

MAJOR SITE PLAN REVIEW MEMORANDUM

DATE: July 23, 2010

TO: ABSECON CITY PLANNING BOARD

FROM: ROBERT L. REID, AICP, P.P., Board Planner

SUBJECT: Site Plan Amendment
Absecon Gardens (Formerly The Pinnacle Club at Absecon)
BLOCK 161, LOT 1
Project No. ABS 0015.01

PROJECT DESCRIPTION

The Applicant, Boardwalk Development and Design Company, LLC (BDD) is requesting an amendment to the approved site plan. The proposed Site plan changes consist of upgrading and improving the façade of the existing north wing of the 40 unit building; adding and expanding the decks/balconies; adding windows and decks to the existing blank plywood end of the future connection to the future south wing; moving the 8 townhouses along Church currently in Phase 2 to Phase 1; proposing amenities in the existing basement consisting of: community living room, gym, bar, game room; exterior excess; and moving the future south wing with 37 units to Phase 2.

It is recommended that the applicant also propose an alternate stand-alone community building in the event the proposed Phase 2 – 37 unit south wing is not constructed. This was originally proposed by the applicant in 2008, then was withdrawn when the applicant modified their application to include the south wing in Phase 1.

DEVELOPMENT BACKGROUND

Absecon Seniors, LLC was granted Preliminary Site Plan approval with conditions on May 24, 2005. Final Site Plan approval was granted with conditions on November 22, 2005. The approval included the granting of several variances. Variance relief granted included building length, parking, front yard setback and building coverage. Approval included the demolition of the former Marsh Elementary School and construct an age-restricted housing complex consisting of eight (8) townhouses in two separate buildings and seventy-seven (77) units in one building along with ninety-four (94) parking spaces. The architectural plans included 58 private balconies / decks and common areas consisting of a covered drop-off area with entrance foyer, Large entrance lobby area with front desk, two (2) elevators, management offices, common ADA restroom, common space – multipurpose room (approximately 2,500 SF), outdoor patio with seating for forty-eight (48) people at twelve (12) tables, and large common roof deck area (approx. 1,800 SF) with seating for forty (40) people at ten (10) tables over the common multipurpose room area. In addition to the open space common amenities graphically depicted on the architectural plans submitted, the applicant provided testimony stating that gathering places with card rooms and exercise equipment was part of the typical common amenities that would be provided for the residents.

On October 14, 2008 the Absecon City Planning Board granted Preliminary and Final Site Plan Approval including variances, with conditions. The details of the conditions of approval are listed in the Prior Approval Checklist dated 12/4/08, the Decision and Resolution dated 10/28/08 and the review memorandums from the Board professionals. More specifically, the applicant requested and received approval of modifications to architectural features originally approved on 5/24/2005 and 11/22/2005. The approval granted included a 77 unit building and all site improvements in phase one and the 8 townhouse units in phase two. The Planning Board granted site plan approval to allow the project to continue the construction. The approval granted is subject to the applicant addressing all outstanding comments in the review memorandums. The approval also included authorization for the applicant to re-activate and / or submit applicable construction permit applications to the Construction office to allow the applicant to immediately address life safety requirements; provide adequate electric service; provide for adequate heating and cooling systems; activate the fire suppression system in the building under construction; and the construction foundations for the south wing of the building and the townhouses.

The following documents were reviewed for Amended Site Plan.

Documents Received 07/16/10:

<u>Item No./ Sheet No.</u>	<u>Description</u>	<u>Date</u>
	Correspondence from Hill Wallack LLP	07/16/10
	Application For Land Development with attachments	07/16/10
	Site Engineering Plans prepared by Marathon Engineering consisting of:	
1 of 3	Amended Landscaping Plan	07/14/10
2 of 3	Landscaping Details	07/14/10
3 of 3	Phasing and Staging Plan	07/14/10
	Architectural Plans prepared by SOSH Architects consisting of:	
AC-000	Cover Sheet	07/27/10
A -101	Proposed Floor Plans	07/27/10
A-102	Proposed Floor Plans	07/27/10
A-103	Proposed Floor Plans & Roof Plan	07/27/10
A-301	Proposed Elevations	07/27/10

A-302	Proposed Elevations	07/27/10
A-401	Building Sections	07/27/10
A-111	Floor Plans	07/27/10
A-311	Building Elevations	07/27/10
A-411	Building Sections	07/27/10

Documents Received 07/21/10:

<u>Item No./ Sheet No.</u>	<u>Description</u>	<u>Date</u>
	Site Engineering Plans prepared by Taylor Wiseman & Taylor consisting of:	
1 of 10	Title Sheet	02/10/09
2 of 10	Existing Features Plan	02/10/09
3 of 10	Site Plan	02/10/09
4 of 10	Grading Plan	02/10/09
5 of 10	Utility Plan	02/10/09
6 of 10	Soil Erosion Plan	02/10/09
7 of 10	Soil Erosion Details	02/10/09
8 of 10	Landscaping Plan	02/10/09
9 of 10	Lighting Plan	02/10/09
10 of 10	Construction Details	02/10/09

