuer shall accept no modifications to the language of the letter).

The undersigned, (Name of Respondent) has submitted the attached Response to the Request for Qualifications/Request for Proposals (the "RFQ/RFP"), issued by the City of Linden (the "Issuer"), relative to the development of the Redevelopment Area and the Block 496, Lot 3 Redevelopment Area.

THE RESPONDENT HEREBY STATES:

- I. The attached Response contains accurate, factual and complete information.
- II. The Respondent agrees to participate in good faith in the application process as described in the RFQ/RFP and to adhere to the Issuer's schedule.
- III. The Respondent acknowledges that all costs incurred by it in connection with the preparation and submission of the Response, or any negotiations which result therefrom shall be borne exclusively by the Respondent.
- IV. The Respondent hereby declares that the only persons participating in this Response as principals are named herein and that no person other than those herein mentioned has any participation in the Response or in any contract to be entered into with respect thereto. Additional persons may subsequently be included as participating principals, but only if acceptable to the Issuer. The Respondent declares that this Response is made without connection with any other person, firm or parties who has submitted a Response, except as expressly set forth below and that it has been prepared and has been submitted in good faith and without collusion or fraud.
- V. The Respondent acknowledges and agrees that the Issuer may modify, amend, suspend and/or terminate the RFQ/RFP process (in its sole judgment) or may decide not to proceed with development of the Redevelopment Area described in the RFQ/RFP. In either case, neither the Issuer nor any of their officers, agents or representatives shall have any liability to the Respondent for any costs incurred by the Respondent with respect to the application activities described in the RFQ/RFP.
- VI. The Respondent acknowledges that any contract executed with respect to implementation/effectuation of the project described in the RFQ/RFP must comply with all applicable affirmative action and similar laws. Respondent hereby agrees to take such actions as are required in order to comply with such applicable laws.

VII. The Respondent hereby acknowledges receipt of the RFQ/RFP.

Very truly yours,

(NAME OF RESPONDENT)

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT E

ACKNOWLEDGMENT OF ADDENDA

The Respondent hereby acknowledges receipt of _____ dated
and Addenda Nos. _____ through _____, inclusive.

(NAME OF RESPONDENT)*

By:

Name:

Title:

*If a joint venture, partnership or other formal organization of firms submit this Response, all such firms shall be listed and each such participant shall execute this Acknowledgment of Addenda.

EXHIBIT F

REQUEST FOR QUALIFICATIONS CHECKLIST

THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH YOUR PROPOSAL:

**Please initial below, indicating that your proposal includes the itemized document.
A PROPOSAL SUBMITTED WITHOUT THE FOLLOWING DOCUMENTS IS CAUSE FOR
REFUSAL.**

INITIAL BELOW

**A. An electronic copy of the submission, with paper copies to be provided upon
notification by the City**

B. Non-Collusion Affidavit properly notarized.

C. Authorized signatures on all forms.

D. Business Registration Certificate(s).

E. Affirmative Action Statement

Note: N.J.S.A 52:32-44 provides that the City shall not enter into a contract for goods or services unless the other party to the contract provides a copy of its business registration certificate and the business registration certificate of any subcontractors at the time that it submits its proposal. The contracting party must also collect the state use tax where applicable.

**THE UNDERSIGNED HEREBY ACKNOWLEDGES
THE ABOVE LISTED REQUIREMENTS.**

NAME OF PROPOSER:

Person, Firm or Corporation

BY: (NAME)

(TITLE)

EXHIBIT G

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY
COUNTY OF UNION

ss:

I AM

OF THE FIRM OF
UPON MY OATH, I DEPOSE AND SAY:

1. THAT I EXECUTED THE SAID PROPOSAL WITH FULL AUTHORITY SO TO DO;
2. THAT THIS PROPOSER HAS NOT, DIRECTLY OR INDIRECTLY ENTERED INTO ANY AGREEMENT, PARTICIPATED IN ANY COLLUSION, OR OTHERWISE TAKEN ANY ACTION IN RESTRAINT OF FAIR AND OPEN COMPETITION IN CONNECTION WITH THIS ENGAGEMENT;
3. THAT ALL STATEMENTS CONTAINED IN SAID PROPOSAL AND IN THIS AFFIDAVIT ARE TRUE AND CORRECT, AND MADE WITH FULL KNOWLEDGE THAT THE CITY OF LINDEN RELIES UPON THE TRUTH OF THE STATEMENTS CONTAINED IN SAID PROPOSAL AND IN THE STATEMENTS CONTAINED IN THIS AFFIDAVIT IN AWARDED THE CONTRACT FOR THE SAID ENGAGEMENT; AND
4. THAT NO PERSON OR SELLING AGENCY HAS BEEN EMPLOYED TO SOLICIT OR SECURE THIS ENGAGEMENT AGREEMENT OR UNDERSTANDING FOR A COMMISSION, PERCENTAGE, BROKERAGE OR CONTINGENT FEE, EXCEPT BONA FIDE EMPLOYEES OR BONA FIDE ESTABLISHED COMMERCIAL SELLING AGENCIES OF THE PROPOSER. (N.J.S.A.52: 34-25)

