

**CITY OF EGG HARBOR  
MUNICIPAL LAND USE BOARD**

**June 18, 2019**

**7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on June 18, 2019. Those in attendance were Mayor Lisa Jampetti, Egg Harbor City Fire Department Representative John Garth, Chairman Jack Peterson, Vice Chairman Todd Warker, Regular Members; Michael McKenna, Gladys Torres, Alternate #1 Mr. Dixon, Alternate #2 Mr. Wright, Solicitor Leo Manos Esquire, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Robert Ross, The Mayors Representative Marie Johns, Regular Members Dennis McKenna and Keith Mullineaux).

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 Jampetti present, Mr. Ross absent, Mr. Garth present, Chairman Peterson present, Vice Chairman Warker present, Dennis McKenna absent, Mrs. Torres present, Mr. Michael McKenna present, Mrs. Johns absent, Mr. Mullineaux absent, Mr. Dixon present, Mr. Wright present, Mr. Manos present, Mr. Michel present, Mr. McGowan present and Secretary Donna Heffley present.

**Approval of Minutes:** May 21, 2019

Upon motion made by Vice Chairman Warker seconded by Mayor Jampetti and carried the May 21, 2019 Land Use Board Minutes were approved.

**Oath of Member:** Mason Wright was sworn in by Leo Manos as the 2019 Municipal Land Use Board Alternate #2 Member, fulfilling the unexpired term of Donald Milne (01/2018 – 12/31/19).

**Approval of Resolutions:** Resolution #2 of 2019  
McDonald's LLC.  
924 White Horse Pike  
Egg Harbor City, NJ 08215  
Block 435, Lot 1.01  
Variance Relief  
Conditional Use Approval  
Site Plan Approval

Upon motion made by Michael McKenna, seconded by Ms. Torres

**Roll Call:** Mayor Jampetti abstain, Chairman Peterson yes, Vice Chairman Warker yes, Mr. Garth yes, Mr. Michael McKenna yes, Mrs. Torres yes, Mr. Dixon abstain, Mr. Wright abstain.

**New Business:** #2019-03 LUB – Strong Holding, LLC  
111 New York Avenue  
Egg Harbor City, NJ 08215  
Final Site Plan Approval

Chairman Peterson asked Mr. Michel to give a review of this application. Strong Holding last appeared in November 2018. Preliminary Site Plan approval was granted on November 13, 2018. The former ACME building will be rehabilitated to accommodate up to 121 offices for used car dealers licensed in New Jersey. The site will have 363 parking spaces, many of which are stacked and are unique to this use.

The Applicant is here tonight to make a Final Site Plan presentation.

Guido Babore, Esquire was present representing the Applicant Strong Holding, LLC. Mr. Babore gave a brief review of the site. Mr. James Clancy, Professional Engineer was also present and was sworn in by Leo Manos Esquire.

Mr. Clancy gave his overview of the site located at 111 New York Avenue. This is actually a ghost building having 121 offices for used car dealers licensed in New Jersey to hang their licenses. Mr. Clancy briefly discussed lighting.

Mr. Michel reviewed his report dated June 17, 2019 attached here to made part of.

Mr. Michel noted Floor plans and elevations are required per 170-31A (1) (n). Elevation renderings have been submitted, however an elevation of the rear of the building facing Hamburg Avenue must be provided. Each elevation of the building must have building materials identified and color specified.

Mr. Michel would like to know details and what they plan to do with the Hamburg elevation.

Mr. Clancy stated the rear elevation view will be painted white.

Mr. Michel asked if cracks in the joints between the blocks will be repaired.

Mr. Clancy stated all cracks will be repaired with epoxy and this should be shown on the plans.

Mr. Michel would also like a written plan and illustrative plan for the collection, disposition and recycling of recyclable materials.

Mr. Clancy said they will note this area on the plan.

Mr. Michel noted this is a permitted use and the applicant has met the conditional use of the redevelopment plan.

Mr. Clancy wanted to know if they have to put up a fence as well as landscaping for the portion of area where the fence will be. This will be to prevent cars from the neighboring property to park on this new parking lot, there will not be access to this lot from route 30.

