

First Reading: April 20, 2021
2nd & Final Reading: May 18, 2021

Ord. 65-24

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION, NEW JERSEY TO ADOPT THE REDEVELOPMENT PLAN ENTITLED “REDEVELOPMENT PLAN BLOCK 513, LOT 1 (SOUTH PARK AVENUE 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 a municipality to determine whether certain parcels of land in the municipality constitute “areas in need of rehabilitation” and/or “areas in need of redevelopment”; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, by Resolution dated June 18, 2019, the City Council (“**City Council**”) of the City of Linden (the “**City**”) designated as “an area in need of redevelopment” the property identified as on the City tax maps as Block 513, Lot 1 (the “**Redevelopment Area**”); and

WHEREAS, pursuant to the Redevelopment Law the City Council caused a redevelopment plan for the Redevelopment Area to be prepared, entitled the “Redevelopment Plan Block 513, Lot 1 (South Park Avenue Redevelopment)” (the “**Redevelopment Plan**”); and

WHEREAS, on April 13, 2021, the Planning Board, upon referral from the City Council, reviewed the Redevelopment Plan and recommended that the City Council adopt the Redevelopment Plan; and

WHEREAS, upon review of the Planning Board’s recommendation of the Redevelopment Plan, the City Council has determined to adopt the Redevelopment Plan (in the form attached hereto as *Exhibit A*), to ensure the success of redevelopment within the Redevelopment Area in conformity with the City’s redevelopment objectives.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Linden, County of Union, New Jersey that:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The zoning ordinances of the City are hereby amended to include the amendments indicated in the Redevelopment Plan and the provisions therein.

Section 3. The Mayor and Council of the City of Linden shall serve as Redevelopment Entity for purposes of implementing the Redevelopment Plan and exercising the powers granted to a redevelopment entity under the Redevelopment Law.

Section 4. In case any one or more of the provisions of this Ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance or the Redevelopment Plan and this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

Section 5. This Ordinance shall take effect upon final adoption and publication thereof according to law.

PASSED:

President of Council

APPROVED:

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 _____, 2021 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 ____ day of _____, 2021.

JOSEPH C. BODEK, City Clerk

EXHIBIT A
Redevelopment Plan

Redevelopment Plan

Block 513, Lot 1 (South Park Avenue Redevelopment)

City of Linden

Union County, New Jersey

Prepared: December 14, 2020

Adopted:

Prepared by:

ricciplanning

177 Monmouth Avenue
Atlantic Highlands, NJ 07716



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*

Table of Contents

1.0 — Introduction	1
2.0 — Statutory Requirements	1
3.0 — Redevelopment Area Description	2
3.1 — Existing Land Use.....	2
4.0 — Overall Goal and Objectives	3
5.0 — Redevelopment Standards	3
5.1 — Relationship to Municipal Land Development Regulations.....	3
5.2 — Permitted Land Uses	3
5.2.1 — Principal Permitted Land Uses.....	3
5.2.2 — Permitted Accessory Land Uses.....	4
5.2.3 — Prohibited Land Uses	4
5.3 — Building and Site Requirements.....	4
5.3.1 — Bulk Regulations.....	4
5.3.2 — Exterior Building Design.....	5
5.3.3 — Parking Requirements	5
5.3.4 — Lighting.....	5
5.3.5 — Landscaping and Screening.....	6
5.3.6 — Signage.....	6
5.3.7 — Disposal Requirements.....	6
5.3.8 — Driveway Access Requirements	7
6.0 — Property Acquisition	7
7.0 — Relocation	7
8.0 — Redevelopment Agreement.....	8

Redevelopment Plan

Block 513, Lot 1

9.0 — Redeveloper Obligations 8

10.0 — Deviation Requests..... 9

11.0 — Planning Board Review 10

12.0 — Relationships to State, County and Local Plans 12

 12.1 — New Jersey State Development and Redevelopment Plan..... 12

 12.2 — Union County Master Plan 12

 12.3 — Linden Master Plan 12

 12.4 — Master Plans of Adjacent Municipalities..... 13

13.0 — Administrative and Procedural Requirements..... 14

 13.1 — Amending the Redevelopment Plan..... 14

 13.2 — Duration of the Redevelopment Plan 14

List of Appendices

Appendix A: Tax Map

Appendix B: Aerial Imagery

Appendix C: Concept Plan

1.0 — Introduction

On April 16, 2019, the Linden City Council adopted a resolution that authorized and directed the Linden Planning Board to undertake a preliminary investigation into whether or not Block 513, Lot 1 in the City of Linden may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law.

