

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
October 17, 2017
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on October 17, 2017. Those in attendance were Mayor Jiampetti, City Council President Ed Dennis, Chairman Jack Peterson, Vice Chairman Todd Warker, Egg Harbor City Fire Department Representative John Garth, Regular Members; Richard Colby, Dennis McKenna, Michael McKenna, Alternate #1 Keith Mullineaux, Solicitor Duncan Prime, City Planner Tim Michel, Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were The Mayor's Representative Marie Johns, Regular Member Gladys Torres, and Alternate #2 Donald Milne).

Chairman Peterson called the meeting to order and made the following announcement.

This meeting was advertised pursuant to the NJ Open Public Meetings Act N.J.S.A. 1:4-6 Seq. Notices were sent to official publications for the Egg Harbor City Municipal Land Use Board; the Press of Atlantic City, the Egg Harbor News, the Atlantic Current and the Hammonton Gazette. A copy of the notice was posted on the bulletin board of the Egg Harbor City Municipal Building.

The Chairman directed the Secretary to enter this public announcement into the minutes.

Roll Call: Mayor Jiampetti present, Mr. Dennis present, Mr. Garth present, Mr. Peterson present, Mr. Warker present, Mr. Colby present, Dennis McKenna present, Mrs. Torres absent, Mr. Michael McKenna present, Mrs. Johns absent, Mr. Milne absent, Mr. Mullineaux present, Mr. Prime present, Mr. Michel present, Mr. McGowan absent and Secretary Donna Heffley present.

Approval of Minutes: August 15, 2017

Upon motion made by Mr. Dennis, seconded by Mr. Warker and carried the October 17, 2017 Land Use Board minutes were approved.

Resolutions: #2 of 2017

17-02 LUB
Spread the Gospel Inc.
235 and 243 St. Louis Avenue
Egg Harbor City, NJ 08215
Block 437, Lot 7.03
Site Plan Waiver and Use Variance

Mr. Michel received a phone call from the Applicant that they will not be able to meet the October 1, 2017 deadline with Pinelands. The engineer could not complete the field work and lab work in time. They are expecting to be able to submit the paperwork by November 1, 2017. This was not the Applicants fault.

To memorialize the resolution #2 of 2017, Spread the Gospel, Inc a motion was made by Michael McKenna, seconded by Dennis McKenna

Roll Call: Mayor Jiampetti abstain, Mr. Dennis abstain, Mr. Peterson yes, Mr. Garth yes, Mr. Warker yes, Mr. Colby yes, Dennis McKenna yes, Michael McKenna yes, and Mr. Mullineaux yes.

New Business: #17-01 LUB

Samir Ibrham (Discount Liquor)
827 White Horse Pike
Egg Harbor City, NJ 08215
Block 433, Lot 12
Minor Site Plan

Attorney James E. McGeary was present representing Samir Ibrahim and noted they are returning for the third time addressing the concerns of the Professionals. The floor was turned over to the Applicants engineer Charles Endicott in hopes to resolve some of the problems that were an issue in the past.

Exhibit A-1 was revised and now called A-1(a) with a revision date of October 3, 2017. Mr. Endicott gave a brief summary of the site. One of the main concerns was the condition of the parking lot. After much consideration the Applicant has decided to mill the entire parking lot and put a new 2-inch asphalt surface on the lot. This will take care of the one condition as well as any drainage issues.

Another issue was the trash and recycling storage area. The trash and recycling will be stored inside the building until the day of pick up.

They have provided signage detail as well as addressing the sidewalk concerns. The entire sidewalk will be replaced along Chicago Avenue. A letter was sent to the Engineer asking for permission to replace the existing concrete curb aprons on the White Horse Pike, install a new sidewalk along that frontage provided DOT approval and if an access permit will be required.

Another concern is the large tree in the site triangle near the driveway on Chicago Avenue. The Applicant is willing to remove this tree upon approval.

Mr. Dennis wanted to Thank Mr. Endicott, Mr. Ibrahim, and all of the Professionals for working out all of the details for this project.

Mr. Dennis asked if they will be utilizing the existing sign on the site.
Mr. Endicott noted they will be using the base of the existing frame on the corner and the other sign proposed for the building is a 2 x 15 sign for above the door way.

Mr. Dennis asked if the fence behind the building needs to be repaired will they take care of that.
Mr. Endicott noted the fence will be repaired if needed.