Mr. Michel discussed the proposed signage. The old Acme sign will be painted or blanked out with the new sign below. Board Members discussed the proposed signage and whether the old signage should be removed. The old sign will be painted and should be maintained on a regular basis.

Chairman Peterson expressed his concerns about the old signage and suggested to the Applicant it should come down. The sign has been up for 60 years and will have to be continually maintained.

Vice Chairman Warker agreed.

Mr. Clancy stated if there is structural behind it, they will paint it. If there is not, they will take the sign down. Maybe in the future if things go well, they may replace the sign altogether.

A Security plan has been submitted and Mr. Michel suggested that it be reviewed by the City Police Department.

Mr. McGowan reviewed his updated report dated June 18, 2019 attached here to made part of. Mr. McGowan reviewed briefly the technical section of his report.

Mr. McGowan asked the Applicant to contact the police to see if they would have any concerns about additional lighting being necessary on the New York avenue back side of the parking lot.

Board Members and Professionals discussed the lighting.

Mr. Peterson asked for the proposed hours which will be from 8:00 a.m. To 5:00 p.m. The Applicant is requesting a wavier from providing additional lighting.

Mr. McGowan asked that when the Applicant removes the vegetation if any of the curbs are broken that they be replaced.

Mr. Clancy agreed that the grass will be cut and weeds killed and at that time the curbs will be evaluated.

The Applicant will be keeping the trash indoors and will show the area location on the plans.

The entire parking lot will be milled with an overlay.

The Sanitary sewer system on the site will be abandoned.

If a fire suppression service is required by the building department a detailed plan must also be submitted to the Professionals. This plan should also be reviewed by the Police and Fire Department so they may express their concerns prior to improvements being made.

Mr. Clancy would like this review to be completed within 30 days of submission.

Mr. McGowan agreed that is a fair time for a review.

**Board Comments:** none

**Public comments:** none

Mr. Manos noted Preliminary Approval was already obtained and there are no variances required. The Applicant is seeking Final Site Plan Approval along with all of the waivers and conditions listed in Ryan McGowan's and Tim Michel's reports, which are attached to these minutes for reference.

Mr. Clancy wanted it noted that they will stick with the sign colors discussed and a waiver from landscaping the small strip in front of the proposed fence.

Upon Motion made by Mr. Garth, seconded by Mr. Wright

Roll Call: Major Jiampetti yes, Chairman Peterson yes, Vice Chairman Warker yes, Mr. Garth yes, Mr. McKenna yes, Mrs. Torres yes, Mr. Dixon yes, Mr. Wright yes.

Mr. Michel reviewed a Synopsis of a Preliminary Investigation of an Area in Need of Redevelopment for the area known as the Renault Tuscany and Surrounding Environs.

Mr. Michel had hoped this would be on this evenings agenda but the public notices were not able to be sent out in time for tonight's agenda. This matter will be on the agenda for our next meeting scheduled for July 16, 2019.

This Preliminary Investigation report may be reviewed at the Building Department at 500 London Avenue, Egg Harbor City, NJ 08215

The Land Use Board will make a recommendation to City Council if the Board feels this area meets the criteria that this is an area in need for redevelopment. City Council will then consider it and if they approve it, it will be sent to the Commission of Department of Community Affairs and they will have 30 days to approve it or reject it. If it meets all of the criteria, they will write a letter saying that it is consistent. Then the City can prepare a Redevelopment Plan.

Renault has asked Galloway and Egg Harbor City to designate not only their property but property surrounding their property where they may have a future development interest. This gives them the opportunity to apply for funding that may be available for redevelopment projects.

Mr. Michel discussed 901 Duerer Street with Board Members and will contact the owner Mr. Leek to come in for an informal review to discuss the proposed new business at 901 Duerer Street.

Mr. Michel discussed a zoning permit request from Walgreens the (new owners) who would like to change the signs at Rite Aid located at 1006 White Horse Pike, Egg Harbor City.

