

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

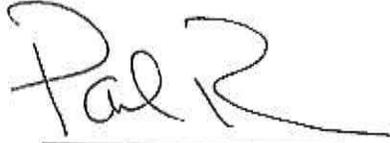
City of Linden
Union County, New Jersey

April 19, 2016

Prepared by:

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

Paul N. Ricci, PP, AICP
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*The original of this document was signed
and sealed in accordance with New Jersey Law*

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Appendix A: Resolution No. 2015-361

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1.0 — Introduction

On October 20, 2015, the Linden City Council adopted Resolution No. 2015-361, which authorized the Linden Planning Board to undertake a preliminary investigation to determine whether or not specific portions of the City of Linden may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law. These portions of the City of Linden are known as: Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12 and 13; and, the vacated portion of Lumber Street, which is now known as Block 254, Lot 16. A copy of Resolution No. 2015-361 is provided in Appendix A.

A report dated November 17, 2015, and entitled "Redevelopment Study and Preliminary Investigation Report, Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12 and 13; and, the vacated portion of Lumber Street", was subsequently prepared by Paul N. Ricci, PP, AICP of the firm of RicciPlanning, LLC. The report concluded that the aforementioned parcels 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 288, Lot 2 met the "a", "b", "d" and "h" criteria; Block 288, lots 1, 13, and 14 met the "h" Criterion and were needed for the effective redevelopment of Block 288, Lot 2; Block 288, Lot 15 met the "a" and "h" criteria and were needed for the effective redevelopment of Block 288, Lot 2; and, Block 254, lots 12, 13, and 16 met the "h" criteria. On December 8, 2015, the Linden Planning Board held a public hearing and adopted an unnumbered resolution, which recommended to the Mayor and Township Committee the collective designation of the aforementioned parcels 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. 2016-90 on February 16, 2016. This resolution designated the aforementioned parcels, collectively and in their entirety, as an area in need of redevelopment and authorized the preparation

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of a redevelopment plan. A copy of Resolution No 2016-90 is provided in Appendix C.

This redevelopment plan has been prepared to codify the goals, objectives, and specific land use and development standards for the redevelopment of Block 288, lots 1, 2, 13, 14, and 15, and Block 254, lots 12, 13, and 16.

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;
- 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.

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3.0 — Redevelopment Area Description

Block 288, lots 1, 2, 13, 14, and 15, and Block 254, lots 12, 13 and 16 are located between Elizabeth Avenue (Union County Route No. 514) and the Amtrak/New Jersey Transit railroad right-of-way, to the north of the channelized waterway that is known as West Brook/Morses Creek and approximately 90 feet to the southwest of the southern terminus of the southbound platform of Linden Station. The properties contain a total area of approximately 3.0 acres, and are hereinafter collectively referred to as the Redevelopment Area.

Appendix D provides a copy of sheets 49 and 50 of the official tax maps of the City of Linden, which show Block 288, lots 1, 2, 13, 14, and 15, and Block 254, lots 12, 13 and 16. 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:

- Support the realization of the city's 2008 Transit Oriented Development Plan.
- Improve and upgrade the Redevelopment Area with a development that responds to current market needs.
- Capitalize on the Redevelopment Area's location near Linden Station.
- Increase the supply of high-quality housing within close proximity of Linden Station.
- Provide retail space that will serve the needs of residents and visitors of the Redevelopment Area, and surrounding areas of the city.
- Enhance the city's image with high-quality building and site aesthetics.
- Stimulate private investment that provides increased tax ratables.

- Promote economic growth and vitality.

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. **Multifamily Residential.** Multifamily residential uses are premises available for long-term human habitation, but excluding premises offered for rental periods of less than a month's duration. The residential uses may be either rental or condominium units, and may not be boarding houses and rooming houses. All multifamily residential units shall be located on the upper stories (i.e., floor two or above) of mixed-use buildings. At least 62 percent of the residential units shall be one-bedroom units and the remainder of the units shall not have more than two-bedrooms.
2. **Retail.** Retail uses include stores, restaurants, and similar facilities including, by way of example, but not limited to, markets, entertainment establishments, restaurants, cafes, bars, health and fitness clubs, clothing stores, child care, clubs, community centers, community meeting rooms and boutique retailers. All retail businesses shall be located on the ground floor of mixed-use buildings. Stand-alone retail businesses are prohibited. Drive-through or drive-in retail uses are prohibited.

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3. **Management Office.** Management offices are offices used for the professional management of multifamily residential rental developments located within the Redevelopment Area. Activities related to the professional management and leasing of such developments may occur within management offices. Management offices may not be located within, or directly connected to, the residence of an on-site manager. One management office per multifamily residential rental development is permitted. Management offices shall be located on the ground floor of mixed-use buildings.
4. **Residential Model Unit.** Residential model units are uninhabited residential units that are used by the professional management of an onsite multifamily residential rental development to show the type of units available for lease to potential lessee. A maximum of one residential model unit per multifamily residential rental development is permitted. Residential model units shall be located on the upper stories (i.e., floor two or above) of mixed-use buildings.
5. **Mixed-Use.** Buildings may include any two or more of the above permitted uses, subject to the restrictions listed above for each use.

5.1.2 — Accessory Uses

The permitted accessory uses include the following:

1. **Ground Floor Enclosed Parking:** Ground floor enclosed parking is parking that is located on the ground floor or surface-level, and below the second story of a mixed-use building. Ground floor enclosed parking areas may also include below-grade levels. Ground floor enclosed parking is enclosed by an exterior wall of the same quality of construction as the mixed-use building and is screened from view from all public roadways and site boundaries. Ground Floor Enclosed Parking shall be for the sole use of the development within the Redevelopment Area.
2. **Rooftop terraces for passive recreation use by residents of the Redevelopment Area.**

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3. Outdoor seating areas for passive recreation use by residents and visitors of the Redevelopment Area.