Mr. Dennis Thanked Mr. Endicott again for his cooperation.

Chairman Peterson asked Professionals for their reports.

Mr. Michel reviewed his revised report dated October 13, 2017 which was distributed to Board Members as well as the Applicant. The report essentially indicates that the Professionals are satisfied with the plan. Mr. Michel stated that he and Ryan McGowan met with the Applicant on site on two or three different occasions and Mr. Ibrham has agreed to repave the entire parking lot. The Professionals are very pleased that the building will look brand new as well as the parking lot.

Mr. Michel reviewed trash and recycling and noted the Applicant will be storing both inside the building.

Mr. Michel and Mr. McGowan viewed this area for storage and noted it is adequate for the trash and recycling which is located next to the loading area.

The Applicant also indicated that they will not be preparing any food or selling any food or perishables on the property which would elevate the concern for excess garbage or trash.

Mr. Michel reviewed Item #3 on page 2 (Bulk controls) and asked that the Applicant revise the bulk table to match his report to comply with all bulk controls.

Another requirement is #4, A written plan and illustrative plan for the collection, disposition and recycling of recyclable materials must be submitted.

On page 3 C-1 Mr. Michel indicates that the Applicant complies with parking in terms with the number of spaces. They are a little deficient in the loading space dimension however this is an existing condition.

Mr. McGowan will discuss the driveway intersection noted in Tim's report.

In terms of landscaping there would be a requirement under the Ordinance to landscape portions of the site both for street trees and decorative purposes. However, there is not really any space for the landscaping on site. The Applicant would like to make a contribution offer equal to the cost for him to remove a street tree located in a required sight triangle at the north-east corner of the property along Chicago Avenue. Mr. Michel's noted the tree is in unsafe condition and is his recommendation that the Board accept the Applicants commitment.

The Sidewalks will be replaced noted in Tim's report.

On page 4 C.8 The Applicants agrees that no hazardous or toxic substances, including hazardous wastes, shall be stored, transferred, processed, discharged, disposed or otherwise used in the City. This is a requirement of the Ordinance.

Mr. Michel discussed signage. The sign that will be mounted on the front of the building complies with the ordinance. Mr. Michel will need a detail shown on the plan for the pole mounted sign.

The Applicants have made substantial improvements to the exterior of the property in the past months which demonstrate a commitment to satisfy the objectives of the architectural controls in the ordinance. It is Mr. Michel's recommendation that this is a good application and a good request for the Board to consider.

Mr. McGowan reviewed his report dated October 16, 2017. Mr. McGowan reviewed the most important items under the technical review section. Entrances and exits for all required parking and loading facilities shall be located not less than 50 feet from the driveway edge nearest the right of way line of an intersecting public street – The driveway apron on US Route 30 nearest to Chicago Avenue should be one-way in and the driveway apron on US Route 30 nearest to 8th Terrace should be one way out.

Mr. McGowan discussed lighting noting that all lighting shall be designed, oriented and selected to prevent glare upon surrounding properties or roadways. Mr. McGowan confirmed that the Applicant's lighting is adequate and will cast no glare on adjacent properties and roadways.

Mr. McGowan reviewed the requirement that the Applicant will have to request a waiver from; The site has a 150' frontage along US Route 30 and has more than the permitted 1 driveway entrance. The US Route 30 driveway entrances do not appear to have the required 30' of separation from either Chicago Avenue or 8th Terrace, the 8th Terrace driveway entrance appears to exceed the maximum permitted driveway width of 36'.

Mr. McGowan discussed the grading along the 8th Terrace driveway entrance should be reviewed to ensure that vehicle undercarriages will not drag or otherwise contact the pavement surface. This issue was discussed with the Applicant at the site. The Applicant intends to cut some of this area out when the milling and overlay is completed.

The Applicant is exempt from the storm water management because they are not proposing an impervious surface and are creating some additional pervious area.

Mr. McGowan reviewed the general comments of his report.

Mr. McGowan verified with the Applicants Engineer that the bollards will be concrete covered with steel.

Mr. McGowan noted the Applicants Engineer should consider eliminating the last parking space on the end near the sign foundation to improve circulation.

The proposed employee parking spaces should be designated with signage.

