



MEMORANDUM

TO: Elizabeth Terenik, P.P., AICP, Director of Planning and Development

FROM: Edward Dennis Jr., PE, City Engineer

COPY: Division of Planning, City of Atlantic City

DATE: December 4, 2014

RE: Robert Boselli, Jr.
Sunset Avenue
Block 386, Lots 3 and 4
Block 387, Lots 9 and 10
Residential/Commercial Development

I. Project Summary

The Applicant is proposing to demolish the existing warehouses and construct a five story structure on Block 386, Lots 3 and 4 consisting of eight residential units and three commercial units and a water taxi service. The applicant is also proposing to construct an 7 space parking area on Block 387, Lots 9 and 10.

II. Documents Reviewed

1. Copy of cover letter addressed to Rose Ann Lafferty, Land Use Enforcement Officer from Hankin, Sandman, Palladino & Weintrob dated November 13, 2014.
2. Architectural Schematic Design plans; three (3) sheets prepared by Fenwick Architects dated September 18, 2013, revised September 19, 2013.
3. Site Plan Drawings prepared by Arthur W. Ponzio Co. & Associates, Inc.; five (5) sheets dated August 15, 2012 with latest revision dated November 13, 2014.

III. Review Comments

1. The applicant should discuss the timeline for the future sidewalk connection from the site to the existing sidewalk along Atlantis Avenue. The Pedestrian Circulation Plan on the cover sheet of the plans utilizes this section to access offsite parking.
2. The applicant should discuss the condition of Sunset Avenue outside the project limits.
3. The applicant is not proposing any stormwater quality devices. Our office defers to the requirements of the CAFRA Permit.
4. The finish floor elevation on the Ponzio Plan should be shown in NAVD88 Datum.
5. The applicant should discuss the adequacy of the proposed parking.
6. The Luminaire Schedule conflicts with the details for the proposed site lighting. The Luminaire Schedule indicates metal halide and the details indicate LED; the City recommends LED.
7. The plans should clearly indicate the locations of the site lighting.
8. The plans should reference the elevation of the proposed bulkhead. The elevation must comply with the new City Ordinance.
9. Road reconstruction and road restoration must be performed in accordance with City Standards.
10. We recommend the Fire Chief review the project for access for emergency vehicles.
11. The applicant should indicate if any Ordinances are required to designate Sunset Avenue one-way.

IV. Recommendation

It is our understanding that this project is scheduled for a hearing before the Casino Reinvestment Development Authority (CRDA) on December 18, 2014. We recommend that the above comments are forwarded to the CRDA for consideration at the above referenced hearing.

Please note that our office did not complete a full detailed review of the project plans. We defer comprehensive review to the CRDA professional staff.

Respectfully submitted,



Edward D. Dennis Jr., PE, PP, CME, CPWM
City Engineer