January 5, 2022

AAC guidance and recommendations for the proposed development 110 North Bay Ave. mixed use building located at Block 150 Lot 3, 4 and 5

Overall Site Plan Review

1. Need to clarify what the streetscape elements/fixtures to be according to Borough of Beach Haven engineer based on the width of the sidewalk. Brick paver sidewalks, benches, street lighting and planters are required pursuant to the streetscape ordinance. Street trees may not be required. Note: the proposed drawings indicate a new concrete sidewalk where brick is required.

2. Need a more developed site plan: dumpster area, lighting, signage, loading zone, and storm water management must be presented in more detail.

3. This project is in the Business District, so the BD zoning applies and then, because of the proposed apartments, the RC zone applies which would indicate 1 apartment unit per 5,000 sq ft. This overall site plan is 6,317.61 sq. ft. A density variance will be required.

4. There are 8 parking spaces indicated. The overall project, as drawn, now would need 8 spaces for the apartments. 2 spaces per the four 3-bedroom apartments. The commercial space is approx. 2,300 sq. ft., 1 space per 600 sq ft is required so 4 are required. The two parking spaces currently under the building do not meet the ordinance requirements. A parking variance will be required.

5. The new ordinance of 60/40% impervious supersedes the 75% coverage listed in the BD. A variance will be required.

Architectural Review

1. The density/massing of (4) 3 bedroom/3 1/2 bath +/- 1600 sq ft apartments plus commercial (+/- 2300 sq. ft.) is incompatible with the general streetscape. It is however, understandable as it is necessary in regard to the proposed upper floor
plans but may have the opportunity to consider reduction of the density of the residential units as indicated in current zoning. We suggested two apartments would be more appropriate even though zoning indicates 1 per 5,000 sq. ft.

2. The commercial space facade is receded/set back not flush with the other commercial buildings.

3. As of this review there is not a tenant or tenants and some discussion of whether it's one or two commercial spaces. Discussion was of a restaurant and how the commercial level was being reduced to widening the sidewalk by 7'-0" setting the ground level back on the boulevard face and along Dock Road. (The apartment footprint is bigger than the commercial footprint below.) Again, this differs from the current streetscape. We warned that an approval by land use board would be conditioned on resubmission once tenant was obtained, especially if a restaurant.

4. We question and discussed the feel of a contemporary building on the boulevard and mentioning it may be hard to sell to the Land Use Board.

5. Though not discussed, want to know if they are prepared to address waterproof construction requirements and details needed for a first-floor commercial space.

6. The building drawings as is now look more like an apartment building. They need to articulate first floor commercial better, not vibrant enough and different from residential.

7. We know three story buildings are allowed in the Business District but the main street has mostly 1 1/2 to 2 story structures and we questioned the +/- vertical 30 ft columns and how that just intensifies the vertical nature of the building. We do understand they are a part of the architectural idea but we feel it is not appropriate. Some discussion was suggesting stepping the solid vertical plan back at each level.

8. A roof deck pilothouse is indicated with 40'-9" elevation, parapet of 38'-0", and TOD top of roof, 37'-0". The building height is not to exceed 35'-0" as per the local ordinance.

Reviewed Documents
- Dated 10/13/20
- Z1
- Z2
- A100
- A101
- A102
- A103
- A104
- A200
- A201
- A202