It is the City's understanding that NJDOT will be replacing all curb and ADA ramps along US Route 30 as part of a larger construction project along US Route 30 through the City in 2018. It is our recommendation that the Applicant therefore not be required to replace curb along US Route 30 that will be replaced by NJ DOT.

Chairman Peterson asked for Questions and comments from the Board:

Mr. Peterson asked Ryan to discuss the concrete pad.

Mr. McGowan said there is a note that the Applicant will remove the concrete pad in the parking lot.

Mr. Peterson asked if any trash receptacles are proposed by the entrance of the building.
Mr. Ibrahim stated a trash receptacle will be on the right side of the front of the building.

Mr. Dennis wanted to confirm that the NJDOT will be replacing all curb and ADA ramps along US route 30.

Mr. McGowan noted that NJ Dot will be required to and have provided plans showing work to be done.

Chairman Peterson asked for questions from the board or public: none

Mr. Prime noted the resolution is conditioned on the items listed in Tim Michel's and Ryan McGowan's review letters. Attached here to made part of Tim Michel's Report dated October 13, 2017 and Ryan McGowan's report dated October 16, 2017.

Professionals and Board Members discussed signage.

Mr. Dennis made a motion to approve the site plan for the Discount Liquor project, seconded by Mr. Mullineaux

Roll Call: Mayor Jiampetti yes, Mr. Dennis yes, Mr. Peterson yes, Mr. Garth yes, Mr. Warker yes, Mr. Colby yes, Dennis McKenna yes, Michael McKenna yes, Mr. Mullineaux yes.

Mr. McGeary Complemented and thanked the City's Professionals for a great job and working with the Applicant and his professionals

Old Business: none

Council Report: Mayor Jiampetti announced that Candace Negrón was voted Citizen of the year and a dinner will be held on Wednesday October 25, 2017. Those interested are to contact Betty Wenzel for details.

There will also be a ground-breaking celebration for Cedar Creek Estates with Jim Cox, Custom Builder on Saturday October 28th, 2017 at 12 noon at the entrance at Philadelphia and Irving Avenue, North Egg Harbor City.

The Mayor had the opportunity this past Saturday to hand out smoke detectors with the American Red Cross to 57 homes in Egg Harbor City. Most of the residents were to code. Mayor Jiampetti noted it is extremely important that all smoke detectors continued to be checked by Code Officials during inspections.

The Mayor thanked and expressed her appreciation to the Egg Harbor City Fire Department for their time and hard work installing the smoke detectors through the City.

Mr. Dennis expressed his concerns about clothing bins and bins being placed within the City without prior approvals. Egg Harbor City has a clothing bin ordinance in place with has rules and regulations that must be followed for the placement and use of charitable donation clothing bins. In order for a clothing bin to be placed in Egg Harbor City; a zoning application must be applied for first for approved location of the bin. Also, an application for the clothing bin must be submitted listing the business name, address, contact person, phone number, the location where the bin will be situated, how the clothing or donations via the bin will be used, sold or dispersed, how the proceeds of collected donations will be allocated or spent, schedule pickups removing the articles from the bins, and the name and telephone number of the person to be notified if the bin is overflowing prior to the scheduled pick up. Both of these applications will be approved or not approved by the Zoning officer. An annual fee of \$100 for a bin is required each year. **Please note all required paperwork and fees must be submitted first to the Building Department for approval by Zoning. Applicants will be notified if they have approval for placement of the bins and only at that time may the bins be placed at the approved location.**

Mr. Dennis expressed his concerns about 1602 White Horse Pike that is owned by George Egrie. Scott Abbott, his Attorney was present along with the tenants of the building and a future tenant. Conditions that were placed on the last business to move in, still have not been met in order to issue a final Certificate of Occupancy.

Mr. Abbott has submitted a letter to the Land Use Board Secretary. Mr. Abbott wanted to know exactly what still needs to be done and asked that the Code Compliance report be sent over to him by the Secretary. Mr. Egrie and his Son, Roy Egrie are willing to work with the City and get things done. Mr. Abbott said there was an approval from 20 years ago which they thought was still in place. Mr. Egrie has put over 500,000 in improvements into this building.

Mr. Dennis gave a brief history of the building ownership and the different owners throughout the years. The City never owned this building. It was developed by Egg Harbor Boat back in the 1970's.

Mr. Egrie noted that he bought the building but they could not buy the land because it was under a 99-year lease from the City.