SUBSCRIBED AND SWORN TO

BEFORE ME THIS DAY

OF _____ 20____.

(TYPE OR PRINT NAME OF
AFFIANT UNDER SIGNATURE)

NOTARY PUBLIC OF

MY COMMISSION EXPIRES: _____, 20____

EXHIBIT H

N.J.S.A. 10:5-31 and N.J.A.C. 17:27
MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
Goods, Professional Services and General Service Contracts
(Mandatory Affirmative Action Language)

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting for the provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable city employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable city employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- § Letter of Federal Affirmative Action Plan Approval
- § Certificate of Employee Information Report
- § Employee Information Report Form AA302

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

EXHIBIT I

**ENVIRONMENTAL CONNECTION, INC.
PROJECT MONITORING REPORT FEBRUARY 10, 2017**



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

February 10, 2017

Mr. Behram Turan, PE, LSRP
Principal-Director of Environmental Services
CME Associates
3759 US Highway 1 South - Suite 100
Monmouth Junction, NJ 08852



Via Email: Bturan@cmeusa1.com

Re: Project Monitoring – IDLH Demolition and Asbestos Containing Material Disposal
940 Park Avenue South
Linden, New Jersey

EC Project # 16409-01

Environmental Connection, Inc., (EC) was contracted by CME Associates to perform project monitoring, conduct air sampling and provide analytical services during the demolition of the referenced building. The building was determined to be unsafe for occupancy prior to the demolition activities. Since the building was unsafe, the Asbestos Containing Materials were left in place during the demolition. The segregation, bagging, abatement and disposal of ACMs identified during demolition were performed by the Asbestos Contractor, DELFA Contracting, of Union City, New Jersey.

The Contractor followed a wet demolition protocol utilizing water hoses to keep all building materials adequately wet during all demolition activities. All ACM was placed in a lined, sealed dumpster prior to transportation to the proper disposal site. During the demolition process, the building materials were separated into piles. One (1) pile was metal debris to be recycled, one (1) pile of miscellaneous debris to be disposed of as asbestos containing waste and one (1) pile of masonry which was to be recycled.

EC's monitoring program consisted of air sampling and sample analysis. Air sampling was performed during demolition and sorting until the building was demolished and there was no visible ACM identified on the site. Samples were analyzed by EC's American Industrial Hygiene Association (AIHA) Asbestos Analyst Registry (AAR) registered analyst, using Phase Contrast Microscopy (PCM) in accordance with the National Institute of Occupational Safety and Health analytical method #7400 A, Revision #3.

The NIOSH test method #7400 involves the collection of a known volume of air using calibrated sampling pumps. The air is collected across the open face of a mixed cellulose ester filter. The filters are then prepared for microscope reading by PCM. Briefly, criteria specified in this method for determining fibrous content are size, length to width ratio and morphological characteristics of the fibers. It should be noted that all fibers meeting the appropriate criteria are counted in this method. Therefore, it is common that non-asbestos fibers are counted as well (i.e., cellulose, fiberglass, mineral wool, synthetics, etc.). This requirement allows for this method to err on the side of caution, while at times, presenting the dilemma of false positive results.



ENVIRONMENTAL CONNECTION INC

CME Associates
940 Park Avenue South, Linden, NJ
Asbestos Abatement & Disposal
Page 2 of 2

Area air samples were collected between December 30, 2016, and January 9, 2017. Analysis revealed fiber concentrations of less than 0.01 fibers per cubic centimeter of air for all samples. This is the clearance criteria set forth by the United States Environmental Protection Agency (40 CFR, Part 763) and the State of New Jersey (N.J.A.C. 8.60 and 12.120).

All PCM results are presented in Appendix I.

Should you have any questions or require any additional information, please contact me at 609-392-4200.

