

**CITY OF EGG HARBOR
MUNICIPAL LAND USE BOARD
October 15, 2019
7:00 P.M.**

A regular meeting of the Egg Harbor City Municipal Land Use Board was held on October 15, 2019. Those in attendance were Chairman Jack Peterson, City Council President Robert Ross, Vice Chairman Todd Warker, Mayors Representative Marie Johns, Regular Members; Dennis McKenna, Gladys Torres, Alternate #1 Andrew Dixon, Solicitor Leo Manos Esquire, City Planner Tim Michel, City Engineer Ryan McGowan and Secretary Donna Heffley. (Not Present were Mayor Jiampetti, Regular Member Keith Mullineaux, Regular Member Michael McKenna, Alternate #2 Mason Wright and Egg Harbor City Fire Department Representative John Garth).

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

The Chairman waited for Mrs. Torres to arrive before approving the minutes. While waiting Mr. Michel gave an update on the property located at 901 Duerer Street in Egg Harbor City owned by Ocean Realty, Inc which is pending sale of the building.

Gladys Torres arrived at 7:05 p.m.

Resolutions: none

Approval of Minutes: September 17, 2019

Upon Motion made by Mr. Warker, seconded by Mr. McKenna and carried.

*Chairman Peterson abstained from voting due to he was absent for the September 17, 2019 Land Use Board Meeting.

New Business: #19-01 LUB
Vieww, LLC
Block 209, Lot 7.01
459 Philadelphia Avenue
Egg Harbor City, NJ 08215
Minor Site Plan Review and Variance
Retail Commercial, R-C
Application #19-01PB

Michael Lario, Jr with Nehmad Perillo Davis & Goldstein, P.C. was present on behalf of the applicant View, LLC for an application for minor site plan approval and C variance relief, for the property located at 459 Philadelphia Avenue in Egg Harbor City.

The applicant would like to transform the site into a culinary, photography studio, kitchen, gallery and artisan workshop. The building is 128-years-old and some areas are in disrepair. The Applicant has worked very closely with her architect to help construct a visibly appealing building. Something that the Community can be proud of as well as the Applicant.

Present with Mr. Lario is Linda Taylor owner of the View, LLC, Project planner Lance Landgraf, and Architect John DeRiche.

Mrs. Taylor, Mr. Landgraf and Mr. DeRiche were sworn in by Mr. Manos.

Mrs. Taylor is a textile designer, photographer, and graphic designer for the past 31 years for Absecon Mills. She is venturing out to concentrate on food photography. Mrs. Taylor is an award-winning International food photographer and enjoys teaching people to cook or anything in the creative field. Mrs. Taylor will be offering workshops in cooking, floral arranging or any type of creative workshops. Her gallery will focus on photography with a few exhibits a year.

Mrs. Taylor described her day to day business to the board, deliveries, trash, recycling and landscaping.

Lance Landgraf Project Planner gave an overview of the site. A gallery and workshop are a permitted use in this zone. Mr. Landgraf noted the building is very old in somewhat poor condition. A small garage in the back of the property will be removed it is an eyesore. This will allow to add extra parking to the site. The parking lot will be gravel surface with wheel stops. The steps will be removed on Campe Street that protrude into the City right of way. An ADA ramp will be located in the back of the property as well as handicap parking. The utility pole that is in the middle of the drive isle will be relocated. Mr. Landgraf discussed landscaping, lighting and proposed signage. Signage proposed will comply with the City ordinances. There will be a Trellis area in the back of the building for outside events.

The variances that are being requested are for the parking. Parking calculations would require 23 parking spaces on the site where as the applicant is proposing nine spaces one being handicap. There is not enough space to add additional parking on the site creating a hardship. However additional parking is available on Philadelphia Avenue and Campe Street. Transforming an industrial building into an art studio is happening in many places. Board Members and Professionals were shown renderings of the building which will be a beautiful addition to Philadelphia Avenue.

Questions and comments from the board:

Mrs. Johns asked if there is a front door entrance to the building at the present time. Mr. Landgraf said the present steps will be removed. The stairs they are proposing to replace the old, encroach into the right of way. The proposed front steps will require approval from the County for any work in the County ROW.

