

VIA E-MAIL

October 27, 2016

Richard Purcell
City of Linden
301 North Wood Avenue
Linden, NJ 07036

Dear Rich:

As per your authorization, attached are the draft changes to the Theater Redevelopment Plan for your consideration. We are unable to "redline" the draft amendments directly within the redevelopment plan as we do not have an original editable copy of the plan. Accordingly, we show the minor revisions to the plan below. By undertaking the process in this manner, the final plan will consist of one cohesive document rather than amendments that would be attached to the plan. The revisions are as follows:

- A. Cover Page – reflects proposed modification and adoption dates;
- B. Page 5 – revisions to the retail and office permitted land use section as follows:
 - 1. Retail: The following retail uses shall be permitted on the first floor of any structure within this area only. These uses include; apparel sales & tailoring; art studios & artist supply stores; photographic studios; dance schools; card shops; sports goods; electronic supply stores; restaurants (sit down only); coffee shops & bakeries (sit down only); ice cream parlor (sit down only); ~~pharmacy; healthcare; and social assistance and any facility that falls under the NAICS Sector 62 Code.~~
 - 2. Office: Offices shall be allowed on any level of the structures within this redevelopment area, the uses include: professional offices, attorneys, engineers, architects and accountants; general office; Federal, State, County or Municipal government; research, management & related services; banks, security & commodity brokers; real estate, insurance agents, brokers, service & title companies; medical/dental offices; ~~pharmacy; healthcare; and social assistance and any facility that falls under the NAICS Sector 62 Code.~~
- C. Page 6 – Off-Street Parking Requirements

~~Off-street parking for the redevelopment area will be provided in accordance with the requirements of a separate redevelopment agreement with the City.~~

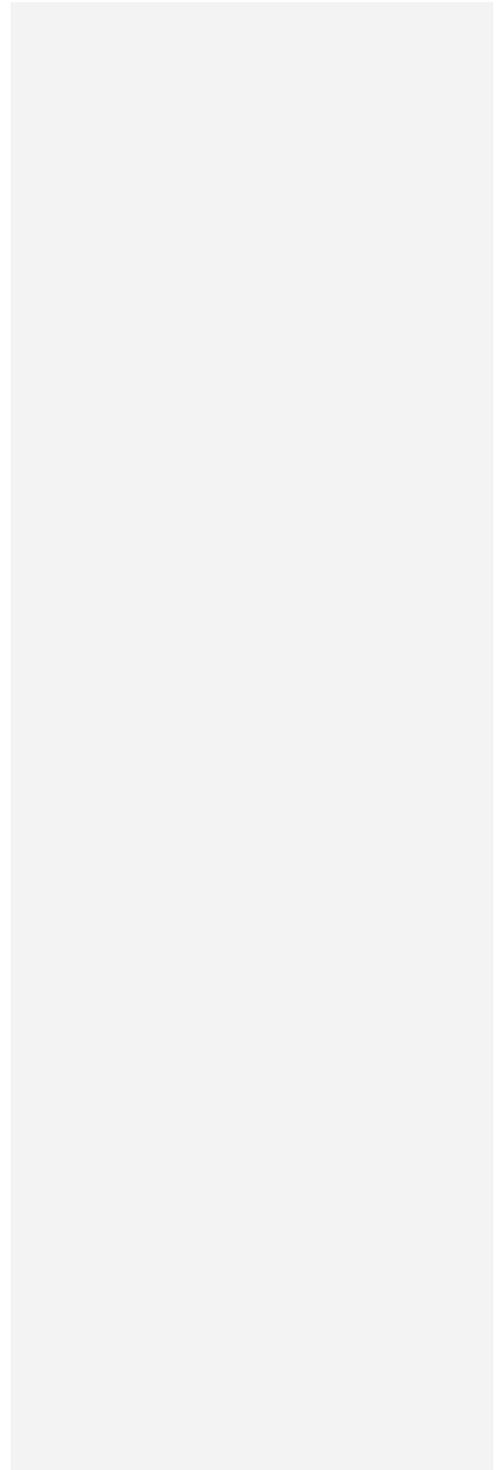
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Deleted: (excluding clinics, emergency care or outpatient care).

Deleted: Off-street parking for the redevelopment area will be provided within the existing abutting municipal public parking area. No additional off-street parking requirements are to be established at this time.

Please note that the applicant has also requested changes to the redevelopment agreement in regards

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to public restroom requirements.

Please feel free to contact me with any questions or concerns.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Paul Ricci", written over a horizontal line.

Paul N. Ricci, AICP, PP

cc: William Northgrave
James Polles
Dan Antonelli
Jong Sook Nee