Mr. Abbott asked the Board how they would like him to proceed.

Mr. Michel noted he received correspondence from Scott Abbott with Resolution #2 of from 1998. The property at that time was being reviewed for a light industrial use and was zoned as highway commercial. At that time industrial use buildings belonged in the industrial park Two years ago an application from Kertz Auto Body and Restoration came before the board for approval at that site and that application modified that building. Mr. Kertz had many conditions for that approval. It came to Code Enforcements attention months ago that the conditions were not being complied with. Code Enforcement completed an inspection to see which condition were met and which ones were still outstanding and issued a code compliance report. When discussing with a new applicant his proposed business it was discovered that another business had opened in the building without any prior approvals. This laundry business is occupying some of the space that was approved for the auto body business. This threw all the approvals in an undistinguishable fashion. Mr. Michel's recommendation is the applicant submit a formal application at a minimal for site plan approval and the entire 8-acre site be reviewed. Notations should be put on the plan with details as to what type of businesses will be on the site and professional plans of the building should be submitted.

Mr. Dennis and Board members expressed his concerns about the length of time it is taking for all the conditions to be completed and new businesses operating without prior approvals.

Mr. Abbott asked the list of conditions be sent to him for his review and he will work with the owners of the building to get things resolved and matters of concern addressed.

Mayor Jiampetti asked Mr. Egrie owner of 1602 White Horse Pike to please keep the grass cut on the site.

The owner agreed and the Mayor appreciates their cooperation.

Discussion continued concerning businesses.

Mr. Prime noted specific guidelines should be set up for new proposed businesses to follow and what action would be taken by the City if businesses open without prior approvals and mercantile licenses being issued. A recommendation should be made to Council to adopt an ordinance on businesses.

Board members continued to discuss this topic.

Mr. Garth made a recommendation to City Council for specific guidelines to be created for New businesses to follow before beginning a business.

Public Comments: none

Adjournment: Upon motion made by Mr. Dennis, seconded by Mayor Jampetti and carried the October 17, 2017 Land Use Board Meeting was adjourned.

Respectfully submitted,
Donna Heffley Land Use Board Secretary

**TIMOTHY D. MICHEL, INC.
NJ PROFESSIONAL PLANNER**

2168 River Road
Egg Harbor City, NJ 08215

Telephone: (609) 965-2213
Cell: (609) 576-3098
Email: timmichel@comcast.net

To: Egg Harbor City Land Use Board
From: Timothy D. Michel, P.P.
Date: October 13, 2017
Subject: Discount Liquor. Samir Ibrahim
Block 433, Lot 12
827 White Horse Pike
Egg Harbor City, Atlantic County, NJ
Preliminary and Final Minor Site Plan Review
Downtown Redevelopment Area, Parcel 15
Underlying Zoning Highway Commercial, H-C
Application # 17-01PB

Samir Ibrahim is proposing Discount Liquors on the north side of the White Horse Pike between Chicago Avenue Avenue and 8th Terrace. There is an existing 3,321 square foot one story block building on the site which was originally constructed in 1957 as a convenience store for Cumberland Farms and later occupied by Heritage. The building will be retained however the site will be completely regraded to correct some drainage issues. The site plan shows 21 parking spaces including 1 handicapped space. Off street loading is provided on the side of the building facing Chicago Avenue. The applicant is requesting completeness review, preliminary and final minor site plan review, variances and site plan waivers.

Previous planning reports dated May 5, 2017 and July 12, 2017 detailed deficiencies and deviations from the Land Developmental Ordinance, most of which are satisfied by a recent revised site plan.

A. COMPLETENESS

The following items must be considered for completeness pursuant to Section 170-31 of the Egg Harbor City Developmental Ordinance.

C. SITE PLAN REVIEW

C.1 Parking/Loading, Section 170-62

The Egg Harbor City Developmental Ordinance provides parking requirements. Retail stores are required to have 1 square foot of parking for each 1 square foot of gross floor area. A parking space is required to be 9' wide and 18' deep. Driveway aisles for 90 degree parking are required to be 24' wide. A parking lot will have spaces that are a minimum of 270 square feet each (the area of the parking space plus ½ of a required driveway aisle). The 3,321 square foot building is required to have 13 parking spaces and 21 are provided.

