

COUNTY OF UNION

DEPARTMENT OF ENGINEERING, PUBLIC WORKS, & FACILITIES MANAGEMENT

JOSEPH J. POLICAY, JR., CPWM, ACTING DIRECTOR

October 30, 2025

Ms. Stephanie Soulios, Board Secretary
City Hall
512 Springfield Avenue
Summit, NJ 07901

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Applicant/Site: Linden Place RTR, LLC
268-270 Ashland Road
Block 5303, Lot 2
County File # SD 100-25

Dear Ms. Soulios:

The County of Union's Bureau of Planning and Land Use on behalf of the County Planning Board reviewed the subdivision application and associated plans and documents in accordance to County Land Development Ordinance.

The purpose as described on the application and plans is to subdivide a mixed-use lot into two lots and build two single family homes consisting of 2,775 square feet (sf) each on the resultant lots. The proposed lots will consist of 11,078 sf for lot 2.01 and 11,000 sf for lot 2.02. The applicant proposes two parking spaces per lot and an impervious cover of 34.5% or 3,821.9 sf for lot 2.01 and 34.5% or 3,795 sf for lot 2.02, both lots do not exceed municipal requirements. The applicant did not provide a stormwater report or drainage calculations however, the plan does identify dry wells for each lot.

The comments below are based on the review of the associated plans and accompanying reports/documents in relation to the Union County Land Development Standards.

In accordance to **Section 501.4, Curbs, and 502.4, Curbing**, requires the applicant provide curbing along the entire property fronting the County Road in accordance with County Standards. The applicant shall revise plans and install curbs in conformance with County standards along the entire frontage of the County Road. The applicant shall revise Granite curb block details to match Union County Standards. The applicant shall provide the following design details on revised plans: Detail 1.03, Typical Roadway Excavation & Restoration at Granite Curbs, 1.04 Depressed Granite Curbs at Driveway Apron, and Detail 1.05, Granite Block Curbs.

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2325 South Avenue, SCOTCH PLAINS, NJ 07076

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Ms. Stephanie Soulios, Board Secretary

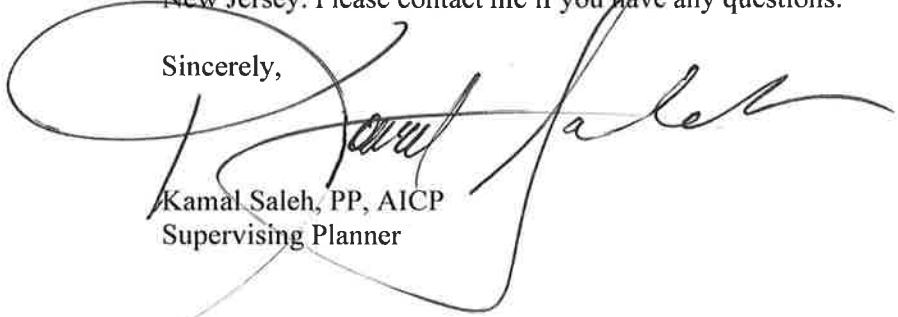
Applicant: Linden Place RTR, LLC
Site Address: 268-270 Ashland Road
Application # SD 100-25

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This application and its associated plans were reviewed based on Union County's Land Development Standards Ordinance, Sections 300, 400, 500, 600, and 700, and determined withheld pending receipt of revised plans/documents/digital plan copies in accordance to the above comments.

The applicant is reminded that the **County Land Development Fee Schedule requires a review fee of 25% of the original application fee**, in a check payable to the County of Union, for review of revised plans and associated documents. The application, plans and documents are retained for County Planning Board records in association to the State Planning Act and records rules established by the State of New Jersey. Please contact me if you have any questions.

Sincerely,



Kamal Saleh, PP, AICP
Supervising Planner

CC: Linden Place RTR, LLC
Alfonso & Webber, LLC
ABC Surveys, LLC.