John DeRiche is a NJ Licensed Architect with SOSH Architects in Atlantic City for about 19 years. Mr. DeRiche gave a brief overview of the site and the proposed improvements that will be made. The exterior will have a variety of textures and materials in different directions in earthy tones. There will be windows introduced on Campe Street as well as on Philadelphia Avenue. The grand entrance will have

to be addressed and the steps which seem to be in the right of way. In the back of the building there will be a trellis structure over the outside patio. There will be no reconstruction of the interior.

Chairman Peterson asked if the structure on the roof will be used or demolished.

Mr. DeRichie noted the intent of the Applicant is to demolish it, it is in very poor condition.

Mrs. Torres asked for the estimated time for this project. Mr. DeRichie hopes to start this project in January of 2020 and it should take about 4 to 5 months until it is completed.

Mr. Michel reviewed his report dated October 3, 2019 which has been distributed to the board. Attached here to made part of. Mr. Michel reviewed the second paragraph of his memo on page one. Mr. Michel discussed with the applicant's attorney today that he should contact Pinelands to see if they have any interest in the exterior modifications and treatment of the building as it is over 50 years old and may have some significance. They will also have to make a submission to Pinelands in order to demolish the accessory structure located in the rear yard.

Mr. Michel said this is a permitted use it is clearly a retail commercial use by definition.

Mr. Michel discussed the parking for the site. He noted there is also on street parking and their activities will be off hours. Mr. Michel noted the plans show removal of steps and stairs from the exterior of the building along Philadelphia Avenue and Campe Street. New stairs are shown entering the building along Philadelphia Avenue with steps encroaching on the right of way. This will require approval by Atlantic County for improvements within their right of way.

Recycling will take place inside the building so their will be no need for an exterior enclosure.

Mr. Michel discussed the proposed gravel parking lot and doesn't know if that is appropriate for the down town retail commercial area and suggested that the board should consider having the Applicant pave the parking lot.

Mr. Michel referred to C.7 Waste Management, Section 170-52. Required by the ordinance.

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."

Mr. McGowan reviewed his report. Attached here to made part of Mr. McGowan's report dated October 11, 2019. Page 2 and 3 list the deficiencies which are keyed to the relevant sections of the Ordinance. The Applicant is not in favor of paving the parking lot. It would trigger a full Pinelands application and there is no place on the site for storm water. Mr. McGowan noted if you have an existing gravel lot and do maintenance that would not trigger an application. Mr. McGowan would like to see it paved and would like to discuss this further later.

The Applicant will need a County road opening permit for any work done in the County right of way such as sidewalk replacement, and ramps.

Under General comments number 5. The Applicant should clarify what is proposed to restore the area where the metal building is located once it is removed. The addition of fill material and regrading of the area will likely be required once the building is removed. Is there any type of foundation?

Mr. Taylor was sworn in by Leo Manos. Mr. Taylor provided information about the metal building on the site and noted there is no major foundation to be removed.

Mr. McGowan discussed the ramps at the corner of Philadelphia Avenue and Campe street and noted it will be the Applicants responsibility to make those ramps ADA complaint if they are not already. The Applicant agreed to this.

Mr. McGowan noted the Applicant should clarify whether any of the existing trees on the site are proposed to be removed.

Mr. Landgraf noted two of the trees on the Campe Street side have been removed. One tree behind the building will also be coming down but it is in the electrical wires and are waiting on the utility company.

Questions or concerns from the Board: none

Mr. Manos noted the Applicant has to contact Pinelands about demolishing the building in the back. If Pinelands does not allow the building to be demolished then the parking count will go from nine to six because they are proposing the three additional spaces after the garage is removed.

Members and Professionals discussed the old metal garage building.

Mr. Manos does know what the outcome will be, in terms of a motion if Pinelands says the Applicant cannot demolish the building then they will have to come back to the Board because the variance would have been granted for nine parking spaces and they would only be able to provide six. The Applicant will make every effort to go to Pinelands to get the building demolished and provide the nine spaces and for what ever reason Pinelands says no the board would be ok with the six spaces.