Loading is required as 1 space for each retail establishment. Dimensions of a tractor-trailer loading space is required to be 10' wide x 60' long pursuant to Section 170-62C(1)(d). A loading space is required to be 12' wide x 70' long x 15' high (by definition). Plans show a dedicated loading space on the side of the building facing Chicago Avenue that does not conform to the dimensional requirement. The applicant must enhance the description of the loading operation for the Land Use Board.

C.2 Driveway Intersection, Section 170-38B(6)(e)

The driveway intersection at the White Horse Pike (an arterial road) shows 2 driveways, each having a 37' wide curb cut. The Chicago Avenue curb cut is 36'. The Terrace has no curb for the entire length of the property or 100'. The applicant must address status of review with NJDOT, particularly the October 6, 2017 letter.

C.3 Entrance/Exit Distance, Section 170-38B(1)(b)

The required distance for the driveway entering from the White Horse Pike is 50' from the driveway edge nearest the right-of-way line of an intersecting public street. Design options should be considered where vehicles would not be required to back into street.

C.4 Sidewalks, Section 170-40C

Sidewalk condition along the White Horse Pike and Chicago Avenue require replacement which is shown for most of the length.

C.5 Street Trees, Section 170-44

Street trees would be required along the White Horse Pike and Chicago Avenue and the species should be consistent with section 170-115C. If trees are not provided, a contribution may be made, consistent with Section 170-31B(7). See Landscaping comments below. The applicant would like to make a contribution offer equal to the cost for him to remove a street tree located in a required sight triangle at the north east corner of the property along Chicago Avenue.

C.6 Street Lighting, Section 170-45

Lighting of the parking lot is to be provided by building mounted wall packs. On site meetings also discussed restoring lighting associated with 2 pole mounted lights along the White Horse Pike which is not reflected on the plan. Comment regarding the site and street lighting is deferred to the Land Use Board engineer.

C.7 Storm Water Management, Section 170-48

Comments on the plan are deferred to the Land Use Board Engineer.

C.8 Waste Management, Section 170-52

The applicant must add a note to the plan which reads: "No hazardous or toxic substances, including hazardous wastes, shall be stored, transferred, processed, discharged, disposed or otherwise used in the city."

C.9 Signs, Section 170-71

A detail of the existing ground sign must be provided along with a description of the fabrication and lighting.

The wall sign detail must be shown on a building elevation. The 2' height and 15' length complies with the sign dimension requirements.

C.10 Streets, Section 170-105

Comments regarding streets are deferred to the Land Use Board engineer.

C.11 Refuse and Recycling Enclosures

A fire-resistant enclosure of a minimum 5 feet high and surrounded on 3 sides by landscaping is required, Section 170-114M, if stored outdoors. The plan contains a note which reads "trash & recycling to be stored inside until weekly pick up", which is acceptable.

Applicant represented that no perishable food will be prepared or sold at the site.

C.11 Landscaping

At a minimum, the following should be addressed:

1. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through fire resistant walls, fences, and landscaping, shall be a minimum of five feet tall, and shall be visually impervious. Recesses in the building, or depressed access ramps may be used. (Section 170-111.B)

2. Planting specifications. Deciduous trees shall have at least a three-inch caliper at the time of planting. (Section 170-114.I)

3. Shade trees shall have a minimum caliper of three-to three-and-a-half inches and/or a minimum height of twelve feet at time of planting, and a maximum spacing of 30 feet on center, with exact spacing to be evaluated on a site-specific basis. (Section 117-115.B)

In lieu of on site planting of landscaping, the applicant would like to make a contribution offer equal to the cost for him to remove a street tree located in a required sight triangle at the north east corner of the property along Chicago Avenue.

C.12 Architectural Design Standards

The applicants' site commands a very prominent location along the White Horse Pike. The applicant has made substantial improvements to the exterior of the property in the past months which demonstrate substantial compliance with Section 170-117.

D. VARIANCES AND WAIVERS

Applicant must provide a list of all variances and waivers to be requested.

cc. Duncan Prime, Esquire (via email)
Donna Heffley (hand deliver)
Ryan McGowan, PE (via email)
Samir Ibrahim (via email to: samir666@comcast.net)
Charles Endicott, PE (via email to: chuck@endicottengineering.com)
James McGeary, Esquire (via email to: jmcgeary1967@comcast.net)

Discount Liquor

Documents Reviewed:

1. Land Use Board & Zoning Board Application Form, 17-01LUBB.
2. Site Plan by Endicott Engineering dated 3/24/17 and revised to 10/3/17, sheet 1 and 9/14/17, sheet 2.
3. Land Title Survey by Robert J Catalano, PLS dated 6/8/17.

