



Principals

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April 15, 2019

Lance B. Landgraf, Jr., P.P., AICP
Director of Planning
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

**Re: Preliminary & Final Major Site Plan Approval
Stockton University AC Devco
CRDA Application #2019-04-2638
ARH Project #2410042.01**

Dear Mr. Landgraf,

On April 8, 2019 the applicant Atlantic City Development Corporation, submitted for a Preliminary/Final Site Plan Approval for a proposed project construction. The property is located at Atlantic and Providence Avenues in the Chelsea neighborhood. The scope of project includes demolish existing structures and construct a (6) six story dormitory for Stockton University students with 105 units/405 beds.

A summary of the applicant's recent submission is as follows:

A. Documents Submitted:

1. CRDA Application form and addendum.
2. Site Plan drawings prepared by Arthur Ponzio Associates, dated April 8, 2019.
3. Traffic Report prepared by Langan Engineering, dated April 8, 2019.
4. Stormwater Management Report prepared by Arthur Ponzio Associates, dated April 8, 2019.
5. Architectural plans prepared by Kitchen & Associates, dated April 8, 2019.
6. Property survey prepared by Langan Engineering, dated April 3, 2019.

B. Background:

The present use of this premises consists of one (1) lot, Lot 5, upon which is a 6-story vacant building. The remaining Lots 6 thru 9 are currently vacant.

ARH Associates

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COMPLETENESS REVIEW:

Engineer and Planner's Review Comments

Based on our review of the documents submitted, it is our opinion the application is complete for planning and engineering review.

TECHNICAL REVIEW:

Based upon our review of the submitted application and plans, we offer the following:

I. Planner's Review Comments

Master Plan Review

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).

Zoning Compliance

The property is located in the Gateway (GWAY) District, which purpose is enunciated at § 19:66-5.13 as follows:

"The purpose of the GWAY District is to serve as a transitional gateway into the higher-intensity sections of the Tourism District. The GWAY District offers an attractive, lower-intensity introduction to the remainder of the Tourism District."

The regulating standards are within the "Amended and Restated Redevelopment Plan for the Gateway Redevelopment Area."

No variances are required.

Planning Analysis and Issues for Consideration by the Board

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

- 1) The Applicant shall provide testimony regarding how the proposal will advance the intent of the Tourism District and the Tourism District Master Plan.

- 2) The Applicant shall provide testimony regarding how the proposal will advance the intent and objectives of the Amended and Restated Redevelopment Plan for the Gateway Redevelopment Area.
- 3) While all proposed uses are permitted and no bulk variances are required, the Applicant's professional planner and/or architect shall provide testimony relative to "H. Urban Design Standards" as contained within the Amended and Restated Redevelopment Plan for the Gateway Redevelopment Area. We note that the proposal is consistent with the requirements.
- 4) The Applicant's professional planner and/or architect shall discuss the function of the site and its integration into the surrounding area.

II. Engineer's Review Comments

Site Plan (Drawing C-3)

1. If required, restripe parking spaces on Atlantic Avenue to maximize on street parking from Providence to Hartford. Coordinate with the Parking Authority and Atlantic City Police Department as necessary.
Add/relocate parking meters as necessary. Show existing meters more clearly on plan.
2. Provide details of the proposed block wall along lot 13.
3. Provide details of the masonry wall separating the pedestrian access from the vehicular access on Hartford Avenue.
4. Provide details of the proposed 8' solid fence on the property line of lots 15, 16 & 17.
5. Is there porous pavement on the site? If not, remove the detail related to same on drawing C-9 and add a concrete slab detail, identify resurfacing, joint details, and joint pattern. (see Site Detail – No. 1).
6. All curb to be replaced in kind. Update notes as required.
7. Add cross walk striping to Providence Avenue.
8. Repair/regrade concrete gutter on Providence Ave to eliminate ponding.

Grading Plan (Drawing C-4)

1. Show top of wall/bottom of wall grades for all walls.
2. Add wall cross-sections to all the details to further clarify intent.
3. Add existing spot grades to existing properties to verify that no drainage problems will result due to construction of this project.
4. Identify the end of the fence approaching Hartford clearly on the plan. Give consideration to site triangles for pedestrians and vehicles. Adjust heights and materials if necessary.
5. Consider adding lighted bollards in the pedestrian access from Hartford to help deter vehicles from entering this area. Consider additional signage, striping, etc., to differentiate the pedestrian access from the adjacent driveway access. Repair, replace the curb and sidewalk in this area. Is vehicular access needed to the rear of lots 1,2 or 3?