5.2 — Building and Site Requirements

This Redevelopment Plan contains a Concept Plan which dictates the building layout for the site, which must be largely adhered to. Only minor changes to the layout of the building, open space and amenities are permitted from the Concept Plan. Buildings can be smaller, but cannot be larger than the layout depicted in the Concept Plan.

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

5.2.1 — Ground Floor Restrictions

The “ground floor” is defined as the level of the building that is closest to the grade of the street or adjoining public walkway at a given point.

The following ground floor restrictions shall apply:

1. Retail uses are encouraged on the ground floor of buildings fronting on Elizabeth Avenue (Union County Route No. 514).
2. Ground floor retail space shall have a minimum height of 12 feet.
3. Retail uses must be accessed by means of an exterior door from the sidewalk that provides access to an individual retail use.
4. Fenestration of retail storefronts must be at least 50 percent.
5. Lobbies leading to uses on upper stories are permitted at any location on the ground floor.
6. Fenestration of upper floors must be at least 25 percent, except for any building face, which faces the rail right-of-way.
7. Ground floor enclosed parking areas shall be adequately ventilated to the satisfaction of the City Engineer. Disruptions to exterior walls resulting from the need to ventilate ground floor enclosed parking areas shall be decorative in nature and utilize such architectural adornments as: arches; wrought iron; or, decorative millwork.

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5.2.2 — Bulk Regulations

The following bulk regulations shall apply:

1. Lot Size Requirements:
 - a. Minimum Lot Size: 2 acres
 - b. Minimum Lot Width: 200 feet
 - c. Minimum Lot Depth: 250 feet
2. Setback Requirements (Principal Building):
 - a. Minimum Front Yard Setback: No requirement
 - b. Minimum Side Yard Setback (One Side): No requirement
 - c. Minimum Side Yard Setback (Two Sides): No requirement
 - d. Minimum Rear Yard Setback: 25 feet
3. Setback Requirements (Accessory Building):
 - a. Minimum Side Yard Setback (One Side): 7 feet for corner lots, no requirement for other lots
 - b. Minimum Side Yard Setback (Two Sides): 7 feet for corner lots, no requirement for other lots
 - c. Minimum Rear Yard Setback: 25 feet
4. Height Requirements:
 - a. Maximum Height (Principal Building): 70 feet, as measured to the deck of a flat or mansard roof, or eave line of a sloped roof
 - b. Maximum Height (Accessory Building): 25 feet, as measured to the deck of a flat or mansard roof, or eave line of a sloped roof
5. Maximum Building Coverage: 90 percent
6. Minimum Open Space and Landscaping: 10 percent of total lot area
7. Maximum Residential Density: 82 dwelling units per acre
8. Minimum Habitable Floor Area (Principal Building): 200,000 square feet (all uses)
9. Gross Floor Area of Residential Units:

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- a. Minimum Gross Floor Area (Studio Unit): 700 square feet, except 2% of the total unit count may consist of a studio that are a minimum of 670 square feet.
- b. Minimum Gross Floor Area (One-Bedroom Unit): 750 square feet
- c. Minimum Gross Floor Area (Two-Bedroom Unit): 1,000 square feet

5.2.3 — Architectural Features

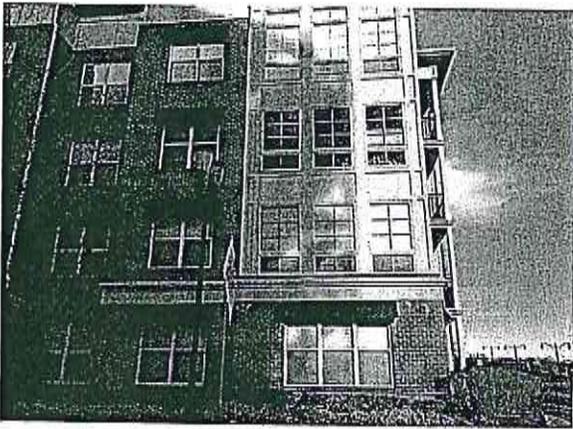
Buildings shall be of high-quality design and contribute to an improved appearance and image of the Elizabeth Avenue Corridor. To achieve this, the following architectural features shall apply:

1. Buildings shall include a basecourse of between three and four feet in height along all façades. The color of such basecourse shall contrast with the remainder of the façade surface.
2. Façade surfaces shall be primarily covered with brick. Neutral toned decorative paneling is the required means of accenting brick surfaces rather than stucco.
3. The use of E.I.F.S. on exterior façade surfaces is prohibited.
4. The inclusion of stringcourses above the ground floor is encouraged.
5. The color of window and door surrounds shall contrast with the façade surface.
6. The use of exterior millwork as a façade adornment is encouraged.
7. Façade surfaces shall be articulated so that no more than 60 horizontal feet of building surface is unbroken.
8. Inclusion of roof parapets in building design is encouraged.
9. Building design shall include roof cornices with a horizontal depth of at least 18 inches.
10. The inclusion of quoins or other architectural treatments at building corners is encouraged as a means of enhancing architectural variety. When provided, such treatments shall properly wrap around the corner so as to avoid a “pasted-on” appearance.