File: EHC Samir Ibrahim Discount Liquors 101317



**REMINGTON
& VERNICK
ENGINEERS**

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October 16, 2017

Donna Heffley, Board Secretary
Egg Harbor City Planning Board
500 London Avenue
Egg Harbor City, NJ 08215

**Re: Discount Liquor
Samir Ibrahim
Minor Site Plan - Preliminary and Final
Block 433, Lot 12
827 White Horse Pike
Application No. 17-01 PB
Egg Harbor City
Atlantic County, New Jersey
R,V & W File No. 01-07-P-124**

Dear Board Members:

We have received and reviewed the following information for the above referenced project:

1. Planning Board Application No. 17-01 PB dated 5-11-17.
2. Plans prepared by Charles E. Endicott of Endicott Engineering, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date / Revision Date</u>
1	Site Plan	03-24-17 / 10-03-17
2	Construction Details	03-24-17 / 09-14-17

3. A plan entitled Land Title Survey prepared by Robert J. Catalano of Robert J. Catalano and Associates P.A. Surveyors and Planners, dated 06/08/2017.
4. A letter from Richard C. Dube, the Executive Manager of Right of Way & Access Management with the New Jersey Department of Transportation dated October 6, 2017 referencing the possible need for a Highway Access Permit for the project.
5. A letter from James E. McGeary, the Applicant's Attorney, advising of the public hearing scheduled for October 17, 2017.

Based upon our review we offer the following comments:

General

The applicant is seeking preliminary and final minor site plan approval for the rehabilitation and reuse of an existing 3,321 SF commercial facility for use as a liquor store. The site is located on the north-east side of US Route 30 between 8th Terrace and Chicago Avenue with 150' of frontage on US Route 30 and 100' of frontage on both Chicago Avenue and 8th Terrace. The applicant is proposing to profile mill and overlay the site parking lot and reconstruct the majority of the existing sidewalk, curb, and driveway aprons.

- 1) The applicant must address status of review with NJDOT, particularly a letter dated October 6, 2017.
- 2) A trash/recycling enclosure is not shown. If outdoor storage of trash and recycling is planned, it must comply with Section 170-111B and Section 170-114M. The applicant has explained a desire to store trash and recycling indoors until the pick up date.
- 3) Revise the bulk table on the plans to match this report.
- 4) A written plan and illustrative plan for the collection, disposition and recycling of recyclable materials must be submitted.

B. LAND USE CONSIDERATIONS

1. Permitted Use The Schedule of District Regulations provides that all principal and accessory uses permitted in the R-C zone and proposed in the H-C zone are subject to the R-C bulk and lot area controls. The proposed Discount Liquors is a retail commercial use (as defined) which is permitted in the Highway Commercial zone.

2. Space Bulk and Yard Controls

HC Highway Commercial

Regulation	H-C Requirement for R-C Use *1	Proposed	Status
Max. FAR	2.0	0.22	Conforms
Lot Area	9,000 SF	15,000 SF	Conforms
Lot Width	60'	150'	Conforms
Lot Depth	N/A'	100'	N/A
Front Setback	0'	45.1' Route 30 45.9' Chicago	Conforms
Side Setback	0' or 5' if a setback is provided	4.1'	Conforms
Rear Setback	50'	39.1' Terrace	Conforming
Building Height	4 Stories, 60'	1 Story, ___'	Conforms
Building Coverage	45%	22.14%	Conforms

*1 H-C district allows all principal uses permitted in R-C District and are subject to R-C bulk and lot area controls.

The applicant indicates that the site will be serviced by public water and public sewer.

Zoning

The site is located in the Highway Commercial (H-C) Zone. Retail stores are a permitted use in this zone. A complete review of the bulk standards has been prepared by the City planner and is contained in Mr. Michel's October 13, 2017 report.

Completeness

We have reviewed the application for completeness pursuant to the Land Use and Development Ordinance (§170-31) of the Code of Egg Harbor City and note the following deficiencies, which are keyed to the relevant sections of the Ordinance.