The Linden Planning Board subsequently undertook such a preliminary investigation and, held a public hearing on the matter. At said hearing, the Linden Planning Board recommended to the Mayor and City Council that Block 513, Lot 1 be designated as an area in need of redevelopment.

Thereafter, the Linden City Council designated Block 513, Lot 1 as an area in need of redevelopment.

This redevelopment plan has been prepared to codify the goals, objectives, and specific land use and development standards for the redevelopment of Block 513, Lot 1.

2.0 — Statutory Requirements

As per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), 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;
- 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,

Redevelopment Plan

Block 513, Lot 1

- 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

The redevelopment area is located in the central part of the city and has frontage on South Park Avenue (Union County Route No.: 616). The parcel has an area of approximately 0.35 acres.

Appendix A provides a copy of Sheet 133 of the official tax map of the City of Linden. Appendix B provides aerial imagery dating from 2015.

3.1 — Existing Land Use

New Jersey's MOD-IV property tax assessment database indicates that Block 513, Lot 1 is assessed as "Class 15C (Public Land)."

The observed land use indicates that Block 513, Lot 1 is a vacant property. A review of historic aerial photography indicates that it has remained vacant since at least April 2003. Aerial photography further indicates that it was used as a parking lot prior to April 2003.

Industrial uses surround the redevelopment area on the east, south and west. The right-of-way of Interstate 287 is located immediately to the north 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. To help achieve this goal, the following objectives are defined:

- Promote redevelopment in a manner that will advance the health, safety, welfare and morals of the community;
- Improve and upgrade the redevelopment area in a manner with development that responds to current market needs; and,
- Promote economic growth and vitality.

5.0 — Redevelopment Standards

5.1 — Relationship to Municipal Land Development Regulations

The provisions of this redevelopment plan shall function as an overlay to the existing Zoning and Development Regulations of the City of Linden in accordance with New Jersey's Local Redevelopment and Housing Law.

The Official Zoning Map of the City of Linden is hereby amended to designate the redevelopment area, which consists of Block 513, Lot 1, as the "Block 513, Lot 1 Redevelopment Area Overlay." All other municipal development regulations shall remain applicable, including those of the underlying LI (Light Industrial) Zone District.

5.2 — Permitted Land Uses

Permitted land uses are described in the following subsections.

5.2.1 — Principal Permitted Land Uses

The principal permitted land uses include the following:

1. Outdoor storage of heavy machinery and related equipment;
2. Private garages and maintenance buildings;

Redevelopment Plan

Block 513, Lot 1

3. Offices to support the management of outdoor storage and private garages;
and
4. Surface parking.

5.2.2 — Permitted Accessory Land Uses

The permitted accessory land uses include the following:

1. Fencing;
2. Privacy screens and walls; and,
3. Refuse and recycling containers.

5.2.3 — Prohibited Land Uses

The prohibited land uses include the following:

1. Storage of hazardous materials.

5.3 — Building and Site Requirements

This redevelopment plan contains a concept plan at Appendix C. Said concept plan dictates the envisioned features for the redevelopment area. Proposed redevelopment projects shall be generally consistent with the concept plan at Appendix C.