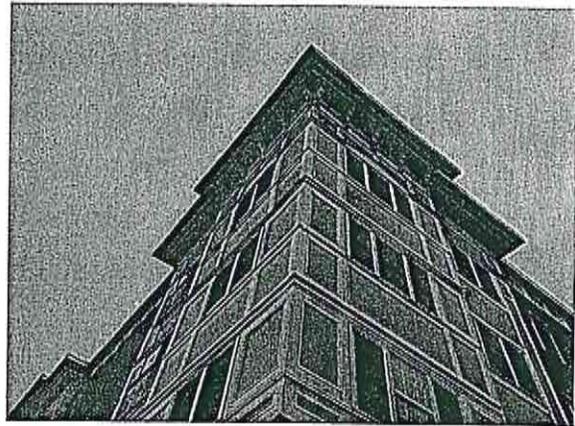
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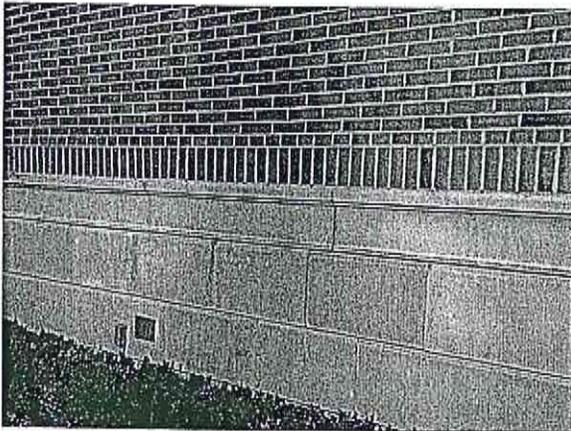
11. Shallow or "Juliet" balconies or balustrades are permitted. A maximum depth of two feet is permitted. When provided, such elements shall be an integral part of the overall building design.
12. In order to create a stimulating and attractive pedestrian environment, the base of the building (i.e., the ground floor and second story) shall be more richly adorned and articulated than upper stories.
13. All buildings in their design and layout shall be an integral part of the total development of the Redevelopment Area.



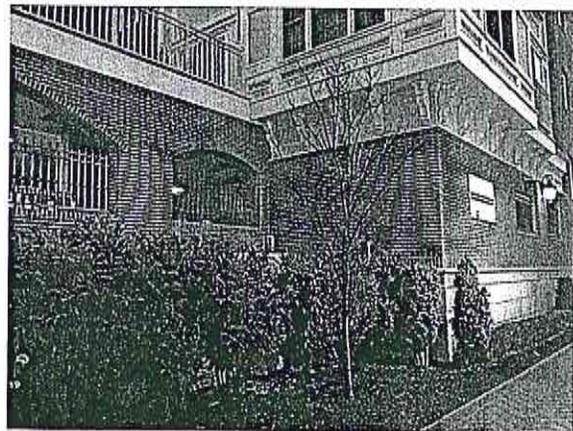
Picture 1 -Example of decorative paneling as a substitute to stucco



Picture 2 – Example of a deep cornice with exterior millwork and decorative paneling on the facade



Picture 3 – Example of a building basecourse on a non-primary wall



Picture 4 – Example of a decorative treatment for a parking garage opening and decorative millwork

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5.2.4 — Bedroom Distribution

Studio, one- and two-bedroom dwelling units are permitted within multifamily residential developments. Studio and one-bedroom units shall comprise at least 62 percent of all units within a particular multifamily residential development. A maximum of 38 percent of all units within a particular multifamily residential development may be comprised of two-bedroom units.

Three-bedroom units are prohibited within the Redevelopment Area.

5.2.5 — Parking Requirements

Off-street parking shall be provided within an enclosed ground level parking area, and at the following rates:

- One-bedroom dwelling unit: 1 space
- Two-bedroom dwelling unit: 1.5 spaces
- Retail: 1 parking space for every 500 square feet
- Management Office: 1 parking space for every 500 square feet

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

5.2.6 — Off-Street Loading Requirements

Off-street loading spaces shall be provided at the following rates:

- Residential Unit: 1 space per mixed-use building
- Non-Residential Space: 1 space for every 6,500 square feet

Off-street loading spaces may be provided at location to the side or rear of a principal building that does not impair emergency access and is deemed suitable by the Linden Planning Board.

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

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5.2.7 — Car Sharing

The redeveloper is encouraged to explore the possibility of providing an onsite car-sharing service in order to enable residents to own fewer or no cars. One or more parking spaces in an enclosed ground level parking area may be dedicated to this purpose.

5.2.8 — Separation from Amtrak/New Jersey Transit Railroad Right-of-Way

Due to the the need to adequately separate the Redevelopment Area from said right-of-way in order to ensure safety and high-quality aesthetics, the provision of a retaining wall along or near the eastern boundary of the Redevelopment Area shall be required if warranted by site conditions.

Any required retaining wall shall be constructed of bricks, stone, or concrete. The use of gabion mesh, wood, or sheet piling is prohibited.

Where required, the wall shall be six feet in height. The incorporation of articulations within the retaining wall surface is strongly encouraged, and required when constructed with bricks.

5.2.9 — 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, and at the base of any required retaining wall. The use of perennial and native species is encouraged. Areas not covered by buildings, driveways, or 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 required.

Street trees shall be planted within sidewalk areas and regularly spaced at approximately 30- to 40-foot intervals. 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 Share Tree Commission or a licensed landscape architect that has been designated by the Linden Planning Board.