- §170-31.A.(1)(b) A key map showing the entire parcel to be developed and its relation to the surrounding area, based on the Egg Harbor City Zoning Map.
- §170-31.A.(1)(c) Title of development, North point, scale, name, address of record owner and persons preparing the site development plan, with their seal and signature affixed to said plan.
- §170-31.A.(1)(d) The name of the owners of record of all adjacent properties and the block and lot numbers of such adjacent properties.
- §170-31.A.(1)(e) All existing school, zoning and special district boundaries located on or adjacent to the property involved. Such boundaries shall be shown on the key map accompanying the detailed site plan.
- §170-31.A.(1)(g) The location of existing buildings and all other structures, such as but not limited to signs, culverts, bridges (with spot elevations of such structures), walls, fences, roadways and sidewalks.
- §170-31.A.(1)(j) All means of vehicle access and egress proposed for the site, showing the size and location of driveways and driveway or curb openings to existing public streets.
- §170-31.A.(1)(k) The location of all storm drainage pipes, structures and watercourses, whether publicly or privately owned, with pipe sizes, grades and direction of flow, whether existing or proposed, and also whether above or below the ground surface. Final stormwater outfalls in streams, swales, retention basins or other receiving bodies of water shall be identified by coordinates based on the datum specified in Subsection A(1)(a), above.
- §170-31.A.(1)(l) Existing topography, with a contour interval of one foot where slopes are 3% or less, two feet where slopes are more than 3% but less than 15% and five feet where slopes are greater than 15%, referenced to the National Geodetic Vertical Datum, 1929, and indicated by a dashed line. Where any regrading is proposed, finished grade contours should be shown in solid lines.
- §170-31.A.(1)(m) The location of existing high points, depressions, ponds, marshes, wooded areas and other significant existing natural features. Vegetation information may be required at the request of the City Planning Board. Watercourses and public roads located within 1,000 feet of the site shall be shown on the key map.

- §170-31.A.(1)(q) (q) The proposed positioning, direction, illumination, wattage and periods of operation of all proposed outdoor lighting to be used anywhere on the site or in connection with any proposed building or structure, including signs, thereon. Standards are outlined in § 170-66 of this chapter.
- §170-31.A.(1)(r) Location of all proposed signs, their size, nature of construction, height and orientation, including all identification signs, traffic and directional signs and freestanding and facade signs, together with the nature and time control of sign lighting.
- §170-31.A.(1)(s) Proposed screening and landscaping plan incorporating the elements set forth in § 170-73A(4).
- §170-31.A.(1)(w) A listing of other required permits from agencies having jurisdiction and the status of each permit required.
- §170-31.B.(1) Information and data contained in the submission for preliminary approval. Final site plans shall be drawn to a scale of not less than 50 feet to the inch.
- §170-31.B.(4) Performance guaranties, approved by the Municipal Solicitor as to form and the Municipal Engineer as to amount, sufficient to ensure the satisfactory completion of improvements and facilities as required by the resolution of the Planning Board granting preliminary approval. The developer's engineer shall submit a detailed engineer's estimate for review and approval by the Municipal Engineer.

We recommend that the application be deemed conditionally complete and may proceed to the Board for review. Completeness issues can be waived or required revisions can be listed as a condition of any approvals granted by the Board.

Technical Review

We have reviewed the application for conformance to Township's Land Use and Development Ordinance. All comments are keyed to the relevant sections of the Ordinance.

- §170-38.B.(1)(a) It is not clear whether the proposed plan provides the minimum drive aisle width.
- §170-38.B.(1)(b) Entrances and exits for all required parking and loading facilities shall be located not less than 50 feet from the driveway edge nearest the right-of-way line of an intersecting public street – The driveway apron on US Route 30 nearest to Chicago Avenue should one-way in and the driveway apron on US Route 30 nearest to 8th Terrace should be one-way out.
- §170-38.B.(2)(c) The applicant does not provide the minimum required three (3) tree plantings and should request a waiver from this requirement.
- §170-38.B.(3)(a&c) All lighting shall be designed, oriented and selected to prevent glare upon surrounding properties or roadways. The applicant's engineer should verify to the Board that the proposed lighting is adequate and that no glare will be cast on adjacent properties and roadways.
- w §170-38.B.(6)(a) The site has a 150' frontage along US Route 30 and has more than the permitted 1 driveway entrance. The applicant may request a waiver from this requirement.