5.3.1 — Bulk Regulations

The following bulk regulations shall apply:

1. Lot Size Requirements:
 - a. Minimum Lot Size: 10,000 square feet
 - b. Minimum Lot Width: 100 feet
 - c. Minimum Lot Depth: 100 feet
2. Setback Requirements:
 - a. Minimum Front Yard Setback: 30 feet
 - b. Minimum Side Yard Setback (One Side – Adjoining I-278): 3 feet
 - c. Minimum Side Yard Setback (Two Sides): 15 feet

Redevelopment Plan

Block 513, Lot 1

- d. Minimum Rear Yard Setback: Not applicable
3. Height Requirements:
 - a. Maximum Height: 20 feet
4. Maximum Building Coverage: 50 percent
5. Maximum Impervious Coverage: 90 percent

5.3.2 — Exterior Building Design

Buildings shall be of high-quality materials (e.g., steel, aluminum, wood frame, masonry block, etc.) and may be custom-built or prefabricated. The focus on building design and selection shall be on utility and ability to support principal permitted land uses.

All buildings shall contain appropriate ventilation and fenestration, as well as contain sufficient fire safety devices to meet applicable codes of the City of Linden and State of New Jersey.

Storage/shipping containers and trailers (incl., those used as office space or for storage) may be located onsite. However, same shall be appropriately screened so as to ensure that no part is visible from the right-of-way of South Park Avenue (Union County Route No.: 616). In addition, storage/shipping containers and trailers shall not be vertically stacked.

5.3.3 — Parking Requirements

Off-street parking and loading requirements shall be provided in accordance with the provisions of Section 31-27 of the Code of the City of Linden.

5.3.4 — Lighting

A lighting plan shall be submitted. The overall goal of the lighting plan shall be to promote safety and security. Accordingly, lighting shall be provided at all building entrances and within all parking areas, as well as areas used for outdoor storage.

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

properties. The Linden Planning Board shall give final approval of all aspects of the lighting plan.

5.3.5 — Landscaping and Screening

The applicant shall provide a detailed landscaping plan. For non-development applications, the landscaping plan shall be approved by the City Planner. At a minimum, pervious groundcover (e.g., vegetation, lawn, stone) shall be provided on all surfaces that are not used for buildings or surface parking. In addition, fencing, vegetative screening (e.g., arborvitae), or privacy walls or screens shall be provided along the frontage with South Park Avenue (Union County Route No.: 616) and along the property line with adjacent Block 513, Lot 2, as well as the right-of-way with Interstate 287. Said fencing, vegetative screening, or privacy walls and screens shall have a minimum height of six (6) feet and shall have the end result of ensuring that there is no visibility of vehicles, containers or storage from the right-of-way of South Park Avenue (Union County Route No.: 616).

5.3.6 — Signage

Signage shall be permitted in accordance with the standards of Section 31-11.8 of the Code of the City of Linden.

Temporary signs are prohibited.

5.3.7 — Disposal Requirements

A garbage and recycling enclosure shall be provided as determined by the City Engineer. Such facilities shall be screened from view from the right-of-way of South Park Avenue (Union County Route No.: 616).

For development applications, a waste management plan shall be submitted to the Linden Planning Board. Said waste management plan shall provide complete details related to maintenance of garbage and recycling facilities and collection.

5.3.8 — Driveway Access Requirements

Driveway access shall be provided between the redevelopment area and the right-of-way of South Park Avenue (Union County Route No.: 616). Access to the redevelopment area shall not be provided via adjacent Block 513, Lot 2 (incl., via easement on adjacent Block 513, Lot 2). A driveway opening permit shall be required from the City.

6.0 — Property Acquisition

The Linden City Council has designated Block 513, Lot 1 as a “Non-Condensation Redevelopment Area.” Thus, the City does not identify property for acquisition via eminent domain. To effectuate the redevelopment of the area, acquisition shall be achieved by private agreement between redeveloper and property owner.

7.0 — Relocation

Block 513, Lot 1 is currently vacant. Thus, no need for relocation of displaced tenants and landowners is anticipated. Nonetheless, it is noted that the City of Linden will provide any displaced tenants and landowners with the appropriate relocation assistance, pursuant to applicable State and Federal law, should relocation be necessary. Such assistance will be provided through an appropriately designated office.

It is further noted that the City of Linden and the surrounding area contains sufficient land and buildings that would be appropriate for relocation, should the need arise. However, if relocation is not directly caused by the execution of the redevelopment plan and not required by applicable State and Federal law, the City assumes no responsibility.

8.0 — 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.