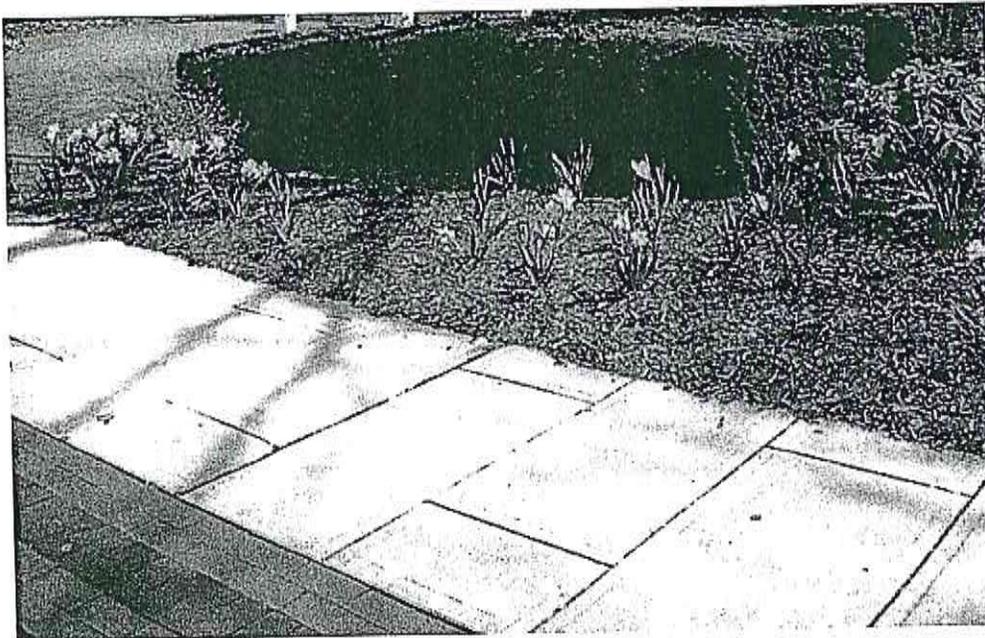
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In addition to the above, it is noted that street trees shall be planted in adequately-sized tree wells, and appropriate watering and feeding techniques shall be employed. The area around the street tree may be planted with groundcover, covered with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

5.2.10 — Sidewalks and Curbing

A sidewalk of at least ten feet in width shall be provided along the frontage of Elizabeth Avenue (Union County Route No. 514). Sidewalks shall contain a hatched concrete pattern (see illustration) and may contain decorative paver banding adjacent to the cartway. Final approval of the streetscape design shall be subject to Planning Board approval.



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Interior sidewalks, however, may be brick pavers or poured concrete.

Curbing provided along Elizabeth Avenue (Union County Route No. 514) or along interior driveways shall be made of Belgian block or poured concrete. Asphalt curbing is expressly forbidden.

5.2.11 — Bicycle Racks

Bicycle racks shall be provided within all enclosed ground level parking areas. Bicycle parking areas shall be separated from automobile parking areas by means of bollards, curbing and elevated surface, or some other means deemed suitable by the Linden Planning Board. The provision of bicycle air pumps and other amenities within bicycle parking areas is encouraged.

5.2.12 — Lighting

A lighting plan shall be submitted. All lighting plans shall include lighting within the enclosed ground floor parking area, streetlights, and at the bases and entrances of all buildings.

Decorative 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 shielded to minimize leakage into the night sky and prevent direct glare into adjacent residential windows. The Linden Planning Board shall give final approval of all aspects of the lighting plan.

5.2.13 — Signage

Signage shall be an essential and permanent component of the building design and shall be compatible with building materials and colors. Only signs that identify uses within the building are permitted. The Linden Planning Board shall review and give final approval of proposed signage. The Linden Planning Board's review shall supersede existing city code.

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Temporary signs unrelated to the sale or leasing of residential or retail units within the Redevelopment Area are prohibited. The use of signage with flashing lights, or animation is also prohibited.

5.2.14 — Disposal Requirements

Each principal building shall be designed so as to accommodate easy access to garbage and recycling containers by residents and carters. Enclosed garbage and recycling facilities shall be provided within each principal building. All garbage and recycling facilities shall be screened from view from the exterior of the building in which they are located.

5.2.15 — Emergency Access

An emergency access way shall be provided along the sides and rear of all principal buildings. Such emergency access way shall be paved within areas of the site that are not reserved exclusively for emergency access use. A geotextile or flexible grid stabilization system shall be used to stabilize the emergency access drive in the rear of the site and portions of the side yard, which will be covered by grass or other natural landscape material.

5.3 — Concept Plan

Site layout and design shall be in general conformance with the concept plan that is provided in Appendix F.

6.0 — Property Acquisition

The redevelopment plan does not envision the acquisition of any properties.

6.1 — Relocation

There are no residential properties in the Redevelopment Area. As such, there is no need for provisions on the relocation of residents from the Redevelopment Area.

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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 entity, 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 entity 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.

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: deviation to allow a land use that is not permitted in this redevelopment plan; deviation to increase permitted floor area or density; and, 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.

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:

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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 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

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

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

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 Linden Planning Board adopted its last master plan in 2002, and subsequently reexamined it in 2008. In 2008, the Linden Planning Board also adopted a Transit Oriented Development Plan for the Linden Station Area as an element of the city's master plan. The Linden Planning Board subsequently amended the Transit Oriented Development Plan in 2010. The Office of Smart Growth (now the Office of Planning Advocacy) funded the preparation of the Transit Oriented Development

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

Plan. Its development was informed by extensive public outreach and a series of visioning sessions.

The Redevelopment Area is proximate to Linden Station. The Transit Oriented Development Plan, as originally adopted and subsequently amended, indicates the following vision for the Linden Station Area:

The Linden Station Area in 2020 is a thriving vibrant destination that diversifies the city's economic base, provides significant employment, modern infrastructure, upscale housing and an expanding tax base. Linden Station is the city's retail, service and entertainment hub with a low vacancy rate, an enhanced streetscape and lively street activity. There is new mixed-use development, a hotel with banquet facilities, restaurants, office, and entertainment uses. Outstanding civic design creates a pedestrian friendly environment and strengthens the sense of place and supports retail spending.