Mr. Michel discussed an application submitted by St. Johns Church for a message banner sign. This is a sign that will be next to their bulletin board. This is not a sign for advertising it is a message Board. The Board does not have a problem with this sign.

**Old Business:** none

**Mayor Comments:** Major Jiampetti discussed that the City has an interest in the old dump in the Industrial Park for a solar farm that would be revenue generated for the City and are working on getting the required permits.

The Boston Avenue site where the old General Marine business was, will be going up for auction. The City got the approval for the design grant for the bike path. This path would be from Diesterweg Street to Egg Harbor City Lake.

Mayor Jiampetti and Board Members discussed the terrible condition of the Dollar General Store property and the need for their property to be maintained on a regular basis along with the retention pond. Code Enforcement will be addressing this matter.

Board Members discussed grass liens.

Mayor Jiampetti discussed the Egg Harbor City Lake. A total of 2,615 badges have been sold this year.

Comments from the Board: Mr. Garth commented on the roads out by the Horner Homes and wanted to know when they will be finished. Mr. McGowan noted once all the homes are completed in that specific phase then the top coat will be done.

**Public comments:** none

**Adjournment:** Upon Motion made by Mr. Garth, seconded by Mr. Mason and carried the June 18, 2019 Land Use Board Meeting was adjourned.

Respectfully Submitted  
Donna Heffley, Land Use Board Secretary

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

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Egg Harbor City, NJ 08215

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**To: Egg Harbor City Land Use Board**

**From: Timothy D. Michel, P.P.**

**Date: June 17, 2019**

**Subject: Strong Holding, LLC  
Block 1.07, Lot 7  
111 New York Avenue  
Egg Harbor City, Atlantic County, NJ  
Application for Final Major Site Plan Review  
Gateway Rehabilitation Area**

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Ray Persia is the sole share holder of Strong Holding, LLC and owner of 111 New York Avenue, the former ACME supermarket property located at the north west corner of New York Avenue and Arago Street. The 3.83 acre property contains a 16,800 square foot masonry building which was constructed in 1958 (61 years ago) that will be rehabilitated to accommodate up to 121 offices for used car dealers licensed in New Jersey. The site will have 363 parking spaces, many of which are stacked and are unique to this use. Preliminary site plan approval was granted on November 13, 2018. A previous planning report was dated October 11, 2018. There were no variances or waivers granted at that time.

Pinelands issued a Certificate of Filing dated August 10, 2018 which states the proposed development is a change in use of an existing commercial building to an office complex and associated development.

**COMPLETENESS**

Site plan details require additional information for review pursuant to Section 170-31A of the Developmental Ordinance.

1. Floor plans and elevations are required per 170-31A(1)(n). Elevation renderings have been submitted, however an elevation of the rear of the building facing Hamburg Avenue must be provided. Each elevation of the building must have building materials identified and color specified.

2. A written plan and illustrative plan for the collection, disposition and recycling of recyclable materials is required.

## **LAND USE CONSIDERATIONS**

**A. Permitted Use** The Zoning Map, City of Egg Harbor dated 11/13/18 shows the site is located in the Gateway Rehabilitation Area. The Redevelopment Plan for the Gateway Rehabilitation Area dated December 6, 2017 and revised December 20, 2017 lists permitted uses in Section 6.3.4 and Section 6.3.4D identifies conditional uses including a Multi-Dealer Automobile Facility which is described as: A New Jersey licensed automobile dealers facility having multiple dealers. A shared or common reception area/waiting room, conference room(s), lunch room and rest rooms. The operation will include building and site staff for maintenance and upkeep. This use is unique and very different from a single free standing used car dealership. The Multi-Dealer Automobile Facility use will be allowed subject to the following additional minimum conditional use requirements.

**B. Conditional Use Requirements** Pursuant to Section 6.3.4D of the Redevelopment Plan for the Gateway Rehabilitation Area last revised December 20, 2017.