Mr. Ross noted there is plenty of parking along Philadelphia Avenue that would be available.

Mr. Manos stated the motion for a minor site plan approval, the only variance they are requesting is for parking. The conditions and waivers listed are listed in Mr. Michel's and Mr. McGowan's reports.

Mr. Landgraf Confirmation to replace the gravel over the existing grass and asphalt chunks and place parking markers into the existing parking area in leu of paving.

Discussion from the Board took place on the parking lot.

Comments from the public: Phil Sartorio was sworn in by Leo Manos. Mr. Sartorio is the Neighborhood Preservation Coordinator for Egg Harbor City. Mr. Sartorio noted this property is located in the Neighborhood Preservation project area. This project represents the instructions The Neighborhood Preservation group has been given from the State; creating visible, tangible improvements to the neighborhood. He also commented that Mr. Taylor keeps all of his properties well maintained. He encourages the Board to approve this project.

Public comments: none

Questions comments from the board: none

Motion was made by Mrs. Torres, seconded by Mr. McKenna

Roll Call: Mr. Ross yes, Mr. Peterson yes, Mr. Warker yes, Mr. Dennis McKenna yes, Mr. Dixon yes, Mrs. Johns yes, Mrs. Torres yes.

The Vieww, LLC application was approved.

Old Business: none

Council Report: Mr. Ross commented on the many projects and improvements that are taking place within the City and though it may take time Egg Harbor City is moving in a positive direction.

Questions and Comments from the Board: none

Public comments: none

Adjournment: Upon motion made by Mrs. Torres, seconded by Mr. McKenna the 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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Cell: (609) 576-3098
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To: Egg Harbor City Land Use Board
From: Timothy D. Michel, P.P. 
Date: October 3, 2019
Subject: Vieww, LLC
Block 209, Lot 7.01
459 Philadelphia Avenue
Egg Harbor City, Atlantic County, NJ
Minor Site Plan Review and Variance
Retail Commercial, R-C
Application # 19-01PB

Lynda Taylor is the owner of Lieuw, LLC and is proposing a culinary photography studio with a commercial kitchen, gallery and artisan workshop space at 459 Philadelphia Avenue which is the northwest corner of Philadelphia Avenue and Campe Street. The site is occupied by a vacant 2 story warehouse structure of approximately 4,624 square feet (tax records), commonly known as the ice house, circa 1890 (128 years old). The plan calls for 8 standard parking spaces plus one handicapped parking space. The applicant is requesting completeness review, minor site plan review, variances and site plan waivers.

The applicant should determine if Pinelands has any interest in the exterior modifications and treatment of the building as it is over 50 years old and may have some significance.

A. COMPLETENESS

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

- 1) Revise the bulk table on the plans to match this report. See setbacks and height.

B. LAND USE CONSIDERATIONS

1. Permitted Use The applicant describes the proposed use as: a culinary photograph studio with a commercial kitchen, gallery and artisan workshop space. The use is clearly permitted as a retail commercial use (as defined) including an art shop and studio, artisans workshop and art gallery.

2. Space Bulk and Yard Controls

RC, Retail Commercial

Regulation	R-C Use *1	Proposed	Status
Max. FAR	2.0	0.36	Conforms
Lot Area	9,000 SF	10,800 SF	Conforms
Lot Width	60'	72'	Conforms
Lot Depth	N/A'	150'	N/A
Front Setback	0'	3.7' Philadelphia	Conforms
Front Setback	0'	0.56' Campe	Conforms
Side Setback	0' or 5' if a setback is provided	9'	Conforms
Rear Setback	50'	54' Terrace	Conforming
Building Height	4 Stories, 60'	2 Story, <60''	Conforms
Building Coverage	45%	36%	Conforms

C. SITE PLAN REVIEW

C.1 Parking/Loading, Section 170-62

The Egg Harbor City Developmental Ordinance provides parking requirements. The specified use does not have a specific parking requirement and therefore is assigned to all other nonresidential uses require one space for each 200 square feet. The 4,624 square foot building is required to have 23 parking spaces and 9 are provided. Art studios typically require 1 parking space for each 350 – 500 square feet of floor space which would be 9 – 13 parking spaces. Typically, retail commercial uses in the downtown share on street parking and any noted deficiency can be satisfied with available on street parking.