Adjacent to the train station, the core area of mixed-use development revitalizes the downtown as the city's retail, service and entertainment hub with an enhanced streetscape and lively street activity.

Redevelopment has attracted people to a corridor of restaurants, shops, and public spaces, residential uses on upper floors, attractive street furniture and public art. Public spaces create a sense of place and allow space for seasonal outdoor dining, exhibits, and entertainment. The transit oriented development is one of Union County's most desirable places to live, work and play and offers a higher quality of life for residents, commuters, visitors and workers.

Attractive landmarks and landscape treatments coordinated with architectural treatments and building design create distinctive entrances into the station area and create a Station Area that is:

- *Unique;*

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

- *Provides opportunities for shopping experiences in a revitalized and busy transit hub;*
- *Clean and safe;*
- *Friendly/personable;*
- *A place where people gather and linger to shop, dine and recreate;*
- *Pedestrian-friendly; and,*
- *Promoted by the business community.*

In addition to outlining a vision for the Linden Station Area, the Transit Oriented Development Plan identifies the following, well-established principles for transit-oriented development in the Linden Station Area:

1. Create and implement the city's vision for the Station Area that is stakeholder centered, focused on implementation, and flexible on realizing opportunities for implementation;
2. Create public/private partnerships and public/public partnerships;
3. Encourage higher density around the rail station;
4. Provide enough parking, but not too much;
5. Improve the sense of place or attractiveness of Linden as a place rather than just building independent projects;
6. Develop a strategy that can be counted on to support retail development.
7. Create employment opportunities for reverse commuters and off peak commuters;
8. Incorporate buses into redevelopment and rehabilitation plans;
9. Provide a diversity of housing choices for all income levels;
10. Involve corporations in transit-oriented development planning;
11. Encourage shared structured parking in comparison to surface lots;
12. Encourage sustainable site and building design (Leadership in Energy and Environmental Design); and,
13. Encourage adaptive reuse of historic or architecturally significant buildings.

The Transit Oriented Development Plan also identifies the following plan principles

for Linden Station:

1. Enhance the appearance of the Wood and Elizabeth Avenue corridors;
2. Create a new identity and niche markets for Linden;
3. Concentrate development intensity within one block of Linden Station and lower intensity as one moves outward to provide a core area and the ability for private entities to make public improvements (e.g., station platforms, plazas, etc.);
4. Build a "sense of place" with good urban design (e.g., building massing, streetscape improvements, furnishings, roadway improvements, plazas, etc.);
5. Increase pedestrian connections across the North East Corridor Line;
6. Build a public partnership with NJ Transit and private developers to implement this Plan;
7. Incorporate other types of Transit Service (express bus) Into Future Development/Redevelopment;
8. Provide transit-oriented uses and discourage uses that create little or no ridership;
9. Encourage a mix of uses;
10. Create convenient pedestrian connections;
11. Create good urban design:
 - a. Create streetscape improvements;
 - b. Require high quality architecture;
 - c. Relate the ground level to pedestrian users;
12. Create compact development where buildings are clustered near the street edge;
13. Manage parking:
 - a. Provide enough parking, but not too much;
 - b. Locate parking to the rear and sides of buildings;
 - c. Over time, phase surface parking to structures; and,
14. Create a sense of place, not a project;

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

- a. Retain sight lines to the train station;
- b. Create public open spaces;
- c. Orient buildings to the street.

This redevelopment plan promotes the vision and principles of the Transit Oriented Development Plan for the Linden Station Area.

6.6.4 — Master Plans of Adjacent Municipalities

The Redevelopment Area is centrally located within Linden. Indeed, it is more than three-quarters of a mile from the nearest municipal boundary. Therefore, the redevelopment plan will not impact the planning efforts of 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.

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

Appendix A: Resolution No. 2015-361

Manning Laura

RESOLUTION: 2015-361

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 288, LOTS 1, 2, 13, 14 AND 15 AND BLOCK 254, LOTS 12 AND 13 ON THE CITY TAX MAPS AND THE VACATED PORTION OF LUMBER STREET 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 288, Lots 1, 2, 13, 14 and 15 and Block 254, Lots 12 and 13 on the tax map of the City, included the vacated portion of Lumber Street (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.

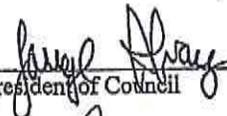
Section 4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, specifically N.J.S.A. 40A:12A-6, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination 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.

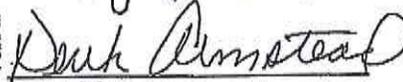
Section 6. After conducting its investigation, preparing a map of the Study Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Municipal Council as to whether the Municipal Council should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

Section 7. This Resolution shall take effect immediately.

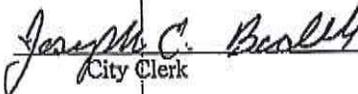
PASSED: October 20, 2015


President of Council

APPROVED: October 21, 2015


Mayor

ATTEST:


City Clerk

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

Appendix B: Unnumbered Planning Board Resolution

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 288, LOTS
1, 2, 13, 14 AND 15 AND BLOCK 254, LOTS 12 AND 13 ON THE CITY
TAX MAPS AND THE VACATED PORTION OF LUMBER STREET 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 October 20, 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 288, Lots 1, 2, 13, 14 and 15 and Block 254, Lots 12 and 13 on the tax map of the City, as well as the vacated portion of Lumber Street now known as Block 254, Lot 16 (together, 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, 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 288, Lots 1, 2, 13, 14 and 15; Block 254, Lots 12 and 13; and, the vacated portion of Lumber Street" and dated November 17, 2015 (the "Report"), concerning the determination of the Study Area as an area in need of redevelopment; and

WHEREAS, on December 8, 2015, 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 December 8, 2015 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.