(Continue to the next page)

<b>Regulation</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>	<b>Status</b>
Minimum Acreage	3.0	3.83	3.83	Conforms
Frontage	300 Feet	300 Feet	300 Feet	Conforms
Building Coverage	15%	10.1%	10.1%	Conforms
Setback to Street Line	50 Feet	59.3 Feet	59.3 Feet	Conforms
Setback to Interior Property Line	25 Feet	25.5 feet	25.5 Feet	Conforms
Parking Setback from Curb Line	10 feet		14.8 Feet	Conforms
Parking Setback from Adjoining property Line	2 feet		4.4 feet	Conforms
Building Height	2 ½ stories or 35 Feet	1 Story <35 Feet	1 Story <35 Feet	Conforms
Access	From NJ State Highway and Local Roads	NJSH Rt 30 and New York Avenue and Arago Street	NJSH Rt 30 and New York Avenue and Arago Street	Conforms
Demonstrated Compliance	NJ Automobile Sales Licensing Requirements		See Preliminary Resolution, page 4	Conforms
Comprehensive Plan	Phasing within 1 Year		No phasing	Conforms
Exterior Lighting	Deflect from Adjacent Uses		See lighting plan	Conforms
Parking	3 spaces for each Dealer Office		363 parking spaces will allow up to 121 dealers	Complies
Parking	90% Stacked up to 4 Spaces		83%	Complies
Parking	Tire Stops to Protect Buildings and Divert Circulation		Tire stops provided where needed	Complies



### **C. Parking and Circulation**

Section 6.3.4D(11) requires 3 parking spaces for each dealer office. Up to 90% of the parking spaces may be stacked in an arrangement that does not exceed 4 stacked parking spaces. The plan shows 363 parking spaces which will allow up to 121 dealers in the building. Of the 363 parking space, 301 are stacked, which represents 83% of the spaces being stacked which complies. Parking spaces must be 9' wide by 18' deep and two way driveway aisles must be 24' wide.

Tire stops are required to protect buildings and to divert circulation to entry/exit driveways. The plan complies with parking and circulation requirements.

### **D. Loading**

Section 170-62 H requires 1 loading space which by definition must be 12' wide by 70 feet in length, having direct access to a public street and arranged that no vehicle is required to back into the public right-of-way. No loading is shown on the plan.

A designated vehicle drop off area is shown on the site plan. The loading docks on the Arago Street side of the building will be removed to comply with required setbacks. The platform on the rear of the building will be repurposed as an emergency exit.

### **E. Landscaping**

Minimum requirements are specified in Section 6.3.4F of the Redevelopment Plan.

Canopy trees: (1) 2 1/2" caliper tree, 12' in height for every 30 feet of frontage. 890' frontage requires 30 trees. Section 170- 62D requires one 2 ½ inch caliper tree for each 8 parking spaces or 27 trees for the additional 213 parking spaces (noting 150 parking spaces preexisting). Total trees required are 57 and 57 are provided which comply.

Shrubs and ornamental plantings: one plant per 5 feet total lot width. 890' lot width requires 178 shrubs and 178 green boxwood shrubs proposed which complies.

A planted landscape strip of a minimum 5' width is required along all property lines. The landscape strip along the boarder of the property adjacent to lot 1.02 shall be extended to the White Horse Pike, keeping clear of the sight triangle. Waivers will be required primarily along New York Avenue and Arago Street.

### **F. Lighting**

The site plan appears to rely on existing light poles for site lighting. The new paved parking area on the north west side of the site does not have new light standards and

would appear to need enhancement. Further lighting comments are referred to the Boards Engineer.

### **G. Fencing**

Fencing shall be required around the perimeter of the site per Section 6.3.4H of the Redevelopment Plan. Standards for fencing are contained in Section 170-59 of the Developmental Ordinance which would allow up to 8' high fence in a side or rear yard.

A 6' wide chain link fence with black vinyl coating is proposed along the Hamburg Avenue side of the property.

If fencing is not provided around the entire perimeter of the site, a waiver will be required.

### **H. Signs**

A Sign & Lighting Detail and Dimension sheet is provided showing a New jersey Dealer offices sign to be installed on the existing free standing sign. The sign will be 22' wide and 15.6' high or a total of 343.2 square feet. The existing ACME sign at the top of the existing poles must be painted to blank out any message or removed. The sign poles must also be reconditioned to look new.