Respectfully Submitted:
ENVIRONMENTAL CONNECTION, INC.

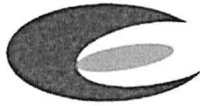
Dominick Dercole
Project Manager

ATTACHMENT I

ANALYTICAL REPORTS & CHAIN OF CUSTODY

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200 • fax: 609-392-1216

11 Broadway, Suite 454 • New York, New York 10004 • tel: 212-952-7300 • fax: 609-392-1216



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Date: December 30, 2016
Client: CME Associates
Project: Asbestos Abatement and Disposal
Building: 940 S. Park Avenue, Linden, NJ
Analyst: Roland Jones
Project #: 16409-01

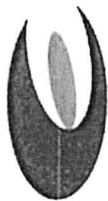
PCM AIR SAMPLE CERTIFICATE OF ANALYSIS

<u>Sample ID</u>	<u>Sample Location</u>	<u>Total Volume</u>	<u>Fibers/Field</u>	<u>Fibers/cc</u>
01RJ123016	A/S, West End of Property, Near Active Demo	1230	6/100	0.002
02RJ123016	A/S, East End of Demo, Adjacent Debris Pile	1600	4.5/100	0.001
03RJ123016	Field Blank	-	0/100	-
04RJ123016	Lab Blank	-	0/100	-

The above sample analyses were performed in accordance with Phase Contrast Microscopy, NIOSH method #7400, revision #3, 8/94.

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200

5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Client: CME Associates

Project: Asbestos Abatement and Disposal

Building: 940 S. Park Avenue. Linden. NJ

Date: 12/30/16

Technician: Roland Jones

Project #: 16409-01

AIR SAMPLE COLLECTION AND ANALYSIS DATA SHEET

[illegible]

TYPE CODES		10% RECOUNT OF SAMPLES – FIELD ANALYSIS ONLY			REFERENCE SLIDE ANALYSIS	
		SAMPLE NUMBER	ORIGINAL FIBERS/FIELD	QA/QC FIBERS/FIELD	ID NUMBER	FIBERS/FIELD
A/S – Air Survey	DU – Decontamination Unit					
CB – Critical Barrier	AFD – At AFD Exhaust					
IWA – In Work Area	PRE – Pre-Test					
RCA – Remote/Clean Area	POST – Post/Clearance Test					

CHECK EACH BOX THAT APPLIES

~~PCM Analysis - NIOSH 7100~~

1947. TAT

J LTEM Analysis - AHERA

~~X~~ 2.4 hr. TAT

1 | On-Site Analysis

1 | On-Site Analysis

1

RELINQUISHED BY:

DATE	TIME
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DATE	TIME
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RECEIVED BY

RECEIVED BY

RECEIVED BY _____

RECEIVED BY _____

COMMENTS

COMMENTS

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5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Date: January 3, 2017
Client: CME Associates
Project: Asbestos Abatement and Disposal
Building: 940 S. Park Avenue, Linden, NJ
Analyst: Dominick Dercole
Project #: 16409-01

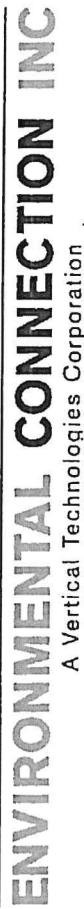
PCM AIR SAMPLE CERTIFICATE OF ANALYSIS

<u>Sample ID</u>	<u>Sample Location</u>	<u>Total Volume</u>	<u>Fibers/Field</u>	<u>Fibers/cc</u>
01DD010317	A/S, Upwind of Work Area	900	3.5/100	0.002
02DD010317	A/S, Downwind of Work Area	1200	4.5/100	0.002
03DD010317	Field Blank	-	0/100	-
04DD010317	Lab Blank	-	0/100	-

The above sample analyses were performed in accordance with Phase Contrast Microscopy, NIOSH method #7400, revision #3, 8/94.