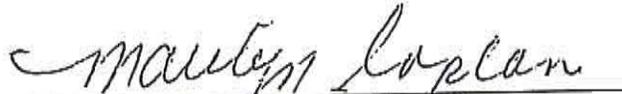
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Linden as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Based on the information and testimony presented at the December 8, 2015 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.

MEMBER	YES	NO	ABS	N.V.	AB	MEMBER	YES	NO	ABS	N.V.	AB
J. LaPlaca	X					D. Lopez	X				
A. Fiodelle	X					P. Arnette	X				
D. Bayer	X					M. Mayor					
M. Doney	X										
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the City of Linden on the 9 day of December, 2015.


Marilyn Coplan, Planning Board Secretary

RESOLUTION: 2016-90

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINDEN, COUNTY OF UNION, DESIGNATING THE PROPERTY COMMONLY KNOWN AS BLOCK 288, LOTS 1, 2, 13, 14 AND 15 AND BLOCK 254, LOTS 12 AND 13 ON THE CITY TAX MAPS AND THE VACATED PORTION OF LUMBER STREET 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 October 20, 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 288, Lots 1, 2, 13, 14 and 15 and Block 254, Lots 12 and 13 on the tax map of the City, as well as the vacated portion of Lumber Street now known as Block 254, Lot 16 (together, 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 288, Lots 1, 2, 13, 14 and 15; Block 254, Lots 12 and 13; and, the vacated portion of Lumber Street" and dated November 17, 2015 (the "Report"), concerning the determination of the Study Area as an area in need of redevelopment; and

WHEREAS, on December 8, 2015, 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: February 16, 2016

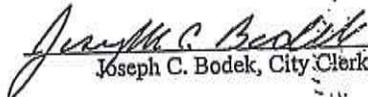

President of Council

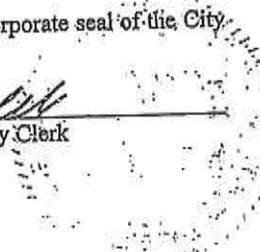
APPROVED: February 17, 2016


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 February 16, 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 17 day of February, 2016