### **I. Design Standards**

Section 6.3.4 J of the Redevelopment Plan requires that a development proposal comply with Article XI, Design Standards found in the Egg Harbor City Developmental Ordinance. Architectural plans must be submitted showing the floor plan layout and exterior treatments, building finishes and colors. Full scale plans must be submitted for the record.

### **J. Security Plan**

A security plan must be presented pursuant to Section 6.3.4 K of the Redevelopment Plan summarizing: (1) security and safety element incorporated into the site and building design; and (2) security measures to be implemented after the building is occupied. A written security plan has been submitted which should be reviewed with the police department.

### **K. Affordable Housing**

The applicant shall coordinate with the Tax Assessor to determine any requirement for affordable housing pursuant to Section 6.3.4 L of the Redevelopment Plan for a contribution for nonresidential development.

**L. Curbs and Sidewalks**

Sidewalks will be replaced along Arago Street and New York Avenue and extend to the White Horse Pike as is noted on the plans. The condition of the existing concrete curbs and gutters are deferred to the Land Use Board Engineer for comment.

**L. Site Plan Review** An applicant must provide sufficient information to demonstrate that the proposal will be in compliance with all requirements of for preliminary and final site plans review, Section 170-31A & B. The completeness items detailed above must be provided to complete this review. The applicant should explain:

1. A Temporary Trash Storage Area is shown on a floor plan exhibit.
2. Floor plans and elevations are required per 170-31A(1)(n). Elevation renderings have been submitted, however an elevation of the rear of the building facing Hamburg Avenue must be provided. Each elevation of the building must have building materials identified and color specified.
4. A written plan and illustrative plan for the collection, disposition and recycling of recyclable materials is required.

cc. Elias Manos, Esq.  
Ryan McGowan, P.E.  
Donna Heffley  
Raymond Persia

File: EHC Persia Gateway Rehabilitation Area 061719

**Raymond Persia, Strong Holdings Site Plan  
Submission Documents**

- 1) Planning Board and Zoning Board Application Form dated 9/18/18 (previously submitted).
- 2) Plan sheets by Clancy:
  - Major Site Plan and Bulk Variance Plan, last dated 2/6/19.
  - Landscaping and Lighting Plan, last dated 2/6/19.
  - General Details (construction), last dated 2/6/19.
  - General Details (lighting), last dated 12/5/18.
  - Plan of Survey, 10/11/18

- 3) Detail Sheet, 111 New York Avenue, Egg Harbor City, NJ
  - Detail Sheet, Sign & Lighting Detail and dimension
  - Detail Sheet, Security Detail
  - Detail Sheet, Proposed Floor Plan by Steven Considine dated 3.26.18
  - Detail Sheet, Temporary Trash Storage Area
  - Detail Sheet, Proposed Building Material

June 18, 2019

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

**Re: Strong Holding, LLC  
Multi-Dealer Auto Mall Facility  
Major Site Plan - Preliminary and Final  
Block 1.07, Lot 7  
111 New York Avenue  
Land Use Board Application No. 18-02 LUB  
Egg Harbor City  
Atlantic County, New Jersey  
Our File: 0107-P-123**

Dear Board Members:

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

1. Land Use Board Application No. 18-02 LUB dated 9/18/2018.
2. Pinelands Certificate of Filing dated 8/10/2018.
3. Plans prepared by James A Clancy, PE, PLS, PP of H. C. E. & S., LLC, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date / Revision Date</u>
1	Major Site Plan and Bulk Variance Plan	1-26-17 / 02/06/19
2	Lighting Plan	1-26-17 / 02/06/19
3	General Details	1-26-17 / 02/06/19
4	General Details	1-26-17 / 02/06/19
5	Plan of Survey	1-26-17 / 02/06/19

4. Plans prepared by Steven Considine, RA., consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date / Revision Date</u>
A2	New Interior Renovations	3/26/18 / -