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Date: 11/3/17
Technician: D. PEREZ
Project #: 16409-01

[illegible]

TYPE CODES		10% RECOUNT OF SAMPLES - FIELD ANALYSIS ONLY		REFERENCE SLIDE ANALYSIS	
A/S - Air Survey	DU - Decontamination Unit	SAMPLE NUMBER	ORIGINAL FIBERS/FIELD	QA/QC FIBERS/FIELD	ID NUMBER
CB - Critical Barrier	AFD - At AFD Exhaust				
IWA - In Work Area	PRI - Pre-Test				
RCA - Remote/Clean Area	POST - Post/Clearance Test				

CHECK EACH BOX THAT APPLIES

[[TEM Analysis - AHERA
1/24 hr. TAT

On-Site Analysis

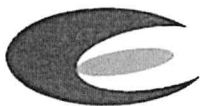
RELINQUISHED BY			
			

CHAIN OF CUSTODY

CHAIN OF CUSTODY:

RETURNED TO CUSTOMER		RECEIVED BY		DATE		TIME		COMMENTS	
RETURNED BY		DATE		TIME					
10/1/17		10/1/17		10:00					

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200 • fax: 609-392-1216
5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Date: January 4, 2017
Client: CME Associates
Project: Asbestos Abatement and Disposal
Building: 940 S. Park Avenue, Linden, NJ
Analyst: Brian Brill
Project #: 16409-01

PCM AIR SAMPLE CERTIFICATE OF ANALYSIS

<u>Sample ID</u>	<u>Sample Location</u>	<u>Total Volume</u>	<u>Fibers/Field</u>	<u>Fibers/cc</u>
01BB010417	A/S, @ Decon (Remote)	1470	9/100	0.003
02BB010417	A/S, On Wall @ Park Ave.	1470	7/100	0.002
03DD010417	Lab Blank	-	0/100	-
04DD010417	Field Blank	-	0/100	-

The above sample analyses were performed in accordance with Phase Contrast Microscopy, NIOSH method #7400, revision #3, 8/94.

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200

5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300



Date: 1/4/17
Technician: Brian Bell
Project #: 16409-01

AIR SAMPLE COLLECTION AND ANALYSIS DATA SHEET

[illegible]

TYPE CODES		10% RECOUNT OF SAMPLES – FIELD ANALYSIS ONLY		REFERENCE SLIDE ANALYSIS	
A/S – Air Survey	DU – Decontamination Unit	SAMPLE NUMBER	ORIGINAL FIBERS/FIELD	QA/QC FIBERS/FIELD	ID NUMBER
CH – Critical Barrier	AFD – At AFD Exhaust				
IWA – In Work Area	PRE – Pre-Test				
RCA – Remote/Clean Area	POST – Post/Cleanance Test				

CHECK EACH BOX THAT APPLIES

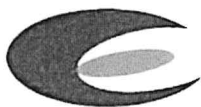
✓ PCM Analysis - NIOSH 7400	3 hr. TAT	6 hr. TAT	TEM Analysis - AHERA	On-Site Analysis
			24 hr. TAT	

Off-Site Analysis

11. NAME OF CUSTODY:

CHIEF OF CUSTODY						
REINQUISHED BY	DATE	TIME	RECEIVED BY	DATE	TIME	COMMENTS
<i>[Signature]</i>	<i>10/17</i>		<i>[Signature]</i>	<i>10/17</i>		
<i>[Signature]</i>	<i>10/17</i>		<i>[Signature]</i>	<i>10/17</i>		
<i>[Signature]</i>	<i>10/17</i>		<i>[Signature]</i>	<i>10/17</i>		

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5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Date: January 9, 2017
Client: CME Associates
Project: Asbestos Abatement and Disposal
Building: 940 S. Park Avenue, Linden, NJ
Analyst: Dominick Dercole
Project #: 16409-01

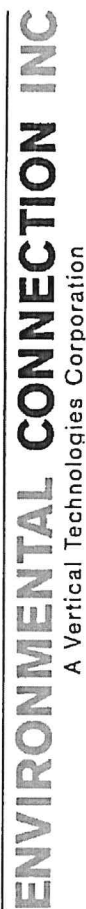
PCM AIR SAMPLE CERTIFICATE OF ANALYSIS

<u>Sample ID</u>	<u>Sample Location</u>	<u>Total Volume</u>	<u>Fibers/Field</u>	<u>Fibers/cc</u>
01DD010917	A/S, Upwind of Site	720	4.5/100	0.003
02DD010917	A/S, Downwind of Site	720	6/100	0.004
03DD010917	Field Blank	-	0/100	-
04DD010917	Lab Blank	-	0/100	-

The above sample analyses were performed in accordance with Phase Contrast Microscopy, NIOSH method #7400, revision #3, 8/94.

