

August 28, 2015

Lance B. Landgraf, Jr., PP, AICP
NJCRDA
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Longacre New Jersey Properties, LLC
10 South New York Avenue
Block 151, Lot 15 Atlantic City, NJ
CRDA #2015-08-1638
Completeness and Technical Review #1
ARH #24-10015.01

Dear Mr. Landgraf:

This office, in conjunction with the Cofone Consulting Group, LLC, has reviewed the documents associated with the referenced project submittal. The applicant's information, including the professional staff and inventory of documents submitted is summarized as follows:

Applicant Information

Applicant/Owner: Longacre New Jersey Properties, LLC
1621 McKean Street
2nd Floor
Philadelphia, PA 19145
609-572-7544

Concept Floor Plans: Mr. John Christinzio
Quest Design Services, LLC
2517 S. Cleveland Street
Philadelphia, PA 19145
215-779-6187

Attorney: Mr. Nicholas F. Talvacchia
Cooper Levenson
1125 Atlantic Avenue
Atlantic City, NJ 08401
609-344-3161

Documents Submitted

- Cover letter dated August 5, 20015
- CRDA Application Form August 12, 2015
- Proposed plans prepared by Quest Design Services, LLC consisting of (5) sheets: A-1 to A-5 all titled

floor plans, dated May 19, 2015.

- Prior and existing plans prepared by Quest Design Services, LLC, unsigned, consisting of (5) sheets: A-1 to A-5 all titled floor plans, dated May 19, 2015.
- Survey prepared by Steven R. Kelly, PLS, PP consisting of (1) sheet dated June 24, 2015.

Document Review

We offer the following for your consideration in reviewing the Application:

Project Description:

The applicant proposes to redevelop the historic Morris Guards Armory (26,540 SF) located at 10 South New York Avenue into a mixed use development. The project envisions 25 apartment homes, as follows:

3 - Studio apartments, 14 - One bedroom units, 8 - Two bedroom units. The existing 2 commercial units on the first floor will remain. Parking variances are required as no spaces are proposed. A total of 51 parking spaces are required based on the bedroom count above.

Planners Comments:

1. The property is located in the Central Business District (CBD) District, which permits the overall proposed retail usage of the property. The purpose of the CBD is as follows: “The CBD Central Business District is established to preserve and enhance commercial, financial, retail and similar activities and services of importance to the existing central business district. The district is intended to accommodate a wider variety of commercial uses than any other district. High land values, space limitations and public convenience justify greater intensity of use than in any other commercial district.” The applicant should provide testimony relative to how the application advances the goals of the CBD District.
2. The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to “reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to “develop an economically viable and sustainable tourism district” and “[expand] Atlantic City’s tourism and economic bases” (Id, Page 1-2). The applicant should provide testimony relative to how the application advances the goals of the Tourism District.
3. Given location of the site within the CBD, the applicant should provide testimony relative to the extent to which the application complies with Ordinance Section 163-74, “Urban Design Standards.” We understand that the project is an adaptive reuse of the existing Armory building, working within the confines of the existing structure and property. The applicant should provide testimony relative to how it proposes to, as stated in its application rider, “...transform the building into an urban feel, mixed-use apartment building unlike anything that currently exists in Atlantic City.”
4. Relative to off-street parking, we agree with the Applicant’s assessment of 51 parking spaces (47 residential and 4 commercial) required pursuant to Ordinance Section 163-70A(3)(b), which states that a reduction of parking up to 85% for a retail or similar use can be approved if the site is adjacent to a public transit route. We also agree that the proposed use mix and required parking is less intensive than the previous use mix in the building.

Engineering Comments:

1. Provide an overview of the proposed improvements to the entire building. Address plans to evaluate/repair the following: roof; roof parapet and towers; stone window sills (generally a source of water intrusion and damage to the building); exterior porches and railings; window and window lintels; bay windows, etc.
2. Describe the plans to flood proof the building and the first floor area to the rear of the existing commercial units.
3. What type of exterior lighting is planned? Will the alleyway be lit?
4. Will access to the alleyway and rear of the building be secured? Describe the plans for the open space area at the rear of the property and the type of fence that is proposed. How will this area be accessed by the residents?
5. Describe how HVAC will be provided to this building and each apartment. Show this information on updated floor plans.
6. How will garbage and recycling be collected and staged? Identify the storage area for the various containers and how residents will access this area.
7. The plans submitted are conceptual in nature and do not appear to have been prepared by a licensed architect. More detailed signed and sealed plans, prepared by a Licensed NJ Architect, should be submitted for review and approval.

Recommendation:

Should the Board wish to consider approval of this application, it is our recommendation that this letter, in its entirety, become part of the approval resolution. All items in this letter must be compiled with to the satisfaction of this office, the CRDA and the appropriate departments of the City of Atlantic City, prior to posting of bonds, inspection fees and start of construction. We reserve the right to make further review comments resulting from the receipt of revised plans and reports. We are willing to meet with the applicant and his professionals to expedite revisions to the plans and expedite final plan approval.

Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,



William M. England, PE, PP, CME, CPWM for
Adams, Rehmann & Heggan



Christine A. Nazzaro-Cofone, AICP, PP for
Cofone Consulting Group, LLC

cc: Robert L. Reid, AICP, PP
Paul G. Weis, Chief Legal Counsel
Applicant's Attorney
Applicant's Engineer