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). The applicant must explain the specific need for loading and the loading operations for the Land Use Board.

The applicant provided a written statement: "No tractor trailer deliveries are anticipated with the proposed use. Deliveries will be limited to UPS/FedEx sized delivery vehicles. These deliveries can be accommodated in the proposed parking lot." A waiver would be appropriate to relieve the requirement for a designated loading space.

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

The driveway intersection along Campe Street will be reconstructed and will require coordination with the City Engineer.

C.3 Sidewalks, Section 170-40C

Sidewalk condition along Philadelphia Avenue and Campe Street should be examined and improvements made where needed. Plans show removal of steps and stairs from the exterior of the building along Philadelphia Avenue and Campe Street. New stairs are shown entering the building along Philadelphia Avenue with steps encroaching on the right-of-way. This will require approval by Atlantic County for improvements within their right-of-way.

C.4 Street Trees, Section 170-44

Street trees would be required along the Philadelphia Avenue and Campe Street 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.

C.5 Street Lighting, Section 170-45

Comment regarding the site and street lighting is deferred to the Land Use Board engineer.

C.6 Storm Water Management, Section 170-48

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

C.7 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.8 Signs, Section 170-71

A proposed wall sign along Philadelphia Avenue is 2' high and 7.5' wide or 15 square feet which complies with Section 170-71.

C.9 Streets, Section 170-105

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

C.10 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 applicants description of the use suggests that perishable food will be prepared at the site.

The applicant provided a written statement: " Limited trash and recycling will be generated by the proposed use. Trash and recycling will be stored inside the structure and a private commercial hauler will be contracted to pick up materials on a weekly basis".

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)

The property has 72' frontage along Philadelphia Avenue and 150' frontage along Campe Street for a total of 222' frontage requiring 7.4 trees. One October Glory Maple tree is proposed along 5th Terrace near Campe Street which reduces the deficiency to 6.4 trees.

In lieu of on site planting of landscaping, the applicant may make a contribution equal to the cost of installing required trees.

C.12 Architectural Design Standards

The applicants' site commands a very prominent location along the Philadelphia Avenue. The applicant shall address improvements to the property which would 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. Elias Manos, Esquire (via email)
Donna Heffley (hand deliver)
Ryan McGowan, PE (via email)
Linda Taylor
Lance Landgraf, PP (via email)
David Wood, PE (via email)
Michael J Lario, Esquire (via email)

VIEUW, LLC

Documents Reviewed:

1. Letters from Nehmad Perillo Davis & Goldstein dated August 14, 2019 and October 1, 2019.
2. Land Use Board Application Form, 19-01LUBB.
3. Minor Site Plan by L.B. Landgraf & Associates, LLC dated 3/1/18 and revised 8/8/19.
4. Property Topographic Survey by Arthur W Ponzio Co & Associates dated 11/21/17.
5. Architectural plans by SOSH dated 7/29/19.

6. New Logo Sign.

File: EHC Taylor Photo Studio 100319











**REMINGTON
& VERNICK
ENGINEERS**

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October 11, 2019

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

**Re: Vleuw, LLC
Bulk Variance and Minor Site Plan
Block 209, Lot 7.01
459 Philadelphia Avenue
Application No. 19-01 PB
Egg Harbor City
Atlantic County, New Jersey
R & V File No. 01-07-P-128**

Dear Board Members:

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

1. Planning Board Application No. 19-01 PB.
2. Plans prepared by Lance B. Landgraf, Jr. PP, of L.B. Landgraf & Associates, LLC and David F. Wood, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date / Revision Date</u>
1	Site Plan & Details	2-6-18 / 3-1-18
1	Minor Site Plan	3-1-18 / 8-8-19