- §170-38.B.(6)(b) The US Route 30 driveway entrances to not appear to have the required 30' of separation from either Chicago Avenue or 8th Terrace. The applicant may request a waiver from this requirement.
- §170-38.B.(6)(c) The applicant's engineer should confirm that sight distance is adequate at all exit points from the site.
- W §170-38.B.(6)(d) The 8th Terrace driveway entrance appears to exceed the maximum permitted driveway width of 36'. The applicant should request a waiver from this requirement or revise the driveway.
- §170-38.B.(6)(f) Grading along the 8th Terrace driveway entrance should be reviewed to ensure that vehicle undercarriages will not drag or otherwise contact the pavement surface.
- §170-38.C.(1)(f) The applicant should clarify that trash and recycle storage will be indoors.
- §170-49&50 The applicant shall acknowledge the inspection and bonding requirements listed in these sections. This shall include the posting of a performance guarantee, maintenance guarantee, an inspection escrow, and the requirement to notice the engineer at least 48 hours prior to commencing site work. The applicant's engineer shall provide a construction cost estimate for the proposed work.

General Comments

1. The location of proposed stop signs should be clarified. Stop signs are required at all exits from the site.
2. The proposed bollard material shall be clarified.
3. The note "To remain" should be removed from the existing concrete pad at the center of the site and a detail for the proposed restoration should be provided.
4. The distance between the sign foundation and the closest parking stall should be identified on the plan. The applicant should consider eliminating the last space on the end near the sign foundation.
5. The applicant's engineer should confirm that the site will have positive drainage after the completion of the profile mill and overlay.
6. The type of asphalt to be utilized for the 2" surface course shall be specified by the engineer.
7. The applicant should clarify whether the entire asphalt area will be sealed after paving.
8. The proposed pavement section should be depicted in a detail.
9. The "Curb and Sidewalk" detail should be revised to indicate a 2% maximum cross slope.
10. A note should be added to the details for concrete curb, sidewalk and driveway aprons indicating the concrete shall be N.J.D.O.T. Class "B" concrete.
11. A concrete driveway apron detail depicting a minimum 6" thick concrete should be provided.
12. A detail of the proposed bollards should be provided including an embedment depth and diameter.
13. The proposed striping material type should be listed on the plans.
14. The color of the proposed gore striping should be clarified.
15. Any proposed striping in the loading area should be detailed on the plan.

16. The proposed employee parking spaces should be designated with signage.
17. The applicant is reminded that site safety is their responsibility during construction. A note should be added to the plan as follows "The owner or his representative is to designate an individual responsible for construction site safety, during the course of site improvements pursuant to N.J.A.C. 5:23-2.21(e) of the New Jersey Uniform Construction Code and C.F.R 1926(f) (OSHA Competent Person).
18. We recommend that the Board require the applicant to post a performance guarantee, a maintenance guaranty and an inspection escrow in accordance with §170-49 and §170-50. The applicant will be required to notify Robert Smith of our office, should approval be granted, in order to schedule all required site inspections.
- * 19. It is the City's understanding that NJDOT will be replacing all curb and ADA ramps along US Route 30 as part of a larger construction project along US Route 30 through the City in 2018. It is our recommendation that the applicant therefore not required to replace curb along US Route 30 that will be replaced by NJDOT.

Other Approvals

Applicant shall be required to obtain approvals and or permits from all other State and local agencies having jurisdiction over this project.

Recommendations

If the Board is satisfied with the submitted information and Applicant's testimony and wishes to consider this application for Preliminary and Final Minor Site Plan approval, the outstanding issues noted above can be addressed administratively.

We may have further comments pursuant to testimony presented at the public hearing or the receipt of revised plans.

Should you have any questions, comments or require additional information, please do not hesitate to contact our Pleasantville office at your convenience.

Very truly yours,

REMINGTON, VERNICK & WALBERG ENGINEERS



Ryan A. McGowan, P.E., P.P., C.M.E.

cc: Egg Harbor City Land Use Board Members
Duncan Prime, Esq., Planning Board Solicitor
Tim Michel, P.P., Planning Board Planner
James McGeary, Esq, Applicants Attorney
Charles E. Endicott, P.E., Applicant's Engineer
Robert J. Smith, P.E., P.P., C.M.E., RV&W Chief Inspector