9.0 — Redeveloper Obligations

For all development applications¹, 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, access, etc. in accordance with the City's development regulations. These documents shall be submitted to the Linden Planning Board and the Linden City Council, acting as the redevelopment authority, for review and approval in order 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.

¹ **DEVELOPMENT** - Shall mean the division of a parcel of land into two (2) or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining.

4. Maintain the structures and facilities in accordance with all codes and ordinances of the City of Linden.
5. For non-development applications, the redeveloper shall be required to submit a land development application (for inspection purposes), submit a landscape plan to the City Planner, provide waste disposal to the satisfaction of the City Engineer, apply for a driveway opening permit, and shall agree to post improvement inspections by the City to ensure the property is improved and maintained in accordance with this Redevelopment Plan.
6. The applicant shall provide the City with a list of materials and equipment to be stored on-site.

10.0 — 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: deviation to allow a land use that is not permitted in this redevelopment plan; deviation to increase any aspect of permitted development intensity; and, deviation to allow an increase in building height that exceeds the permitted building height that is outlined in this redevelopment plan by ten (10) percent.

11.0 — 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 of Linden's Land Development Ordinances.
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.

Redevelopment Plan

Block 513, Lot 1

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 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, be they expressed or implied, 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.

12.0 — Relationships to State, County and Local Plans

12.1 — New Jersey State Development and Redevelopment Plan

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

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

12.2 — Union County Master Plan

Among the generalized goals of the Union County Master Plan is to:

- 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.

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

12.3 — Linden Master Plan

The last comprehensive reexamination of the City of Linden’s Master Plan was prepared in 2008. The 2008 reexamination identifies the following objectives, which are applicable to the redevelopment area:

Redevelopment Plan

Block 513, Lot 1

- Preserve and enhance the City's industrial and commercial economic base;
- Encourage the diversification of industry;
- Provide sufficient space, in appropriate locations, for commercial, residential, industrial, recreation and open space 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;
- Maintain and attract beneficial commercial and industrial uses;
- Prevent the degradation of the environment through the improper use of land; and,
- Encourage development which contributes to the enhancement and improvement of the community.

This redevelopment plan will advance the fulfillment of the foregoing objectives of the City of Linden's Master Plan.

In addition to the above, it is noted that the City of Linden adopted a new, updated land use element in 2019. As provided in the 2019 Land Use Element, the entire redevelopment area is located in the LI (Light Industrial) Land Use District. This represents no change over the City's previous land use element. The permitted uses of this redevelopment plan are compatible with light industrial uses.

12.4 — Master Plans of Adjacent Municipalities

The redevelopment area is not located within immediate proximity of any adjacent municipality. Given the separation from adjacent municipalities, it is anticipated that the redevelopment plan will have no impact on the planning efforts of adjacent municipalities.

13.0 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

13.1 — 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.

13.2 — Duration of the Redevelopment Plan

The provisions of this redevelopment plan shall remain in effect until such time as a certificate of completion has been issued.

Appendix A: Tax Map

Appendix B: Aerial Imagery

Aerial Imagery
City of Linden, Union County, New Jersey



-  Redevelopment Area
-  Tax Parcel (Block/Lot)