3. Plans prepared by Thomas J. Sykes AIA, PP, of SOSH Architects, consisting of the following labelled "Planning Board Submission":

<u>Sheet</u>	<u>Title</u>	<u>Date / Revision Date</u>
AC-000	Cover Sheet	7-29-2019
A-101	Overall First Floor Plan	7-29-2019
A-102	Overall Loft Floor Plan	7-29-2019
A-300	Exterior Elevations	7-29-2019
A-301	Exterior Elevations	7-29-2019
A-302	Exterior Rendering	7-29-2019

4. Property / Topographic Survey; prepared by Daniel J. Ponzio, Sr. of Arthur W. Ponzio Co. & Associates; dated November 21, 2017.
5. Certified List Request; prepared by Frank Olivio, Esq.; not dated.
6. 200 Foot Property Owners List; prepared by William M. Johnson, C.T.A.; dated December 6, 2018.
7. Response to Review Memorandum of Timothy D. Michel, PP, prepared by Lance B. Landgraf, Jr. PP, of L.B. Landgraf & Associates, LLC.
8. Supplemental information for the application prepared by Keith A. Davis of Nehmad Perillo Davis & Goldstein, PC; dated August 14, 2019.

Based upon our review we offer the following comments:

General

The applicant is proposing to establish a culinary photography studio in an existing two story warehouse building located at the north-west corner of Campe Street and Philadelphia Avenue. The lot has 72' of frontage on Philadelphia Avenue and 5th Terrace and 150' of frontage on Campe Street. The subject property also shares a 150' long property line with Lot 7.02, the current home of Petrosch's Big Top. The applicant is proposing to formalize parking on the site, reconfigure the existing driveway entrance from Campe Street, relocate two utility poles, remove a metal accessory building, add lighting, and add landscaping along 5th Terrace.

The applicant indicates that the site is currently serviced by public water and public sewer.

Zoning

The site is located in the Retail Commercial (R-C) Zone. A complete review of the requested use and bulk standards has been prepared by the City Planner and is contained in Mr. Michel's October 3, 2019 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)(h) No proposed grading has been provided
- §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)(n) A certified survey prepared by a land surveyor licensed in the state of New Jersey shall accompany site plans and shall show the boundaries of the parcel and the limits of all proposed streets, recreation areas, and other property to be dedicated to public use or to common open space.
- §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)(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.
- §170-31.A.(1)(w) A listing of other required permits from agencies having jurisdiction and the status of each permit required.
- §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

Completeness issues, as mentioned above, must be addressed or the applicant must request a waiver for each of the above requirements. We recommend that the application be deemed conditionally complete.

Technical Review

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

- §170-38.B.(1) No loading zones are indicated on the plans.
The applicant provided statement that no tractor trailer deliveries are anticipated greater than a UPS/FedEx sized truck with the proposed use and believes these deliveries can be accommodated in the proposed parking lot. The applicant requests a waiver or variance from the requirement to provide a designated loading area.
- §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 foot width shall be provided along property lines.
- §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.
- §170-38.B.(3)(b) The height of the proposed light fixture in the lighting summary indicated 25' but the isolux pattern indicates a 20' optical height.
- §170-38.B.(3)(c) The Lighting Plan must meet IES Standards. Testimony should be provided indicating conformance.
- §170-38.B.(4) On both sides of the proposed parking area there does not appear to be any screening or barriers. The parking setback is appears to be 0' on both sides.
- §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 proposed driveway entrance complies with this requirement.
- §170-38.B.(6)(d) A minimum 30' width is required for two way operation and 25' is provided.
- §170-38.C.(1) Refuse disposal has not been address on the plan and should be discussed by the applicant.

The applicant provided statement that limited trash and recycling will be generated by the proposed use and such will be stored inside the structure. The applicant also states they will have a private commercial hauler pick up the materials on a weekly basis.