5. Multiple undated, unsigned exterior elevation renderings, some depicting a brick exterior, others depicting a combination of stone and unknown materials on the exterior

Based upon our review we offer the following comments:

### General

The applicant (Strong Holding, LLC.) is seeking final major site plan approval to make extensive renovations to the former ACME building and surrounding site and to convert the building and site into a Multi-Dealer Auto Mall facility. In order to accommodate the parking demand for this

type of facility, the applicant is proposing to reconfigure and repave the parking lot and stripe 363 parking stalls, including stacked parking, for use by Auto Dealer tenants. The project site is located on the northerly side of White Horse Pike between Hamburg Avenue and New York Avenue and is bound by Arago Street to the north-east. A single family dwelling is located on the north side and adjacent to the property. The applicant indicates that the site is serviced by public water and sewer.

### **Zoning**

The project is located in the GRRA – Gateway Rehabilitation Area and a redevelopment plan regulates development in this zone.

Evaluation of compliance with the zoning standards is deferred to the Land Use Board Planner, Tim Michel. In his capacity as the City Planner, Mr. Michel prepared the standards in the redevelopment plan.

### **Completeness**

We have reviewed the application for completeness pursuant to the 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)(a) All bearings shall be given to the nearest tenth of a second. Datum used for the plans is not defined.
- §170-31.A.(1)(g) Spot elevations have not been provided for the site.
- §170-31.A.(1)(h) No proposed grading has been provided
- §170-31.A.(1)(i) Loading areas are not indicated on the plans
- §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)(l) Topography should be provided.
- §170-31.A.(1)(m) Topography should be provided.
- §170-31.A.(1)(o) No street profiles or cross sections have been provided. No sidewalk dimensions are shown. No existing utility lines are shown.
- §170-31.A.(1)(p) The water service location and connection to the building is not shown
- §170-31.A.(1)(q) No lighting information was provided initially. Revised plans include lighting.
- §170-31.A.(1)(r) The location and dimensions of all signage is required. Information about lighting for any signage is required.
- §170-31.A.(1)(s) The requirements of section 170-73A should be followed to the maximum extent practicable
- §170-31.A.(1)(u) An internal surface drainage plan designed to produce no greater volume of surface runoff from the site subsequent to development than that existing prior to development. The submitted plans indicate more stormwater runoff

generated from the proposed site than from the existing site. This need to be corrected.

- §170-31.A.(1)(z) Any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land shall provide a written plan and illustrative plan for the collection, disposition and recycling of recyclable materials.
- §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 Land Use Board granting preliminary approval. The developer's engineer shall submit a detailed engineer's estimate for review and approval by the Municipal Engineer.
- §170-31.B.(6) All approvals from other agencies having jurisdiction

We recommend that the application be deemed conditionally complete and may proceed to the Board for review. Completeness issues can be addressed by the applicant at the scheduled Board meeting and either waived or required as a condition of any approvals granted by the Board.

### Technical Review

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

- §170-38.A.(1) Building and Structure Design. Consideration shall be given to building materials, use of color and texture, massing and building or structure height and shape as they relate to site conditions and harmonize with similar elements in neighboring buildings or structures. Detailed Architectural Plans have not been provided.
- **The applicant has provided supplemental plans and information relating to the proposed interior and exterior of the facility.**
- §170-38.A.(2&3) Site circulation should eliminate dead ends to the maximum extent practicable. Angled parking along Arago Street should be revised so that access to the angled parking does not terminate at a dead end.
- **Addressed with employee parking only sign**
- §170-38.B.(1) No loading zones are indicated on the plans. The revised plans indicate a vehicle drop off area that is not proposed to be striped.
- **This area has been added to the plans**
- §170-38.B.(1)(a) Pedestrian access to and from the site has not been provided
- **Waiver requested**
- §170-38.B.(2)(c) A minimum of one 2 1/2" caliper tree shall be provided for each eight (8) parking spaces or portion thereof. A planted landscape strip of a minimum 5 inch width shall be provided along property lines.
- **Waiver requested**

