

CHURCHILL
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February 5, 2007

Mr. David Bowman, Chairman
and Planning Board Members
City of Pleasantville
18 North First Street
Pleasantville, NJ 08232

Re: The Orchards
Delilah Road (C.R. 646) and Marvin J. Maxwell Lane
Waiver of Site Plan
Block 193, Lots 1.01 and 1.02
Pleasantville File No. 499
City of Pleasantville, Atlantic County, NJ
Our File No. PP06014-ME

Dear Chairman and Planning Board Members:

Subsequent to the October 3, 2006 Planning Board meeting, our office received the following information:

- A. Cover letter addressed to Alexander Churchill Associates from Engineering Design Associates, P.A. dated February 1, 2007 with attached Stormwater Runoff Summary for Block 193, Lot 1.01, City of Pleasantville, Atlantic County, NJ prepared by Engineering Design Associates, P.A. dated January 23, 2007.
- B. Cover letter addressed to Alexander Churchill Associates from Engineering Design Associates, P.A. dated January 8, 2007 with attached revised Stormwater Runoff Summary.
- C. Cover letter addressed to Churchill Associates from Engineering Design Associates, P.A. dated December 20, 2006 with attached revised Stormwater Runoff Summary.

- D. Cover letter addressed to Churchill Associates from Engineering Design Associates, P.A. dated November 29, 2006 with attached Stormwater Runoff Summary.
- E. Cover letter addressed to Churchill Associates from Engineering Design Associates, P.A. dated October 26, 2006.
- F. Modification Plan, Block 193, Lots 1.01 and 1.02, City of Pleasantville, Atlantic County, New Jersey prepared by Engineering Design Associates, P.A.; one (1) sheet dated October 25, 2006 with latest revision dated January 5, 2007.
- G. Copy of Memorandum addressed to Marvin Hopkins, City Administrator from L.J. Borden, Fire Chief dated November 2, 2006.
- H. Copy of letter addressed to Norman Zlotnick, Esquire from Gruccio, Pepper, DeSanto and Ruth, P.A. dated November 2, 2006.

We offer the following comments:

I. General/Background

- 1. The project site is located on the north side of Delilah Road (C.R. 646) approximately 145 feet west of Florence Avenue.
 - 2. The site is known as Block 193, Lots 1.01 and 1.02 as per the Tax Map of the City of Pleasantville.
 - 3. The project site is located in the Multi-Family Residential (MF) Zone.
 - 4. The site is currently occupied by a gravel parking area, miscellaneous building pads and a stormwater management basin.
 - 5. The Waiver of Site Plan Application was deemed complete by the Land Development Application Review Committee on August 29, 2006.
 - 6. Our office did not perform a complete review of the application as we were not made aware that the application would be heard until a couple of days before the Planning Board meeting. However, our office did provide some general verbal comments at the meeting. A discussion of those comments follows in Section II of this report.
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6. Our office questioned the as-built construction of the stormwater management basin and requested a certification from the applicant's Engineer that the basin was constructed in accordance with the approved plans prepared by Adams, Rehmann & Heggan Associates, Inc.

The applicant's Engineer has submitted a Stormwater Runoff Summary which indicates that once the orifice is raised from elevation 8.00 to 8.75, the stormwater management system as constructed will meet the new State stormwater management requirements.

7. Based upon our review of the plans, it did not appear that the handicap parking spaces were ADA compliant. We requested that this be reviewed by the applicant.

The applicant has submitted a Modification Plan prepared by Engineering Design Associates, P.A. delineating ADA compliant handicap accessible parking spaces.

8. Our office questioned the thickness of the proposed paving section which did not meet the Residential Site Improvement Standards.

Since the Board Solicitor determined that the project was not subject to the Residential Site Improvement Standards, the proposed pavement section was not modified

9. Our office indicated that the sight triangle shown on the survey prepared by Stephen C. Martinelli, LS did not match the sight triangle shown on the Engineering Design Associates, P.A. plans.

The Modification Plan prepared by Engineering Design Associates, P.A. reflects the sight triangle as shown on the Stephen C. Martinelli survey.

10. Our office questioned the required number of parking spaces based on the number of bedrooms proposed.

The applicant indicated that the original approval called for two bedroom units and they were also proposing two bedroom units and therefore sufficient parking was provided. The project is proposing the same number of parking spaces as the original project. This testimony satisfied the Board.

11. Our office had requested that the applicant repair or replace any damaged curb and sidewalk along the Delilah Road property frontage.

The Modification Plan prepared by Engineering Design Associates, P.A. indicates all existing sidewalk will be removed and replaced and all damaged and/or deteriorated curb will be repaired or replaced.

12. Our office had requested the applicant to repair or replace any damaged on-site improvements.

The Modification Plan prepared by Engineering Design Associates, P.A. includes a note indicating any on-site improvements that are damaged or deteriorated will be repaired or replaced.

III. Miscellaneous

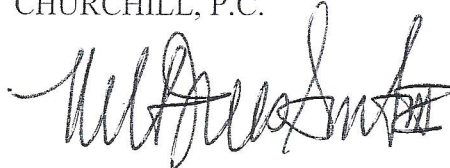
1. In his cover letter dated November 29, 2006, the applicant's Engineer indicated that in his opinion, a CAFRA Permit is not required since the project was bonded, improvements inspected and accepted by the Municipal Engineer and construction permits issued.
2. The applicant must obtain a street opening permit from the City Engineer's office prior to any work within the City right-of-way and a road opening permit from the County Engineer's Office prior to any work within the County right-of-way.
3. Streets that have been constructed, reconstructed or overlaid within the past five (5) years are subject to a moratorium on street openings. The applicant should consult Pleasantville City Ordinance No. 7-2001.
4. Prior to Final Plan Certification, the applicant must provide the City with a Performance Guarantee calculated at 120% of the Engineer's Certified Cost Estimate. Upon release of the Performance Guarantee, the applicant must also provide a Maintenance Guarantee calculated at 15% of the cost of improvements and shall remain in effect for two (2) years upon final acceptance of the work.
5. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the City Engineer's Office.

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Planning Board approval was granted contingent upon approval from all other governmental agencies having jurisdiction.

If you should have any questions or require additional information, please feel free to contact our office.

Very truly yours,
CHURCHILL, P.C.

A handwritten signature in black ink, appearing to read "Robert J. Smith III". The signature is written in a cursive style with a large, stylized initial "R".

Robert J. Smith III, P.E., P.P.
Associate

RJS:tld

cc: Ms. Pat Racz, Planning Board Secretary
Mr. Norman L. Zlotnick, Esq., Planning Board Solicitor
Ms. Melissa Hauck Baker, P.P., Planning Board Planner
Mr. Kevin Cain, Zoning Official
Mr. Steven L. Filippone, P.E., Engineering Design Associates, P.A.
Mr. Richard Milstead, Esquire, Gruccio, Pepper, DeSanto & Ruth, P.A.
Mr. Frank Carpino, Applicant
Mr. Daniel DePasquale, P.E., P.P., C.M.E., Remington, Vernick & Walberg