

2014-04-1030



ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
CIVIL ENGINEERS-LAND SURVEYORS-PLANNERS
400 N. DOVER AVENUE, ATLANTIC CITY, NJ 08401
PHONE: (609) 344-8194; FAX: (609) 344-1594

Paul Weiss, Esq.
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

6-23-14

Re: California Avenue Ventures, LLC
Block 32 Lot 8
2701 Boardwalk

Dear Weiss:

Enclosed Please find six sets of revised development plans for the above referenced project. These plans are being submitted in response to the professional review memorandum dated May 21, 2014, prepared by Kernan Consulting Engineers.

Our responses to the items raised within the Kernan report are as follows:
(Note, numbering is keyed to the Kernan Report)

1.0 Project Description

No Response to this section is required by the applicant.

2.0 Materials Reviewed

No Response to this section is required by the applicant.

3.0 Submission Requirements

Section 163-97 – Application for Preliminary Site Plan / Subdivision Plat

- (4) The project plans have been updated to correct the site address.
- (8) The applicant is the owner of the subject property.
- (10) A written statement addressing Section 163-127 Thru 163-133 is included with this submittal.
- (12) The applicant intends to own the completed facility and lease to tenants. Tenants are not known at this time.
- (15) The applicant intends to partially self finance the proposed development. The applicant is also applying for financing through the Casino Reinvestment Development Authority.
- (16) A Waiver is requested from supplying a traffic study for the proposed project. The proposed development is primarily for use by boardwalk pedestrians and the subject project will generate a negligible volume of additional traffic.

- (17) The applicant requests a waiver from this requirement. All required public utilities and facilities necessary to properly service the project are in place and readily available.
- (21) f A partial waiver is requested spot elevations have been shown on the enclosed development plans (existing and proposed), as requested.
- (21)j No easements are known to exist affecting the subject site.
- (21)l Existing and overland drainage patterns have now been shown on the plans. Additionally, storm sewer lines within 200 ft have been added to the project site.
- (21)o Gas and phone lines have now been added to the existing conditions plan as requested.
- (21)p[1] The required building calculations have been added to the enclosed development plans.
- (21)p[3] The required lighting information has been added to the enclosed development plans.
- (21)p[4] The existing and proposed fencing has been clearly identified on the enclosed plans, as well as all proposed plantings.
- (21)p[6] All proposed landscape is shown on the site development plan.
- (21)p[7] All proposed site improvements are shown on the site development plan.
- (21)q a partial waiver is requested. The plan has been updated to include an aerial photo identify surrounding development and approximate stories of the structures. The California Villas building has been removed from the existing conditions.
- (21)r [2] Total Building square footage has been added to the development plan.
- (21)r[3] The proposed number of off-street parking and loading spaces are identified on the enclosed plans.
- (21)r[5] There are no easements known to affect the subject property.
- (22) A waiver is requested from this requirement. The project will obtain all necessary approvals from the respective utility companies for service prior to construction.
- (24) There are no underground storage tanks known to exist on the subject site.

Section 163-111 – Application for Final Site Plan / Subdivision Plat

- (6) Engineering plans are including with the subject submission. Specifications and cost estimates are part of the final construction document process, upon receipt of project approvals.
- (8) The required tabulations have been added to the enclosed development plans.
- (9) There are no easements, declarations or covenants known to affect the subject property.
- (10) The property owner will be responsible for maintenance of common open pace. Tenants will be responsible for maintenance of their individual leased areas.
- (11) Copies of all other permits and approvals will be provided upon completion, and prior to issuance of construction permits. The project has received a permit from the NJDEP – CAFRA.
- (12) All proposed landscaping is shown on the enclosed plans.

- (14) This letter shall serve as a response to this requirement.
- (15) No easements are proposed as part of this application.
- (16) The form of performance and maintenance guarantee will be provided upon receipt of approval. The applicant will post a Bond or Certified Letter of Credit.
- (18) No Action required.

4.0 Zoning Requirements

4.1 Permitted Uses

No Response to this section is required by the applicant.

4.2 Bulk Requirements

1. Maximum Height – No Action Required.
2. Maximum Lot Coverage – No Action Required.
3. Minimum Front Yard Requirement – A variance is requested from this requirement, as stated.
4. Minimum Side Yard Requirement – No Action Required.
5. Minimum Rear Yard Requirement – No Action Required.
6. Maximum Floor Area Ratio – No Action Required.

4.3 Off-Street Parking and Loading

1. No action required to the existing non-conformity
2. The enclosed plans have been amended to show the current condition with regard to perimeter landscaping. There are no changes proposed as part of this application. Therefore, a variance is being requested, as may be required.
3. No shade trees are proposed, a variance is being requested.
4. No change is proposed to the existing spaces, a variance is being requested.
5. Dimensions have been added to the enclosed plans. No changes are proposed.
6. No off-street parking is proposed to be dedicated for use as part of this application. The existing surface parking facility is available for use by all employees and customers for a fee. A variance is being requested from providing off-street parking for the proposed use.
7. The rear area of the building will be utilized for loading and deliveries. This area is within an existing parking facility similar to many of the boardwalk retail facilities. No screening is proposed and a variance is being requested.
8. The plan has been amended to indicate the intended location for loading, with dimensions.

4.4 Signs

1. No action required at this time.

4.5 Performance Standards

1. Testimony will be provided in this regard at the time of public hearing. The proposed retail stores will comply with this requirement.

4.6 Urban Design Standards

1. The proposed roof area is intended to be treated with a decorated painted pattern in lieu of providing the required landscape treatment. History has shown this section of the ordinance, specifically roof landscape, to be infeasible due to harsh wind and weather conditions along the ocean front.
2. See item 2 above, the proposed roofscape will be non-reflective as required.

5.0 General Comments

- 5.1 The property address has been amended on Sheet C-1 as requested.
- 5.2 The site shape has been amended as requested on sheet C-1.
- 5.3 The plan has been revised to remove reference to California Villas
- 5.4 The curb and fencing have been updated as required on the enclosed plans.
- 5.5 All existing vegetation has been added/noted to the enclosed plans.
- 5.6 Ownership of the adjacent parcels has been noted. There are no cross-easements proposed, as the existing parking area is not being utilized as part of this application.
- 5.7 The loading space area is shown on the enclosed plans.
- 5.8 The existing parking layout has been updated as requested, on the enclosed plans.
- 5.9 Curbing has been provided, with additional grading detail, on the enclosed plans.
- 5.10 All required calculations have been added to the enclosed plans.
- 5.11 Proposed FF Elevation has been added to the enclosed plans.
- 5.12 Location of Handicapped space is not applicable to this development since no parking is proposed to be dedicated to the proposed development.
- 5.13 A separate SESC plan has been developed and is included with the enclosed plans.

6.0 Fees, Contributions, Obligations

6.1 Approval Process

- No action required at this time.

6.2 Performance Bond and Inspection Escrow

No action required at this time. Estimate to be provided upon receipt of project approval.

6.3 Escrow

No action required at this time.

7.0 Outside Agency Approvals

To be provided upon receipt, prior to issuance of construction permits

The above represents our response to all issues raised in the professional reports provided. Further testimony will be provided on the issues at the time of public hearing. Upon your receipt and review of the enclosed documentation, please advise on completeness and our ability to be scheduled for the next available public hearing.

Thank you.

Sincerely,



Jon J. Barnhart, PE, PP, CME

Cc: Jack Plackter, Esq., Project Attorney
Mitchell Gurwicz, Client