- §170-38.B.(3)(a) 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 no glare will be cast on adjacent properties and roadways.
- **Lighting plan indicates no glare on adjacent properties**
- §170-38.B.(3)(b) ✗ The height of the existing light standards has not been provided.
- **Maximum light stand height is 20' as indicated on sheet 4 of 5**
- §170-38.B.(3)(c) The Lighting Plan must meet IES Standards. Testimony should be provided indicating conformance.
- **The applicant must provide testimony relating to the unlet southwest portion of the site**
- §170-38.B.(4) Many location in the proposed parking lot to not have any screening or barriers. Around the perimeter of the site, the parking setback is appears to be 0' in numerous locations.
- **Waiver requested**
- §170-38.B.(6)(b) Entrances and exits shall be located not less than 50 feet from the driveway edge nearest the right of way of an intersecting public street and 30 feet from the tangent of the closest curb radius. It is not clear whether the existing driveway entrance from New York Avenue complies with this requirement. The applicant should consider relocating the driveway entrance to a more central location on the frontage.
- **The entrance and exit drives have been revised to provide better site access. The applicant should consider aligning the entrance along New York Avenue with the site circulation driveway**
- §170-38.B.(6)(c) Sight Triangles have not been provided at exists and entrances.
- **Sight triangles have been added**
- §170-38.B.(6)(f) The grading of driveway entrances and exits has not been provided.
- **Minimal grading information has been provided**
- §170-38.B.(6)(g) Acceleration lanes are required for parking lots with 200 or more spaces
- **Waiver requested**
- §170-38.B.(6)(h) Deceleration lanes are required for parking lots with 200 or more spaces
- **Waiver requested**
- §170-38.C.(1) Refuse disposal has not been address on the plan and should be discussed by the applicant.
- **Applicant has indicated trash will be stored indoors in a utility closet**
- §170-38.C.(2)(c) And proposed phasing of the proposed improvements should be indicated on the plan
- **Applicant has stated that no phasing is proposed**



- §170-39.B.(2)(c) At the discretion of the board, off-tract improvements including but not limited to curb, sidewalk, and roadway repairs/resurfacing may be required along US Route 30, New York Avenue, and Arago Street
- **New sidewalk is proposed along New York Avenue and Arago Street**
- §170-57.F.(4)(a) Parking areas shall be lighted to 1.5 footcandles throughout
- **Applicant should provide testimony to the adequacy of the proposed site lighting and request a waiver is necessary**
- §170-62.D.(2) Planted landscape strip with a minimum 5' width shall be provided
- **Waiver requested**
- §170-110.B Off-Street parking spaces are not permitted in the front yard setback
- **Waiver requested**
- §170-110.D(2) A 5' hedge wall of other screening of parked vehicles is required around the site.
- **Waiver requested**
- §170-110.D(3) The parking lot interior does not provide shade or visual relief. One tree per six (6) parking spaces is required.
- **Waiver requested. Trees proposed in New York Avenue island.**
- §170-110.D(4) The proposed parking lot layout does not define pedestrian circulation routes.
- **Waiver requested**
- §170-114.D Landscaping Plans shall be prepared by a certified professional in the field of Landscape Architecture.
- **A landscaping plan has been provided. A waiver is requested from the landscape architect requirement.**
- §170-114.K Selected plant species shall be consistent with N.J.A.C. 7:50-6.25.
- **Applicant should review this requirement.**
- §170-115 Shade trees shall be provided along each side of all streets.
- **Waiver requested. Trees proposed in New York Avenue island**
- §233 Stormwater Control - The applicant has requested relief from the majority of the requirements in this section. The Board can consider that request if the applicant can reduce the proposed impervious area to any value less than the existing impervious area. If the applicant cannot achieve this, a full stormwater review is required.
- **The applicant has reduced impervious cover and the overall CN-Area of the site without altering the Time of Concentration thereby satisfying the requirement.**
- §233-2-.C.(1) Topographic Base Map. A topographic base map is required to be submitted at a scale of 1"=200' showing natural and man-made features

within 300 feet of the site. We recommend that the applicant provide the map. The path of positive overflow should be shown on the map. In addition, the applicant should ensure that no stormwater discharged from the site impacts and adjacent properties.

