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August 20, 2020

SCA 003.01

Shurlana Stewart, Planning Board Secretary
City of Pleasantville
18 North First Street
Pleasantville, NJ 08232

RE: Preliminary & Final Major Site Plan Application
Spyglass QOZB, LLC
Block 255, Lot 1
Franklin Boulevard & Ansley Boulevard
City of Pleasantville, Atlantic County, New Jersey

Dear Ms. Stewart:

Sciullo Engineering Services, LLC ("SE") is the consulting engineer assisting Spyglass QOZB, LLC (the "Owner/Applicant") with the above referenced project. On behalf of the Owner/Applicant, we are providing the following information to supplement our application submission from May 7, 2020 for Preliminary and Final Major Site Plan approval of a mixed-use project on the former Pleasantville High School site:

- A. Twelve (12) copies of the full submission made May 7, 2020 (see cover letter attached to that submission for full list of documents) for your use in distribution to Board members; and
- B. Thirteen (13) copies of a plan entitled "Spyglass at Lakes Bay Site Plan" sheet C0101 prepared by SE last issued August 19, 2020 for your file and distribution to Board members.

The Site Plan sheet included as item B above is a revised version of the originally submitted site plan sheet with changes resulting from comments received by the Board professionals in letters from Schaeffer Nassar Scheidegg (SNS) and Remington & Vernick Engineers (RVE), both dated July 1, 2020, from the Planning Board members and public during our July 7, 2020 public hearing, and from supplemental email comments from SNS and RVE in response to updated renderings we intended to present at the public hearing scheduled for August 11, 2020 that was postponed after a request was made by Chris Baylinson, Esq. on behalf of Randall's Seafood. The changes shown on this plan are generally as follows:

1. Updated layout of the commercial waterfront area including:
 - a. Half of the right-of-way of Ansley Boulevard fronting Block 257, Lot 2 proposed for vacation to become part of Lot 2;
 - b. Relocation of the proposed public restrooms and police substation to be included in the future Green Acres park on the east side of Hampden Court (part of a separate project and application);
 - c. Depiction of the proposed buildings as restaurants instead of a mix of retail and restaurant as originally submitted;
 - d. Clarification of the layout of the outdoor dining areas including a covered outdoor dining space labeled as “three seasons” area;
 - e. A deck around the eastern restaurant to separate the swimming pool and tiki bar from the rest of the area for safety around the pool and security around the bar as required by governmental agencies;
 - f. Elimination of a separate trash enclosure structure originally intended to serve the commercial uses to instead be separate trash and recycling storage rooms in each building;
 - g. Elimination of a loading zone proposed for Randall’s Seafood on Hampden Court;
 - h. Inclusion of a loading zone along Main Drive to serve the proposed restaurants from 8am to noon. Outside of those hours the zone will be available for passenger car parking;
2. Addition of a service building for the commercial portion of the site in the parking lot proposed at the corner of Franklin Boulevard and Ansley Boulevard;
3. Addition of surface parking spaces adjacent to the two northern residential buildings inside the fenced residential area;
4. Addition of a service building for the residential portion of the site within the fenced residential area.

As provided during testimony during the July 7, 2020 public hearing and as is typical for applications of this nature, we will revise the rest of the detailed engineering plans and stormwater management report to incorporate these changes and address detailed engineering comments from the Board professionals as a condition of Site Plan approval. We will also be presenting renderings of the proposed site features, which will be colorized versions of this plan as well as architectural renderings, at the next scheduled public hearing at the Planning Board meeting scheduled for September 1, 2020 as outlined in the NJ Municipal Land Use Law NJSA 40:55D-10b.

We look forward to finishing our presentation at the September 1, 2020 hearing so that the Board may act on the application. Thank you for your assistance with the processing of this application. Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or jsciullo@sciulloengineering.com or the project attorney John Ridgway at (609) 926-0126 or jridgway@ridgwaylegal.com.

Sincerely,

Sciullo Engineering Services, LLC

A handwritten signature in black ink, appearing to be 'JTS' with a stylized flourish.