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200

5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300



Building: 940 S. Park Avenue. Linden. NJ

Project #: 16409-01

[illegible]

TYPE CODES		10% RECOUNT OF SAMPLES - FIELD ANALYSIS ONLY		REFERENCE SLIDE ANALYSIS	
A/S - Air Survey	DU - Decontamination Unit	SAMPLE NUMBER	ORIGINAL FIBERS/FIELD	QA/QC FIBERS/FIELD	ID NUMBER
CB - Critical Barrier	AFD - At AFD Exhaust				
IWA - In Work Area	PRE - Pre-Test				
RCA - Remote/Clean Area	POST - Post/Clearance Test				

CHECK EACH BOX THAT APPLIES

11 On-Site Analysis

CHAIN OF CUSTODY

[illegible]

120 North Warren Street • Trenton, New Jersey 08608 • tel: 609-392-4200 • fax: 609-392-1216
5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300

ATTACHMENT II

DAILY LOG NOTES



Date: 12/30/16
Technician: Robind Jones / Don Perante
Project #: 16409-01

DAILY EVENT LOG

TIME	EVENT
0700	Arrive on site at 940 Park Ave S. Linden, NJ. DELFA Contracting on site. Demolition of IDLH structure in progress by Cornella. Observe DELFA wetting demolition debris. No visible emissions observed. DELFA crew of two (2) logged - Supur Fausto Delgado # 031009, exp 6/20/17 and supur supur Giovanni Delgado # 037697 exp 5/12/2017. Two (2) stage decon unit w/ shower set up on site.
0735	Setup + calibrate perimeter air samples at adjacent to work zone.
0820	Demolition operations continue. observe grapple loading segregated metal into Cornella waste container. No visible emissions observed.
0845	Demo of west side of building continues. Segregation of waste ongoing on east side of property. Dominick Demole of E-con site.
0920	Initial Demo of EV-Site. Rollie Jones Sides 01/22/2017 24% CPH.
1000	IN in Demolition and Air Sample Bannville.
1100	DEW Still Performing Wet DE-170.
1100	WASTE, TRASH - ON-SITE - CREW SORTING DEBRIS.
	Demo contractor cutting large beam with torch to fit in trash.
1230	crew TAKE LUNCH.
1300	CREW RETURNS to work.
1330	Demo crew only loading METAL, TRASH TRASH - NO MORE SORTING.
1408	PULLING WIP AIR SAMPLES
1430	EC - OFF SITE.

ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

Client: CME Associates
Project: Asbestos Abatement and Disposal
Building: 940 S. Park Avenue, Linden, NJ

Date: 1/4/17
Technician: _____
Project #: 16409-01

DAILY EVENT LOG

TIME	EVENT
0700	Arrive site 2 West of Contreras
0720	Start (2) samples on low vol. pumps
0830	Excavators moving METH @ this time
0940	Excavators loading debris @ this time
1130	Highways Take Lunch
1215	Excavators taking out METH
1350	Excavator loading out debris - Supv. informs us that the last car is going out - now pickup
1420	Stop Samples
1500	Depart site

ENVIRONMENTAL CONNECTION INC

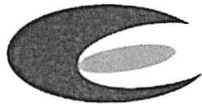
A Vertical Technologies Corporation

Client: CME Associates
Project: Asbestos Abatement and Disposal
Building: 940 S. Park Avenue, Linden, NJ

Date: 1/9/17
Technician: D. DeRubele
Project #: 16409-01

DAILY EVENT LOG

[illegible]



ENVIRONMENTAL CONNECTION INC

A Vertical Technologies Corporation

February 10, 2017

Mr. Behram Turan, P.E., LSRP
Principal, Director of Environmental Engineering Services
CME Associates
3759 US Highway 1 South - Suite 100
Monmouth Junction, NJ 08852

via Email: Bturan@cmeusal.com

RE: Invoice – Professional, Technical, and Analytical Services
Asbestos Abatement and Disposal
940 S. Park Avenue, Linden, NJ

EC Project #: 16409-01

Dear Mr. Turan:

Below is the billing analysis for the referenced services:

Quantity	Description	Unit Cost	Amount
.5 Hours	Principal	\$ 190.00	\$ 95.00
6 Hours	Project Manager	\$ 90.00	\$ 540.00
4 Shifts	Industrial Hygiene Technician	\$ 560.00	\$ 2,240.00
16 Each	PCM Air Sample Analyses	\$ 12.00	\$ 192.00
1 Each	Report and Project Closeout	\$ 250.00	\$ 250.00
Project Total			\$ 3,317.00

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5 Penn Plaza, Suite 1972 • New York, New York 10001 • tel: 212-952-7300