- **The applicant has provided contour information to address this comment**

§233-4.A.(7) The area of disturbance, excluding areas that are proposed to be milled and overlaid, should be provided to confirm that less than 1 acre of disturbance is proposed.

- **The applicant has provided testimony to address this comment**

§233-4.B.(4)(a) A minor reduction of impervious surface from existing to proposed is required to comply with this requirement.

- **The applicant has provided testimony to address this comment**

### General Comments

1. The applicant should review the gutterline grades surrounding the site and confirm that there are no ponding issues on adjacent City streets.
  - a. **The applicant should provide testimony related to this comment. Only minimal off-site grading has been provided.**
2. Proposed top and bottom curb grades should be provided for all new curb.
  - a. **This information has not been added to the plan.**
3. Stop signs and stop bars should be provided at all exit driveways.
  - a. **Stop signs appear to have been added to the plan**
4. Appropriate signage should be provided for the reserved employee parking.
  - a. **Signage appears to have been added to the plan**
5. The plans show one driveway to be for ingress and one to be for egress on both the White Horse Pike and New York Avenue. The driveways should include appropriate traffic control signage.
  - a. **Directional striping appears to have been added to the plan**
6. The plans should depict all proposed signage at the site.
  - a. **The location of the site signage is not indicated on the plans**
7. The applicant should provide a pedestrian linkage from the perimeter sidewalk to the building.
  - a. **The applicant is requesting a waiver from this requirement**
8. The applicant should discuss the adequacy of the loading area based upon the anticipated type of trucks to be utilized for deliveries.
  - a. **The applicant has addressed this comment.**
9. Sight triangles should be provided at all driveway locations.

- a. Sight triangles have been added**
10. The applicant should indicate the hours of operation for the facility.
  - a. The applicant has provided testimony as to the proposed hours (8 am to 5 pm)**
11. Details should be provided for concrete curb, sidewalk and driveway aprons.
  - a. The requested details have been provided.**
12. An asphalt paving detail should be provided for areas where there is no existing asphalt. These areas should proposed a 6" dense graded aggregate base course below the asphalt pavement.
  - a. The requested details have been provided.**
13. The adequacy of the lighting at the farthest extents of the proposed parking lot should be addressed.
  - a. The applicant should provide testimony to address this comment.**
14. The layout of the proposed ADA spaces may not be the most efficient arrangement. The applicant should consult the ADA rules to ascertain the minimum dimensions of the required ADA spaces.
  - a. ADA Space dimensions are greater than what is required.**
15. The landscape buffer proposed adjacent to the residential properties should extend across Lot 10, Lot 8, and the small section of the applicant's property being restored to grass.
  - a. The applicant has added a chain link fence in this area as an alternative.**
16. Stacked parking spaces should be limited to use by the auto dealer owners/employees utilizing the facility for vehicle storage.
  - a. The applicant has agreed to this stipulation**
17. The existing sanitary sewer pump station on the site should be professionally abandoned in place or removed.
  - a. The applicant should provide testimony to address this comment.**
18. The need for a fire service should be discussed.
  - a. The applicant should provide testimony to address this comment.**
19. The plans should be reviewed with both the police and fire departments.
  - a. The applicant should provide testimony to address this comment.**
20. 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.
  - a. No response required**
21. We recommend that the Board require the applicant to post a performance guaranty, a maintenance guaranty, and an inspection escrow in accordance with §170-49 and §170-

50. The applicant will be required to notify Robert Smith, PE of our office, should approval be granted, in order to schedule all required site inspections.

**a. No response required**

**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 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: Donna Heffley, Secretary  
Elias T. Manos, Esq., Land Use Board Solicitor  
Tim Michel, P.P., Land Use Board Planner  
Robert Smith, PE, Chief Inspector  
Strong Holdings, LLC, Applicant  
Guido Babore, Esq., Applicant's Attorney  
James Clancy, PE, PLS, PP, Applicant's Engineer