Jason T. Sciullo, PE, PP, CFM
Principal Engineer

Cc: Joel Fleishman, Esq., Board attorney (via email)
Dave Scheidegg, Board Engineer (via email)
Bob Smith, Board Planner (via email)
Sean Scarborough, Applicant (via email)
John Ridgway, Esq. (via email)
Joe Sikora, Sikora-Wells Appel (via email)
Nathan Mosley, Shropshire Associates (via email)
Mike Lucey, Waters Edge Environmental (via email)

ZONING SCHEDULE

3RD AMENDED SUPPLEMENTED LAKES BAY REDEVELOPMENT PLAN DATED NOV. 12, 2019				
PLAN SECTION	STANDARD	PERMITTED/REQUIRED	PROPOSED	STATUS
5.1D	USE	APARTMENTS (180 MAX)	180 APARTMENT UNITS	C
5.1A	USE	EATING & DRINKING ESTABLISHMENTS	EATING & DRINKING ESTABLISHMENTS	C
	MINIMUM LOT AREA	2.0 AC	9.38 AC	C
	MINIMUM LOT DEPTH	200 FT	650 FT	C
	MINIMUM LOT WIDTH	200 FT	604 FT	C
	MINIMUM FRONT YARD (HAMPDEN COURT)	15 FT	16 FT	C
	MINIMUM FRONT YARD (OTHER STREETS)	30 FT	49 FT	C
	MINIMUM SIDE YARD	10 FT	17 FT	C
	MINIMUM REAR YARD	20 FT	N/A	N/A
	MAXIMUM BUILDING HEIGHT	52 FT	52 FT	C
	MAXIMUM NUMBER OF STORIES	4	4	C
	MAXIMUM BUILDING COVERAGE	30%	20%	C
	MAXIMUM FLOOR AREA RATIO	1.20	0.74	C
	MINIMUM PARKING SETBACK	20 FT	20 FT	C
	MINIMUM OPEN SPACE	10%	28.6%	C
	MAXIMUM SITE COVERAGE	90%	78.8%	C
	MINIMUM BUFFER FROM RESIDENTIAL USES	30 FT	N/A	N/A
	MINIMUM BUFFER FROM NON-RESIDENTIAL USES	10 FT	10 FT	C
	MAXIMUM BUILDING LENGTH	200 FT	185 FT	C
	SEPARATION BETWEEN BUILDINGS	20 FT	84 FT	C
5.2B	NUMBER OF LOADING SPACES	1 LOADING SPACE FOR EVERY 10,000 GROSS SF OF COMMERCIAL SPACE (6,000 SF = 1 SPACE)	1	C
	NUMBER OF PARKING SPACES NON-RESIDENTIAL USES	COMMERCIAL ACTIVITIES: 1 SPACE FOR EVERY 300 SF OF N/A MEDICAL OFFICES: 1 SPACE FOR EVERY 2 EXAM ROOMS = N/A PROFESSIONAL & ADMINISTRATIVE OFFICES: 1 SPACE FOR EVERY 350 SF = N/A EATING AND DRINKING ESTABLISHMENTS: 270 SPACES/1 SPACE/3 SEATS = 90 SPACES PERSONAL SERVICE ESTABLISHMENTS: 1 SPACE FOR EACH 1/3 OF AN OPERATOR OTHERWISE 1 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA = N/A	TOTAL REQUIRED = 360; 90 ASSIGNED BEHIND GARAGES 155 UNASSIGNED INSIDE FENCE 39 UNASSIGNED OUTSIDE FENCE 51 ON-SITE MAIN DRIVE & OFF HAMPDEN COURT TOTAL PROVIDED = 425 NOTE: ADDITIONAL 45 ON STREET	C
	NUMBER OF PARKING SPACES RESIDENTIAL USES	1- AND 2-BEDROOM APARTMENT UNITS: 1.5 SPACES PER UNIT = 180 X 1.5 = 270 3 BEDROOM APARTMENT UNITS: 2.0 SPACES PER UNIT = N/A		C
6.7a1	NON-RESIDENTIAL SIGNAGE	NUMBER OF FACADE SIGNS: 1 PER BUILDING NUMBER OF MARQUEE SIGNS: 1 PER BUILDING FACADE SIGN PROJECTION: 4 INCHES MAX. FACADE AREA SIGN: 16 SF MAX. MARQUEE SIGN AREA: 14 SF NUMBER OF GROUND SIGNS: 1	1 PER BUILDING 1 PER BUILDING 4 INCHES 16 SF 14 SF 1	C
6.7b1	RESIDENTIAL SIGNAGE	MAX. GROUND SIGN AREA: 20 SF PER SIDE MAX. GROUND SIGN SIGNS: 2 NUMBER OF WALL SIGNS: 1 PER BUILDING MAX. WALL SIGN AREA: 12 SF MAX. GROUND SIGN HEIGHT: 5 FT MIN. GROUND SIGN SETBACK: 5 FT	20 SF PER SIDE 2 1 PER BUILDING 12 SF 5 FT 123 FT	C

PARKING CALCULATION
RESIDENTIAL = 180 1 & 2 BR UNITS X 1.5 SPACE/UNIT = 270 SPACES
RESTAURANT = 270 SEATS X 1 SPACE/3 SEATS = 90 SPACES