Date of Aerials: 2015

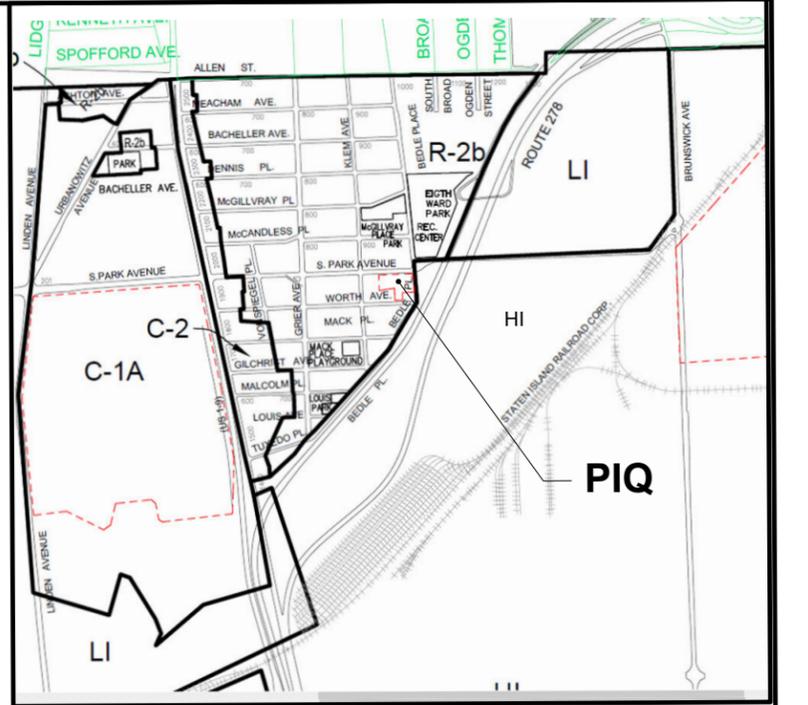
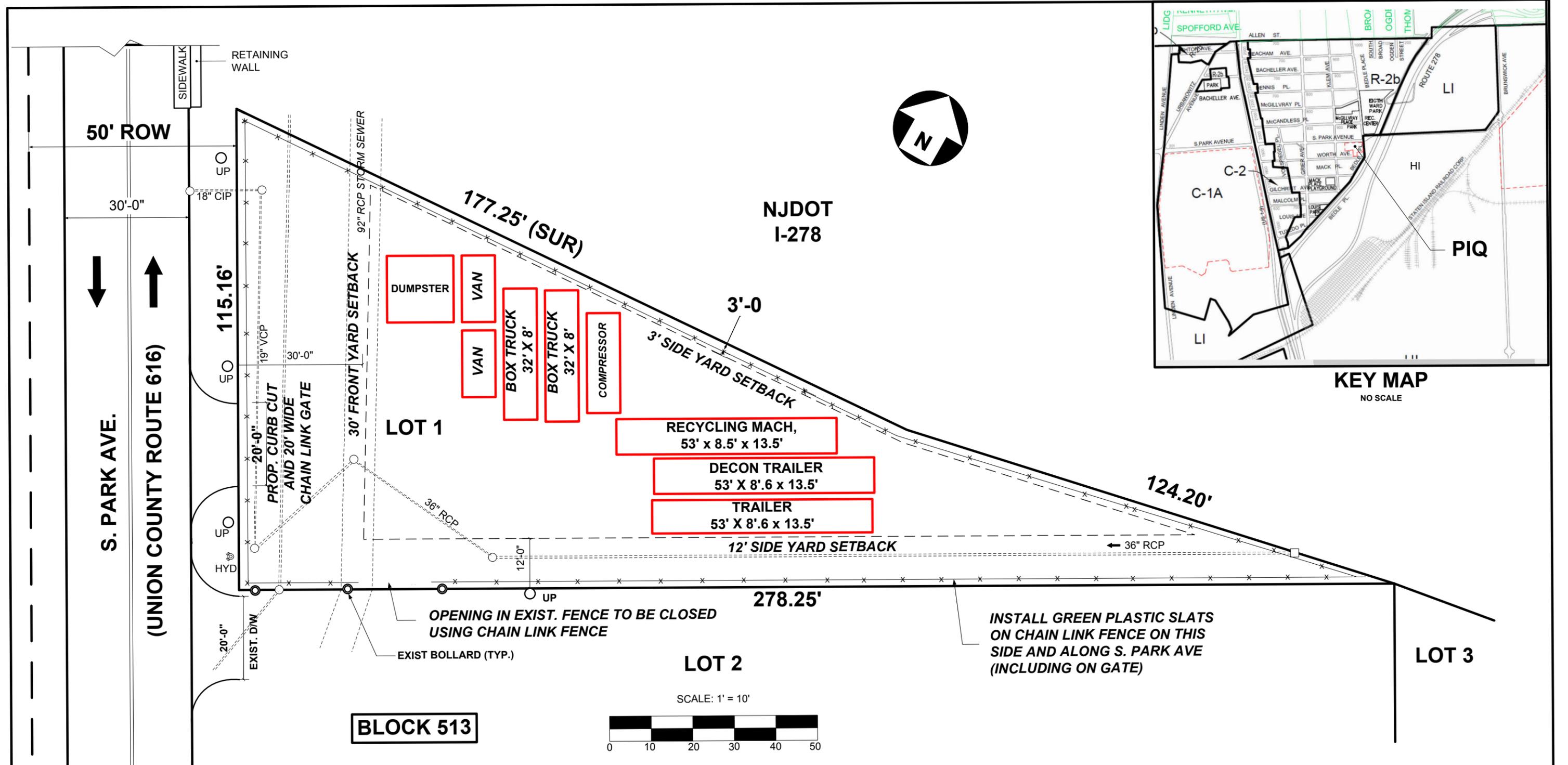


