



COFONE CONSULTING GROUP, LLC

CHRISTINE A. COFONE, PP, AICP
Principal

October 29, 2018

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

RE: **Bahaa Said**
2409 Fairmount Avenue
Block 388, Lot 5-8
Application #2018-10-2513

Dear Mr. Landgraf:

As per your direction, we have reviewed the above-referenced development application, and it has been deemed **complete**. The following is a technical review.

In the subject application, the applicant is seeking bulk variance approval for the expansion of an existing auto repair and storage use, known as "Mr. B's Auto Service," located at Block 388, Lots 5-8 within the Thorofare Waterfront (TWD) Zone.

As part of our analysis, we undertook the following tasks: an inspection of the subject premises; a survey of surrounding land uses; review of the Casino Reinvestment Development Authority Tourism District Land Development Rules and Tourism District Zoning Map; review of the Applicant's Application submission package; and a Preliminary Site Plan, consisting of one sheet, prepared by Jason T. Sciuillo, PE, PE, of Sciuillo Engineering Services, LLC and dated September 26, 2018.

We offer the following analysis and comments for your consideration.

Description of Site and Summary of Development Proposal

The 4,725 square foot parcel is situated at 2409 Fairmount Avenue (corner of Georgia Avenue). The Applicant is seeking to expand the existing auto repair and storage use by providing more building space for vehicle storage, adding two parking spaces adjacent to Georgia Avenue, and adding a 10-foot high garage door to allow vehicles to exit onto Georgia Avenue. Ancillary improvements include a 4-foot wide landscape planter box, a 6-

125 Half Mile Road, Suite 200 • Red Bank, New Jersey 07701 • Office: 732.933.2715 • Fax: 732.933.2601 • Cell: 732.439.6400

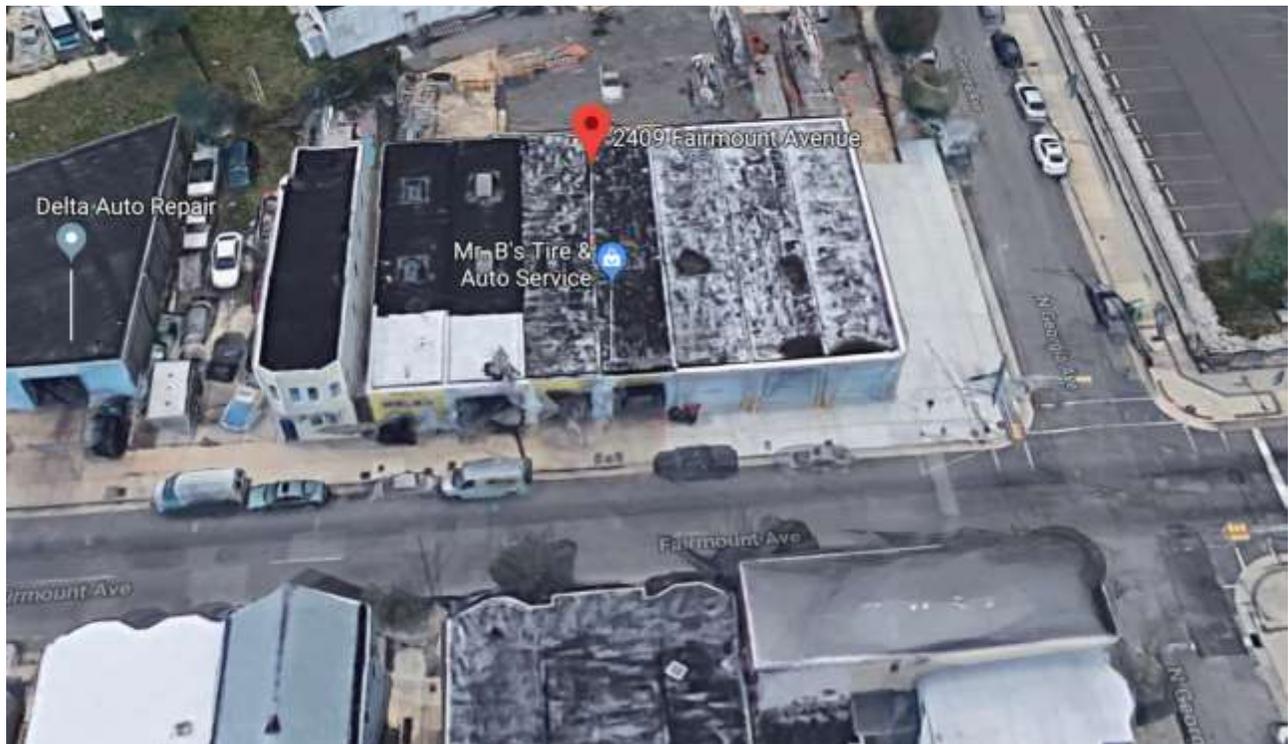
E-mail: ccofone@cofoneconsulting.com • www.cofoneconsulting.com



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foot high board-on-board fence along a portion of the northeastern boundary of the Site, four-inch white painted lines in the northeastern portion of the Site near Georgia Avenue, and wheel stops along the northern property line. The Applicant has stated that the current staffing levels will not increase in conjunction with this Application.