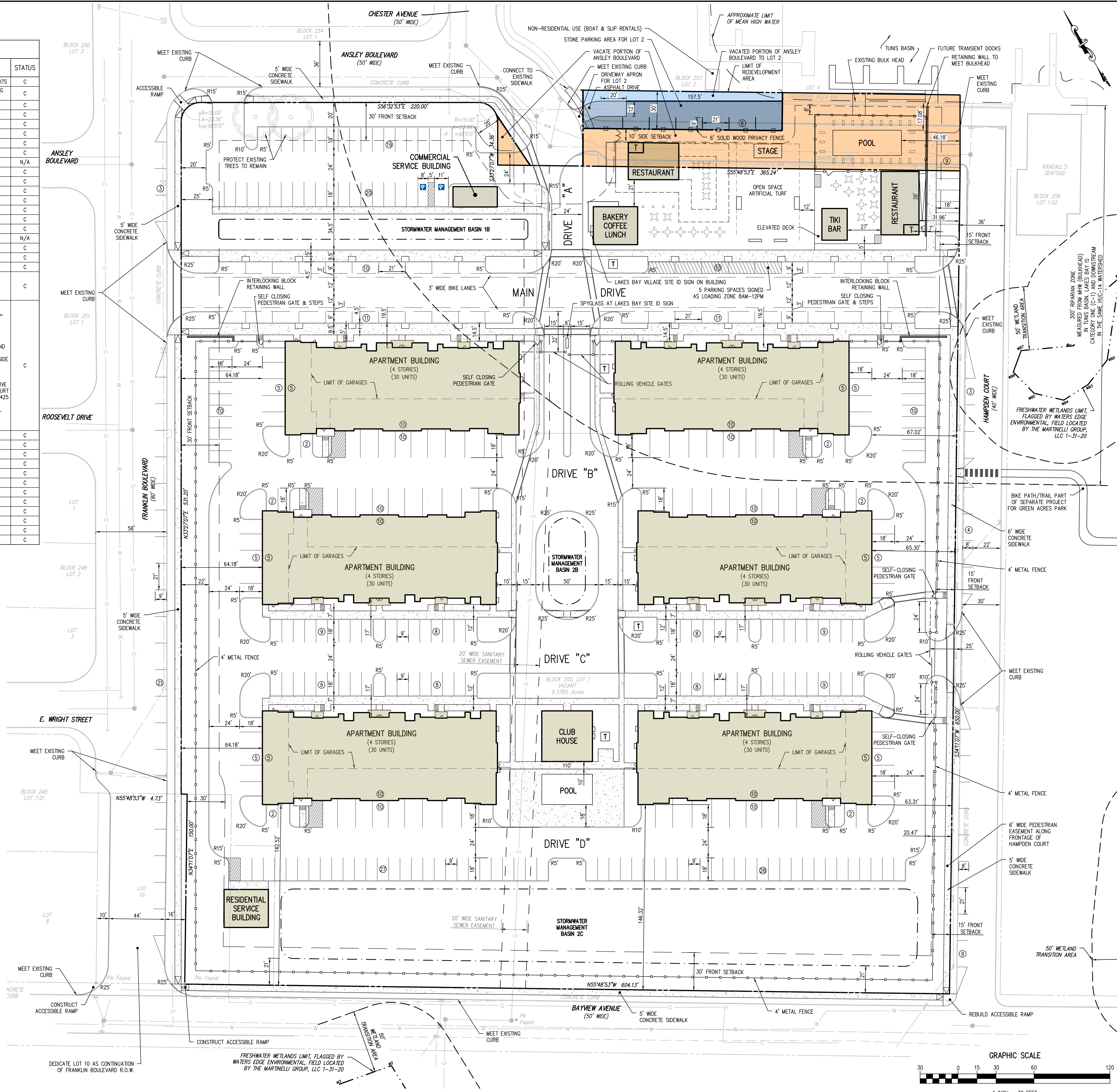
LAKES BAY VILLAGE

SPYGLASS AT LAKES BAY

SITE IDENTIFICATION SIGNS

N.T.S.

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NJ CERTIFICATE OF AUTHORIZATION NO. 24-646-28280700

SPYGLASS AT LAKES BAY
BLOCK 255, LOT 1
CITY OF PLEASANTVILLE, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

Scarlough PROPERTIES
6 W. ROOSEVELT BLVD.
MARMORA, NEW JERSEY 08223

DATE	ISSUE NO.	BY	APPR.	REVISION
6/9/2020	2	JTS	JTS	RESPONSE TO PLANNING BOARD REVIEW COMMENTS
5/5/2020	1	JTS	JTS	INITIAL RELEASE
				SUBMISSION/REVISION

PROJECT NO. SCA 003.01
SCALE: 1" = 30'
SHEET 3 OF 13
C0101