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David F. Wood, P.E. & P.P.
Lance B. Landgraf, Jr., P.P., A.I.C.P.

October 25, 2005

City of Brigantine Planning Board
1417 West Brigantine Avenue
Brigantine, NJ 08203

ATT: Ms. Rose Roberts, Chairperson

REF: Final Major Subdivision
GC Realty L.L.C.
Block 8102, Lot 1
Brigantine, NJ

Dear Ms. Roberts:

We have received the above referenced Final Major Subdivision submission consisting of the following additional information:

1. Major Subdivision Review Application Form, signed by James Maggs, Member of GC Realty LLC;
2. Correspondence from Jon Barnhart addressing Preliminary approval comments, dated 8/1/05.

I have reviewed these documents as they pertain to the preliminary approval received in January 2005 and offer the following information for your consideration:

A. ZONING REQUIREMENTS

The site is located within the R-2 Zoning District. All of the parcels will meet or exceed the lot area requirements within the District.

The Area and Bulk requirements of the R-2 District are outlined below:

	PERMITTED/REQUIRED	EXIST. LOT 1	PROP. MIN LOTS	STATUS
USE	SFD	VACANT CLUBHOUSE	SFD	C
LOT AREA	4,500 SF	6,149 AC	>4,500 SF	C
LOT FRONTAGE	50 LF	>1,200 LF	55 LF	C
LOT DEPTH	90 LF	155 LF	>90 LF	C
FRONT YARD SETBACK	20 FT	63 FT	20 FT	C
REAR YARD SETBACK	20 LF	N/A	20 FT	C
ONE SIDE YARD	7 LF	47.6 FT	7 FT	C
SECOND SIDE YARD	3 LF	N/A	3 LF	C
BUILDING HEIGHT	35 FT	N/A	<35 FT	C
BUILDING COVERAGE	40%	N/A	40%	C
SITE COVERAGE	60%	N/A	60%	C
PARKING	2 PER UNIT	N/A	UNDEF	UNDEF

NOTES:

1. C = CONFORMS
2. DNC = DOES NOT CONFORM
3. UNDEF = UNDEFINED
4. ? = INDETERMINATE. NO INFORMATION WAS SUBMITTED.
5. * = WITH PLANNING BOARD APPROVAL

1. All of the proposed parcels will meet or exceed the zoning area and bulk requirements for the zone.
2. The applicant shall provide testimony as to the parking being provided for each dwelling and where on the parcel the spaces will be provided. A minimum of 2 spaces per unit are required under the Brigantine Ordinance. The applicant shall also provide testimony as to how the parking will meet the R.S.I.S. parking standards in 5:21-4.14, Table 4.4. Single-family dwellings require from 1.5 spaces to 3 spaces depending on the number of bedrooms in the structure.

CONDITION SATISFIED BY TESTIMONY AT PRELIMINARY HEARING.

B. GENERAL COMMENTS & RECOMMENDATIONS

1. As stated above, the applicant proposes significant improvements to the intersection of Roosevelt Boulevard and Golf Course Drive. This redesign is intended to make the intersection operate safer and more efficiently. The plan appears to meet with the preliminary discussions the applicant had with both this office and the City Engineer. I will defer the final review of the intersection to the Board Engineer. At a minimum the turning lanes should be made to intersect the travel lanes as close to 90 degrees as possible. We will defer to the Board Engineer for review of the design for compliance with RSIS standards.

NO FURTHER COMMENT OR ACTION REQUIRED.

2. The plans indicate curbed islands to separate two turning lanes at the intersection. It is not clear what material is proposed in the center of the islands. In discussions with the Public Works Department, it was recommended that the islands be filled with concrete.

INTERSECTION REDESIGNED, COMMENT SATISFIED.

3. The proposed street trees within the redesigned island should either be moved closer to the center of the island or removed. Our concern is that the trees will become a traffic hazard and block the sight triangles surrounding the island.

PLAN APPEARS SATISFACTORY, GOLF COURSE REVIEW PENDING.