- §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 Philadelphia Avenue, Campe Street, and 5th Terrace – The condition of the sidewalk along Campe Street should be discussed
- §170-40.C The condition of sidewalks around the site should be discussed.
- §170-48 It does not appear that the applicant has addressed stormwater management. The applicant should clarify the proposed area of disturbance and if it exceeds 5,000 SF, provide pre- and post-development stormwater runoff calculations demonstrating compliance with the City's stormwater management ordinance.
- §170-48 Performance and maintenance guarantees will be required for all improvements in the City Right of Way.
- §170-57.F.(4)(a) Parking areas shall be lighted to 1.5 footcandles throughout
- §170-62.C.(1) Calculation by ordinance requires 23 parking spaces for this site, however, there is no specific parking requirement calculation for the proposed use. The project site is on the fringe of the downtown area where shared parking along Philadelphia is present and its use is encouraged. The applicant should discuss the projected parking demand for this use and adequacy of the proposed parking.
- §170-62.D.(2) Planted landscape strip with a minimum 5' width shall be provided
- §170-71 The applicant should provide detailed information about any proposed commercial advertising signage. All signs should comply with this section.
- §170-110.D(2) A 5' hedge wall of other screening of parked vehicles is required around the site.
- §233 Stormwater Control - The applicant not discussed the existing or proposed site cover or provided any analysis of the proposed development on the stormwater runoff quantity or quality. The applicant should clarify the proposed area of disturbance to determine whether compliance with this section is required.
- §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.

General Comments

1. The applicant should provide a comprehensive description of the proposed use. The proposed interior and exterior elements do not appear to match the described use.
2. The proposed front steps will require approval from the County for any work in the County ROW.

3. The proposed parking stalls abut the property lines on each side of the site. This configuration will not allow for movement into and out of the end spaces without encroaching onto the neighboring properties. This is particularly concerning along the common lot line with lot 7.02 and should be revised.
4. The existing lot appears to be a combination of grass and gravel with a variable uneven surfaces that do not appear to be conducive to function as a parking area in their existing condition. The applicant should clarify if they plan to remove all grassed areas and replace with gravel and if they plan to re-grade the lot to have a consistent and uniform grade that is more conducive to parking.
5. The applicant should clarify what is proposed to restore the area where the metal building is located once it is removed. The addition of fill material and regrading of the area will likely be required once the building is removed.
6. The applicant should clarify if the existing loading bay will be removed in whole or in part and, if portions are proposed to remain, how they are proposed to be utilized. Any discussion of loading dock use should a description of how access will be provided to the loading docks while still maintaining accessibility to the proposed parking lot.
7. The applicant should provide dimensions, striping, and signage details for the handicapped space. The accessible route to the ADA entrance should also be discussed. This discussion should include the condition of the concrete along the side of the building.
8. It appears that an existing above grade PVC riser and cap are located in the area of the proposed ADA parking space. The purpose of this existing feature should be clarified and any modifications required to accommodate the proposed ADA space should be discussed.
9. The applicant should clarify that the surface for the proposed handicapped space will meet the ADA Standards for Floor and Ground Surfaces (§302.1 of the ADA Standards).
10. The applicant should discuss whether the existing sidewalk corner ramps are ADA compliant.
11. Areas of broken sidewalk and/or non-compliant sidewalk should be replaced.
12. The applicant should consider removing the depressed curb and former driveway near the stop sign at the corner of Campe Street and Philadelphia Avenue.
13. The applicant should discuss the condition and use of the steps that are attached to the loading dock adjacent to Campe Street. These steps are partially in the City's ROW and they appear to be in poor condition. (*Now shown as to be removed.*)
14. The location of any proposed stop signs should be indicated on the plans. Stops signs are required at all exits from the site.
15. It appears that the adjacent site, lot 7.02, currently utilizes a portion of this property for alternate access to their site. The applicant should discuss whether this will be allowed to continue of whether any physical barrier is proposed between the sites.
16. There appears to be an existing low spot at the edge of the terrace near the intersection with Campe Street. The application should discuss whether this is proposed to be addressed.
17. The applicant should clarify whether any of the existing trees on the site are proposed to be removed.

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



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cc: Egg Harbor City Land Use Board Members
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Linda Taylor
Lance Landgraf, PP (via email)
David Wood, PE (via email)