6. The grading on the courtyard area appears to be very flat. Provide additional spot grades, grades for all top and bottom of walls. Consider relocating the inlet out of the center of the landscape area to avoid cracking of the concrete drive.
7. Show the location of the river stone in the rain garden and add details as necessary for its construction. Add a profile/cross section if necessary for clarity.

Site Utility Plan (Drawing C-5)

1. Show the relocation of the existing hydrant in the proposed driveway off Providence Avenue.
2. The dual function water meter pit is a very large structure. Provide additional detail on the utility plan and detail sheets for this structure. Relocate if necessary.
3. Provide a profile of the new water line and identify all crossings including sewer and water laterals, and storm drain lines. Identify any conflicts and show the location of concrete cradles where necessary. Depending on the final disturbance of the existing pavement, the applicant may be required to repave Hartford Avenue and the entire intersection with Pacific Avenue.
4. Identify how many active utility services will be affected in Hartford Avenue and provide temporary service and notice to affected residents.
5. Provide details and proposed elevations for the (11) eleven architectural elements in the courtyard.
6. A traffic control plan for work in Hartford and Pacific Avenues will be required. Coordinate with Atlantic City Engineering and Police during preparation of the plan. This should be coordinated with a traffic maintenance plan for the entire site.

Landscape Plan (Drawing C-6)

1. No exception taken. Coordinate any changes to this plan as a result of changes to other plans in the set, as well as with the Architectural drawings.

Lighting Plan (Drawing C-7)

1. The lights along Atlantic Avenue appear to conflict with the (5) five Z-S plantings (Pagoda Trees). Consider adding another (2) two lights to the frontage and modify the spacing of the lights to fall mid-way between the Pagoda trees.
2. The bollard lights shown in the courtyard may be in conflict with potential site furniture shown on the architectural plans. Coordinate the furniture and lights between all drawings. Will the site furniture adversely affect the light patterns necessitating redesign/relocation?

Soil Erosion Plan (Drawing C-8)

1. No exceptions taken. Coordinate any changes to this plan as a result of changes to the other plans in the set, as well as with the Architectural drawings.

Site Details – 1 (Drawing C-9)

1. There is a porous pavement section shown. Where is the porous pavement to be used? Identify on the plans, and identify any underground drainage systems required to store and infiltrate rainwater. (See Site Plan C-5).
2. If porous pavement is to be utilized, prepare and submit a construction procedures document specifically for porous pavement installation. In addition, submit a detailed maintenance manual and schedule appropriate for use in this area.
3. Confirm that the meter pit detail is acceptable to the ACMUA. Identify the access hatch model and manufacturer and the hinge location. The installation of the meter pit and sidewalk repair on either side of the pit shall be detailed and submitted for review and approval by this office.

Site Details – 2 (Drawing C-10)

1. All bedding stone shall be “choked” to prevent the migration of fines into open graded bedding, causing long term settlement.
2. Provide a detail for a dog house manhole base. All storm manholes in the public ROW shall be constructed on piles per the pile cap detail.
3. Clarify on the pile supported pipe detail the depth of the hole in the pile so that the steel pin does not come in contact with the pipe over time.

III. Standard Conditions

The following standard conditions shall be included.

1. Applicant shall comply with all CRDA administrative requirements.
2. Submission of the proper number plans required by the CRDA for signatures. Provide additional copies of the final plans in CAD and PDF format.
3. Should this application be subject to the review and approval of any outside agencies, evidence of these approvals must be submitted to this office prior to the signature of any final plans and the start of construction.
4. All professional fees shall be paid and inspection escrow posted prior to construction.
5. Provide construction cost estimates, bonding and inspection escrow calculation for review and approval.
6. At least (72) seventy-two hours’ notice must be given prior to the start of construction.

RECOMMENDATION:

Should the Board choose to consider approval of this application, it is the recommendation of this office that this letter, in its entirety, become part of the approval resolution. All items in this letter must be complied with to the satisfaction of this office and the CRDA prior to the start of construction.

We reserve the right to review and provide additional comment on the revised plans and reports. We are willing to meet with the applicant and his engineer to expedite the revisions, if requested.

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

Sincerely,



William M. England, PE, PP, CME, CPWM
Board Engineer



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

cc: Robert L. Reid, AICP, PP, Land Use Regulation Officer
Paul G. Weiss, Chief Legal Counsel
Christine A. Nazzaro-Cofone, Board Planner
Arthur W. Ponzio Co. & Associates, Applicant's Engineer
Charles B. Liebling, Esq., Applicant's Attorney