0 30 60 Feet

ricciplanning

Paul Ricci, AICP, PP
177 Monmouth Avenue
Atlantic Highlands, NJ 07716
908.642.0070
Fax 350.4501
paul@ricciplanning.com

Appendix C: Concept Plan



KEY MAP
NO SCALE

ZONING DATA CHART
(REFERENCE: REDEVELOPMENT PLAN, BLOCK 513, LOT 1
SOUTH PARK REDEVELOPMENT, PREPARED SEPT. 5, 2020 BY PAUL RICCI, PP, AICP)

	REQ'D	EXISTING	PROPOSED
LOT AREA	10,000 SF	15,202 SF +/-	15,202 SF +/-
LOT WIDTH	100 FT	102 FT +/-	102 FT +/-
LOT DEPTH	100 FT	>100 FT.	>100 FT.
FRONT YARD	30 FT	30 FT	30 FT
ONE SIDE YARD	12/3 FT	12/3 FT	12/3 FT
TWO SIDE YARDS	15 FT	15 FT	15 FT
REAR YARD	25 FT	25 FT	25 FT
MAX BUILD. HEIGHT	20 FT	0 FT	0 FT
MAX. BUILD COVERAGE	50%	0.0%	0.0%
MAX. IMPERVIOUS COVERAGE	90%	> 90%	NO CHANGE

- NOTES:**
- CITY PLANNER OR ENGINEER TO DETERMINE WHICH TREES ARE TO REMAIN.**
 - BRIDGEWAY INTENDS TO STORE BRIDGE PAINTING EQUIPMENT AT THE SITE. THE EQUIPMENT WILL NOT INCLUDE SEA BOXES OR SIMILAR STORAGE CONTAINERS.**
 - THIS CONCEPT WAS PREPARED USING INFORMATION TAKEN FROM THE LINDEN TAX MAP AND OTHER SOURCES. ALL LOT DIMENSIONS SHOULD BE CONSIDERED APPROXIMATE.**
 - BRIDGEWAY'S USE OF THE PROPERTY SHALL NOT MEET ANY OF THE CRITERIA OF § 29-5.10. (BELOW)**
- § 29-5.10
Determination of Change of Use.
(Ord. No. 60-1 § 2; Ord. No. 60-30)
a. A change in the occupancy of a building or the utilization of a building or land which meets any of the following criteria shall be determined to be a change of use under this chapter:
- The proposed use requires more off-street parking spaces than the previous use, based upon parking requirements in Chapter 31, Zoning;
 - The proposed use has significantly different hours of operation than the previous use;
 - The proposed use has special pickup and discharge or loading and unloading requirements which affect either on-site or off-site circulation; or
 - The proposed use involves the storage or handling of chemicals or hazardous substances.
- b. All such changes of use shall require site plan approval prior to issuance of any required municipal permits.
c. A signed affidavit stating that the proposed use does not meet any of the above criteria must be submitted to the City Zoning Officer prior to issuance of a certificate of occupancy.

CONCEPT PLAN
BLOCK 513, LOT 1
1201 SOUTH PARK AVE.
LINDEN, NJ
0.349 AC, 15,202 SF +/-
(TAX MAP SHT 133)

BLOCK 513