Surrounding Land Uses

The immediate surrounding area is dominated by commercial uses west of Fairmount Avenue and a mixture of residential and commercial uses east of Fairmount Avenue.

Zoning Compliance

The property is located in the Thorofare Waterfront (TWD) Zone. As stated at CRDA Land Development Rules Section at N.J.A.C. 19:66-5.17, the purpose of the RC District is as follows:

The purpose of the Thorofare Waterfront District is to capitalize on the waterfront attributes

125 Half Mile Road, Suite 200 • Red Bank, New Jersey 07701 • Office: 732.933.2715 • Fax: 732.933.2601 • Cell: 732.439.6400

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the area affords by encouraging a mixture of residential development types, supportive commercial, educational, and institutional uses, as well as maximizing natural amenity attributes, including waterfront access and green space.

The existing and proposed use is identified as “automobile repair” and listed as a conditional use as per N.J.A.C. 19:66-5.17(iii)(1). The conditional use standards for automobile repair are listed at N.J.A.C. 19:66-6.3(2), as follows:

- i. Spray booths are not permitted at any facility located within 1,000 feet of a property used for residential use.*
- ii. The establishment shall be completely enclosed and all operations shall occur within a building.*
- iii. The establishment shall provide a fence of six feet maximum along all property boundary lines except along street frontages.*
- iv. Storage areas for vehicles shall be provided on the lot and shall not occur in the public ROW.*
- v. All dismantled vehicles, equipment, and parts, and accessories thereof, shall be stored within a building or behind a solid screen fence no less than six feet high.*
- vi. Outdoor storage areas for vehicles, parts, or equipment shall not be permitted in any required yard.*

The Applicant complies with the conditional use standards. Bulk variances are required for existing non-conforming conditions related to the existing building location, building and impervious coverage, lot area, lot depth, and front and rear yard setbacks. Additional bulk variances are required for parking (0 existing; 2 proposed; 17.6 required) and loading (0 existing; 1 required).

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).



Planning Analysis and Issues for Consideration by the Board

In regard to the “c” variances, the Municipal Land Use Law (MLUL) at NJSA 40:55D-70c sets forth the standards for variances from the bulk regulations of a zoning ordinance. A “c(1)” variance is for cases of hardship due to factors such as shape or topography, or due to “an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.” A “c(2)” variance may be granted where the purposes of zoning are advanced and the benefits of deviating from the ordinance requirements outweigh any detriments. The benefits derived from granting a “c(2)” variance must include benefits to the community as a whole, not just to the applicant or property owner. A “c” variance application also must address the “negative criteria.”

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

- 1) The Applicant has provided narratives regarding the bulk variance requests. We acknowledge the existing conditions on the Site that drive compliance difficulties and impossibilities. The Applicant is required to provide testimony by a New Jersey licensed professional planner in accordance with statutory and case law requirements. The Applicant’s professional planner shall additionally discuss the impact of the proposed improvements on the existing conditions on the Site.
- 2) The Applicant or its professionals shall provide testimony about the existing and proposed security measures on the Site.
- 3) The Applicant’s Engineer shall provide testimony about the current and proposed parking demands the use has/will have on the surrounding area.
- 4) We acknowledge that the proposed 4-foot wide landscape planter box provides for curb appeal. The Applicant’s Engineer shall provide testimony regarding the proposed maintenance and upkeep of the planter box.
- 5) The Applicant shall provide testimony regarding how the proposal will advance the intent of the Tourism District and the Tourism District Master Plan.



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Engineering Analysis and Issues for Consideration by the Board (as provided by William England, PE, PP, CME, CPWM)

- 1) The Applicant's engineer shall provide turning templates. How will the egress from the "garage space" be accommodated through a 10-foot wide garage door? It appears to be awkward and tight.
- 2) There is not much room along the face of the building for the two proposed exterior parking spaces for cars to complete a K-turn easily if they park head-in. While it will probably work, the Applicant's engineer shall consider sliding the spaces closer to Georgia Avenue to make it easier.

We would be happy to address any questions or comments on the above at the public hearing.

Respectfully submitted,

Christine A. Nazzaro-Cofone, AICP, PP
CRDA Consulting Planner

cc: William England, PE, Board Engineer
Applicant
Applicant's professionals