Joseph C. Bodek, City Clerk

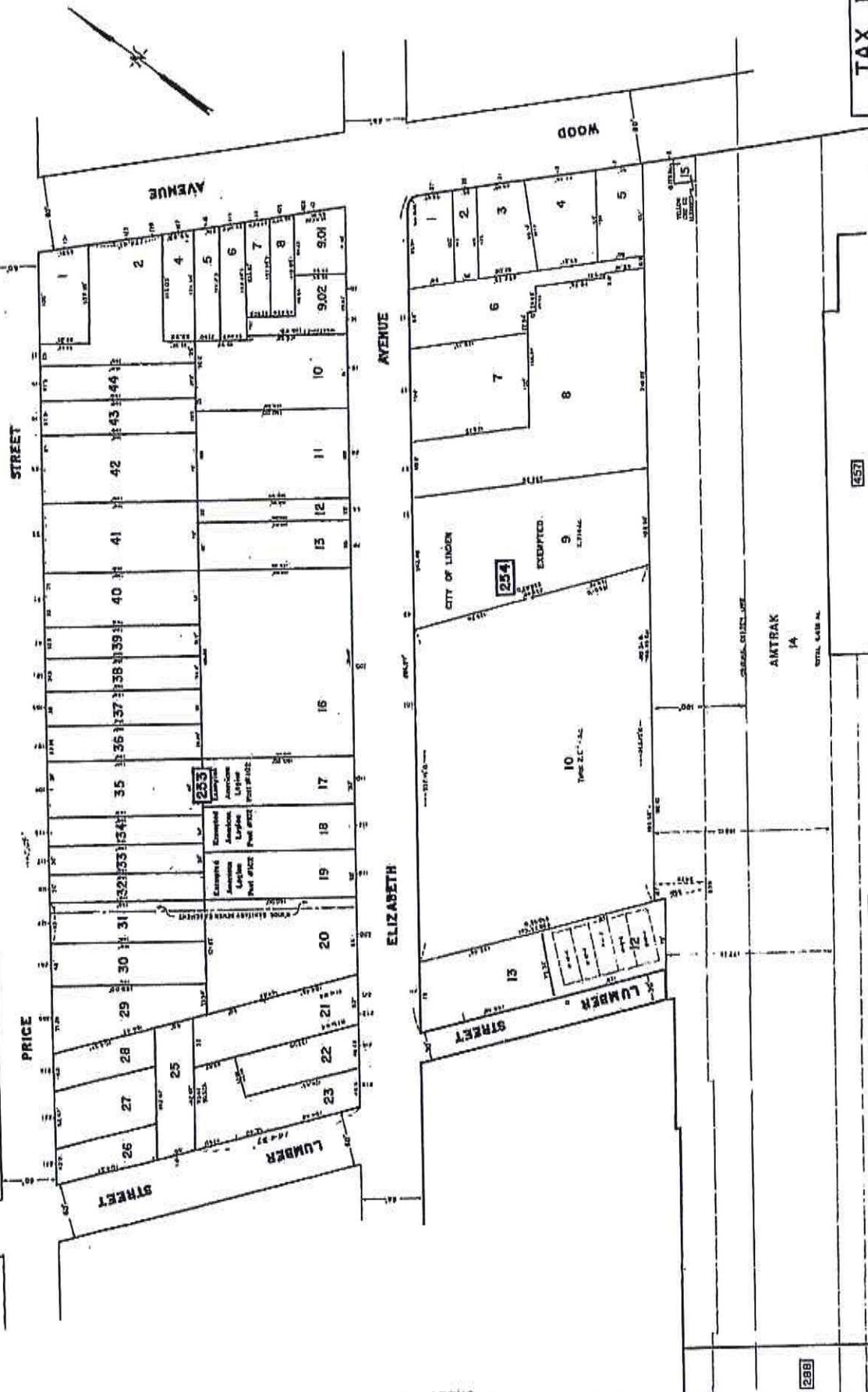


Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

Appendix D: Tax Maps





SHEET 50

SHEET 50

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

SEE LISTED REFERENCES IN THE MARGIN
 FOR A COMPLETE LIST OF THE
 LOTS AND AREAS WHICH ARE
 SUBJECT TO TAXATION IN THE CITY OF LINDEN
 FOR THE YEAR 1973. THE TOTAL VALUE OF THE
 TAXABLE PROPERTY IS \$1,575,000.00.
 THE TOTAL TAX IS \$157,500.00.

SHEET 49

457

The above information and drawings, which are all
 the property of the City of Linden, New Jersey, and
 are not to be used for any other purpose without
 the written permission of the City Engineer.

JEFFERSON AVENUE

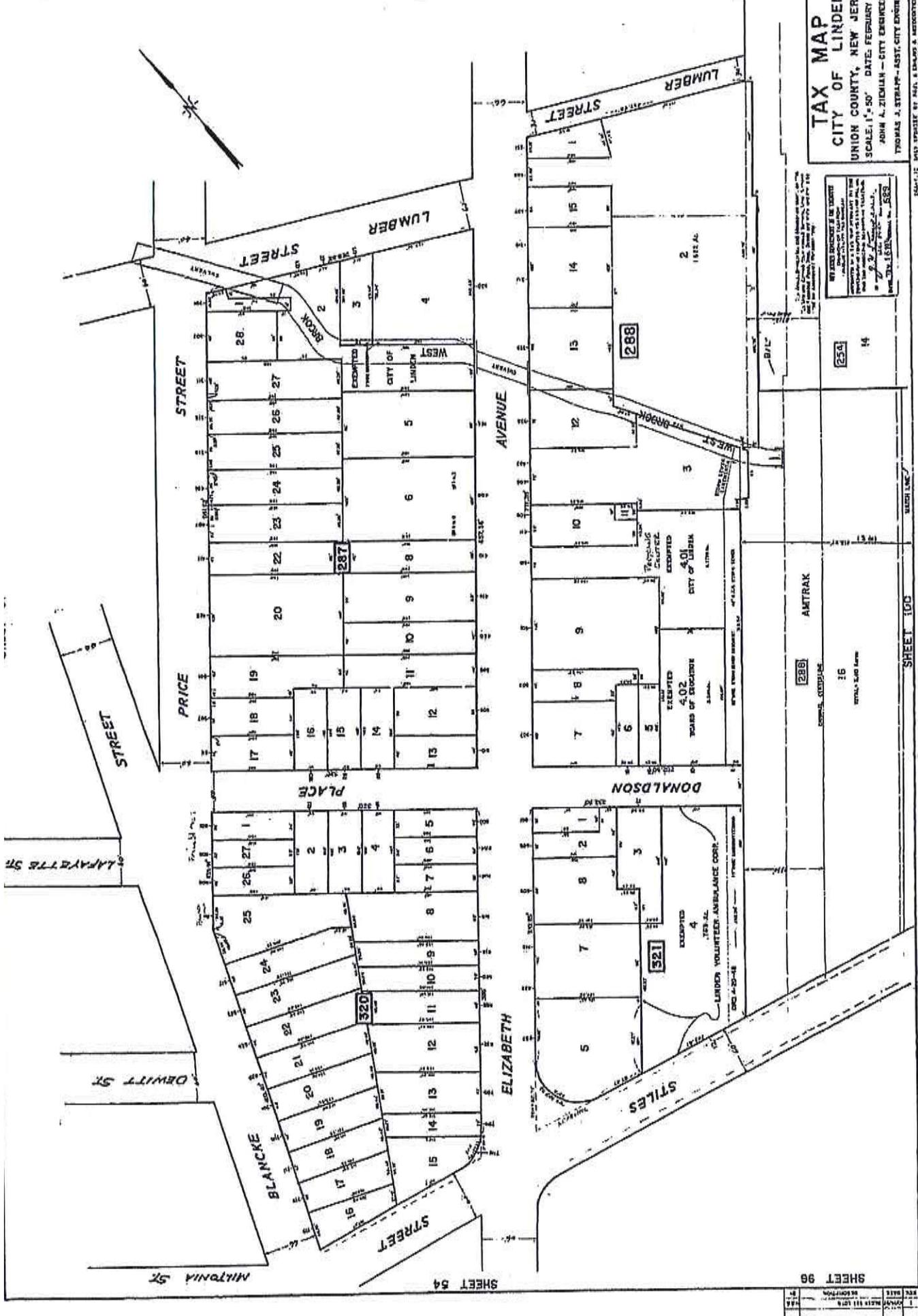
SHEET 100

457

SHEET 100

288

NO. OF LOTS	1,575
TOTAL VALUE	\$1,575,000.00
TOTAL TAX	\$157,500.00



TAX MAP
CITY OF LINDEI
 UNION COUNTY, NEW JER
 SCALE: 1" = 50' DATE: FEBRUARY
 JOHN A. ZIDMAN - CITY ENGINEER
 THOMAS J. STRALUP - ASST. CITY ENGINEER
 1984-12-12 DAY PROPOSED BY MAIL & BOARD A. HARRISON
 S.L. REVISED 12-26-75 S.L.