4. The plans do not indicate the location of any existing or proposed streetlights. At a minimum, we would suggest lighting at the intersection and at the apex of the curve heading north along Golf Course Drive. The existing lights should be shown on the plans and supplemental lighting added to the Board's satisfaction.

ADDITIONAL STREET LIGHTS HAVE BEEN ADDED, COMMENT SATISFIED.

5. We would recommend additional traffic control signage at the intersection of Roosevelt and Golf Course Drive. Specifically, the addition of 'Do Not Enter' signs to deter vehicles from entering the northbound side of Roosevelt Boulevard. All proposed and recommended signage shall meet current MUTCD standards.

INTERSECTION REDESIGNED AND SIGNS ADDED, COMMENT SATISFIED.

6. Due to the large size of this development, the Board may wish to have the applicant provide some architectural elevations of the proposed dwellings. The intent is to make sure there is diversity in the design of each of the structures proposed for the lots.

CONDITION SATISFIED BY TESTIMONY AT PRELIMINARY HEARING

7. As the applicant and the Board are aware, the location of the proposed development along the bay front will require an application and approval from NJDEP. At a minimum, a Waterfront Development Permit will be required. Other CAFRA jurisdictional issues may also be applicable including but not limited to buffers to filled land and wetland areas. It is our recommendation that any approval of the subdivision be limited to preliminary until such time that the necessary NJDEP and/or CAFRA Permits are obtained.

CAFRA PERMIT RECEIVED, CONDITIONS OF PERMIT MUST BE SATISFIED.

8. It is my opinion that several of the proposed parcels and the dwellings proposed thereon, will not meet the NJDEP buffer requirements for Filled Waters Edge. This approval however is under the jurisdiction of NJDEP and not the Brigantine Planning Board. I would request that all applications and correspondence to NJDEP, CAFRA, etc., be provided to the Board Secretary and the Boards Professionals as they are submitted and received by the applicant.

NO FURTHER ACTION REQUIRED.

9. The proposed boat docks will be subject to the above referenced NJDEP approval process. The applicant should be aware that the Brigantine Ordinances also limit the number of slips permitted for residential use. Section 198-123 Private Residential Marinas limits the number of berths to one per bedroom in the principal residential structure. An additional off-street parking space shall be required for each berth exceeding two.

NO BOAT DOCKS ARE PROPOSED AT THIS TIME. SHOULD THE APPLICANT PROPOSE SUCH DOCKS IN THE FUTURE, THE PLANS SHOULD BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW.

C. OTHER APPROVALS

The following other approvals shall be obtained prior to the applicant making application for Final Major Subdivision Approval: **COMPLIANCE WITH CONDITIONS OF ALL APPROVALS SHALL BE PROVIDED PRIOR TO SIGNING OF SUBDIVISION PLAT.**

1. NJDEP – Wetlands Letter of Interpretation (LOI);
2. CAFRA – Waterfront Development Permit;
3. NJDEP – Sewer Extension;
4. NJDEP – Water Extension, if required;
5. City of Brigantine – Sewer and Water Department;
6. City of Brigantine – Police and Fire Department;
7. Atlantic County Planning Board.

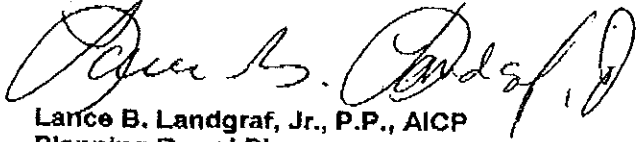
This concludes our review of the current submission. We reserve the right to provide further comment on this application upon submission of new and/or revised information and at the Public Hearing.

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GC Realty, L.L.C.
Final Major Subdivision

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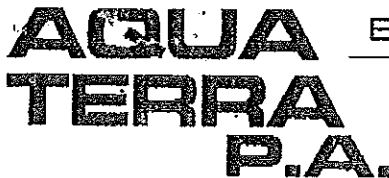
If you have any questions regarding this matter, please do not hesitate to contact me at our Hammonton office.

Respectfully submitted,



Lance B. Landgraf, Jr., P.P., AICP
Planning Board Planner
For Aqua Terra, P.A.

cc: Planning Board Members
Hance Jaquett, Esq.
Ed Stinson, P.E.
Steve Nehmad, Esq., Applicant's Attorney
Jon J. Barnhart, P.E., Applicant's Engineer


ENGINEERS • PLANNERS • MUNICIPAL CONSULTANTS

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David F. Wood, P.E. & P.P.
Lenore B. Landgraf, Jr., P.P., A.I.C.P.
James W. Schul, P.E., C.M.E.

January 26, 2005

City of Brigantine Planning Board
1417 West Brigantine Avenue
Brigantine, NJ 08203

ATT: Ms. Rose Roberts, Chairperson

REF: Preliminary Major Subdivision
GC Realty L.L.C.
Block 8102, Lot 1
Brigantine, NJ

Dear Ms. Roberts:

We have received the above referenced Preliminary Major Subdivision submission consisting of the following additional information:

1. Major Subdivision Review Application Form, signed by James Maggs, Member of GC Realty LLC;
2. Certification that taxes are paid, dated November 9, 2004, prepared by Donna L. O'Brien, Tax Collector, City of Brigantine;
3. List of property owners within 200 feet, dated September 24, 2004, signed by Barbara Y. Saccoccia, Tax Assessor, City of Brigantine;
4. Copy of Zoning Map Amendment Resolution from the Brigantine Planning Board, dated October 13, 2004;
5. Major Subdivision Plans prepared by Arthur W. Ponzio Co. & Associates, Inc., consisting of 7 sheets, dated 9/26/04 and revised to 12/30/04;
6. Stormwater Management Report prepared by Arthur W. Ponzio Co. & Associates, Inc., signed by Jon J. Barnhart, not dated.

I have reviewed these documents and offer the following information for your consideration:

A. GENERAL INFORMATION

1. The Applicant/Owner of the property is:

GC Realty, LLC
800 Old Bridge Road
Brielle, NJ 08730
732-223-9870

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 GC Realty, L.L.C.
 Preliminary Major Subdivision

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2. According to the application form this is an application for Major Subdivision Approval to create 12 single-family residential building lots and one open space parcel, at the site shown as Block 8102, Lot 1 on the current Tax Map of the City.
3. The site is located within the R-2 District.
4. The property is approximately 6.149 acres in area. An open space parcel of 2.97 acres will be created and dedicated to the City of Brigantine as part of the application.
5. The applicant proposes to realign portions of Roosevelt Boulevard and Golf Course Drive as part of the subdivision application.
6. Concrete curbing and sidewalk is proposed along the northern side of Golf Course Drive in conjunction with the application.

B. COMPLETENESS REVIEW

We have the following comments relating to the current submission and the City's Land Use Ordinance.

1. The applicant has requested a waiver from the requirement to submit a metes and bounds description of the subject property. This waiver is acceptable due to the fact that a current outbound survey was provided with the application. This is item #3 on the Major Subdivision checklist.
2. This office has not received a copy of the deed for the property. This information must be provided.
3. The applicant has requested a waiver from the requirement to submit a natural resource inventory. The applicant states as the reasons for not supplying the inventory is that the site is indicated as fill material on the USDA maps and that fill material has no value as a natural resource. We have no objection to the granting of this waiver. This is item #11 on the Major Subdivision checklist.

With the exception of the applicant providing the deed to the property, we have no objection to the Board deeming the application complete for review.

C. ZONING REQUIREMENTS

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Preliminary Major Subdivision

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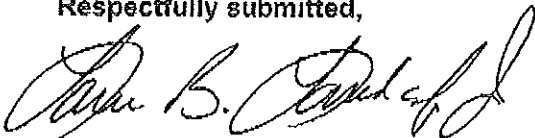
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If you have any questions regarding this matter, please do not hesitate to contact me at our Hammonton office.

Respectfully submitted,



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Planning Board Planner
For Aqua Terra, P.A.

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