BY THIS BOARD OF TAXES
 IT IS ORDERED THAT THE TAXES
 FOR THE YEAR 1984 BE PAID BY
 THE CITY ENGINEER TO THE
 COUNTY CLERK OF UNION COUNTY
 ON OR BEFORE FEBRUARY 15, 1984
 AND THAT THE TAXES BE PAID
 TO THE COUNTY CLERK OF UNION COUNTY
 ON OR BEFORE FEBRUARY 15, 1984
 AND THAT THE TAXES BE PAID
 TO THE COUNTY CLERK OF UNION COUNTY
 ON OR BEFORE FEBRUARY 15, 1984
 JOHN A. ZIDMAN
 CITY ENGINEER
 THOMAS J. STRALUP
 ASST. CITY ENGINEER

254 14

287

288

320

321

AMTRAK

16

SHEET 96

SHEET 54

Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

Appendix E: Aerial Imagery



Aerial Imagery
City of Linden, Union County, New Jersey



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

Date of Aerials: 2012



0 40 80
Feet

ricciplanning

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

908.642.0070
Fax 350.4501

paul@ricciplanning.com

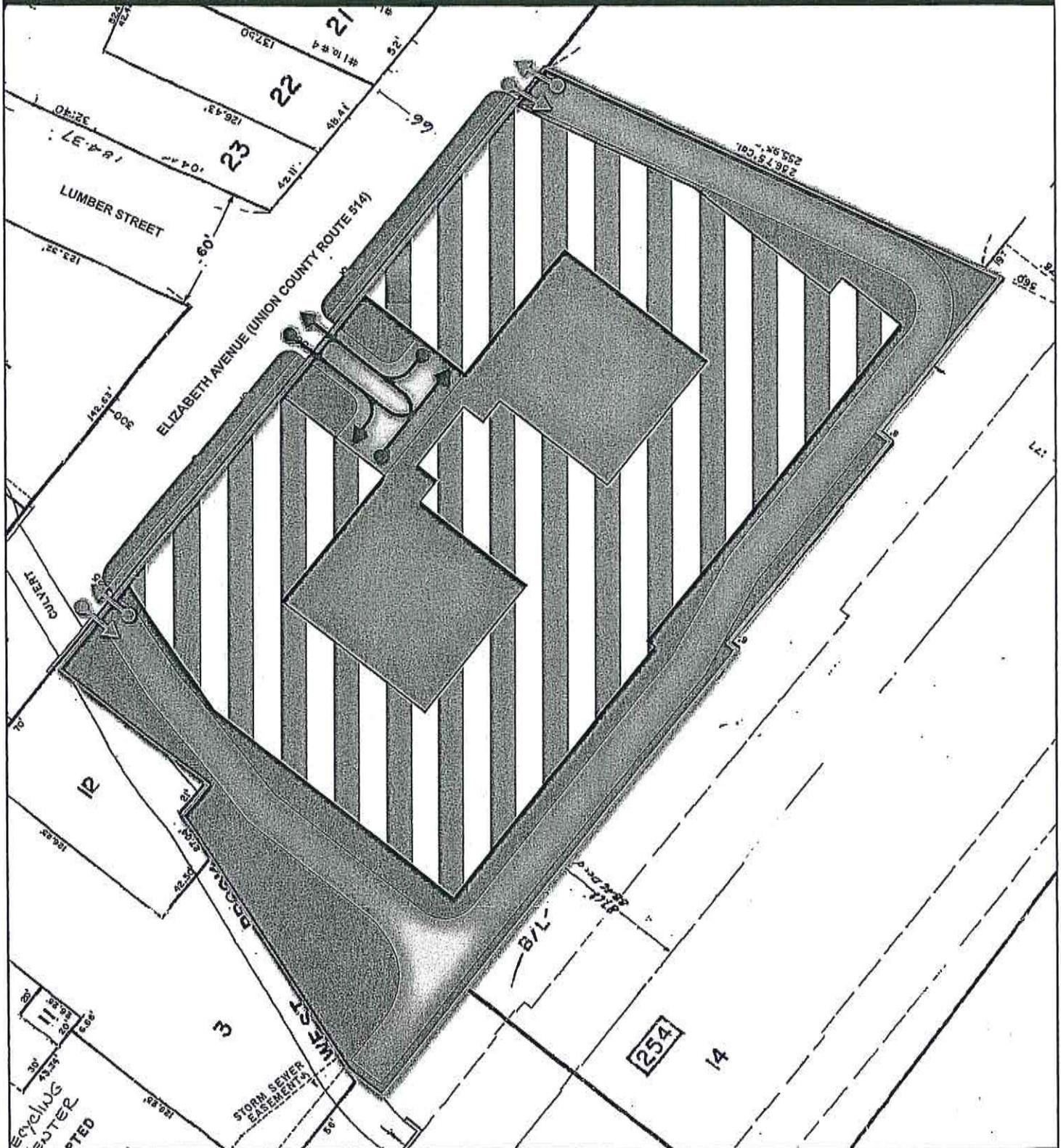
Redevelopment Plan

Block 288, lots 1, 2, 13, 14, and 15; Block 254, lots 12, 13, and 16

Appendix F: Concept Plan



Concept Plan
 City of Linden, Union County, New Jersey



-  Study Area
-  Mixed-Use Building
-  Pavement
-  Lawn
-  Courtyard

-  Access to Enclosed Ground Floor Parking Area
-  Emergency and Potential Loading Access



0 40 80
 Feet

ricciplanning

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

908.642.0070
 Fax 350.4501
paul@ricciplanning.com