Documents Received 07/23/10:

<u>Item No./ Sheet No.</u>	<u>Description</u>	<u>Date</u>
	Correspondence from Hill Wallack LLP	07/23/10
	Proof of Taxes Paid to second Quarter	07/22/10
	Bill of Sale / Resignation of Member	07/19/10

COMPLETENESS REVIEW

The preliminary and final site plan checklist was reviewed and the following outstanding items need to be addressed before the application can be deemed complete. (The numbered items directly correspond to numbered items in the checklists.

Preliminary

4. Application fees are required.

Since there is no fee category for Site Plan Amendment, the Preliminary Site Plan for residential fees are applied: Section 224-195 E (3) (a) [2] - \$250.00 plus \$25.00 per unit (85 units x \$25.00 = \$2,125.00) = **\$2,375.00.**

For Final Site Plan - Section 224-195 E (b) [2] ½ preliminary application fee = **\$1,187.50.**

5. Escrow fees are required.

Since there is no fee category for Site Plan Amendment, the Preliminary Site Plan for residential fees are applied: Section 224-195 F (3) (b), Size in units 24 to 100 = **\$4,000.00.**

For Final Site Plan - Section 224-195 F (4) (b), ½ preliminary escrow = **\$2,000.00**

14. Outbounds and topographic survey.

15. Architectural plans of the alternate phase 1 stand-alone community building (Building #4).
Architectural plans of the south wing (Building #5).

Final

8 B. Estimate of Cost for all improvements for review.

8 D Performance Guaranty for site improvements.

It is recommended that items 4, 5 be provided before the application can be deemed complete.

Items 8, 14 and 15 can be deferred as a condition of approval subject to Board approval.

For items 4 and 5 two separate fee checks should be provided. One for the application fee in the amount of \$3,562.50 and one for escrow fee in the amount of \$6,000.00.

ZONING

The intent of the Senior Citizen Housing Community Overlay District is to advance the purpose of the New Jersey Municipal Land Use Law which is to encourage senior citizen community housing

The subject property is situate in the C-1 which permits age-restricted housing in accordance with Article XXXI, Senior Citizen Housing Community Overlay District B. This permits age-restricted independent living facilities, assisted living, congregate facilities, medical facilities as well as any uses and buildings customarily incidental to the principal permitted uses.

The proposed eight (8) townhouses and Seventy-seven (77) age-restricted apartment complex use conforms.

PARKING

The previously approved site plan depicted the following proposed parking: ten (10) along School Street, twelve (12) in parking area off of School Street, fifty-six (56) in parking area off of Marsh Lane (Mechanic Street) and sixteen (16) in garages and driveways of the townhouse units. The site plan was approved with ninety-four (94) parking spaces.

LANDSCAPING

§ 224-78, Landscaping and Buffers, Sub-section A requires that all areas not covered by roadways and parking areas or pedestrian walkways shall be landscaped with natural materials.

Sub-section B minimum requirements

(1) Planters. Internal planter of four (4) sq. ft. for each 20 sq. ft. of sidewalk or walkway.

(2) Parking Areas. At least 5% of the parking area shall be, and a minimum of one (1) tree for each 10 parking spaces shall be installed (or 10 trees).

§ 224-129 B, Residential development, requires two (2) canopy trees 2"-3" in caliber measured 6" above the top of the root ball per each unit (or 170 trees). Fifteen (15) shrubs per unit is required (or 1,275 shrubs).

The applicant is proposing approximately 1742 plantings of trees, shrubs and groundcover plantings.

Obviously the above landscaping quantity requirements is intended for single family subdivisions that have adequate open areas around the single family dwellings. Eighty-five (85) residential building lots would require at least twenty-five (25) acres of land, about ten times larger than the subject property. The applicant cannot physically fit one hundred and eighty (180) canopy trees and 1,275 shrubs on the property. A wavier from the quantity requirements was recommended at the time the original application was reviewed for preliminary site plan approval.

§ 224-243B, H Requires a minimum 15' wide buffer strip along side and rear lot lines that adjoin existing residential uses. The purpose of this buffer is to screen the view of automobiles in parking areas and reduce glare of headlights year-round and reduce noise. The landscape buffer shall consist of existing trees and shrubs, board on board fences,....

The applicant removed the existing paved parking and constructed a 15' landscaped buffer at the property line of the adjoining single family home.

At the time of Preliminary review, It was recommended that the applicant increase the amount of plantings along the eastern property line of the existing adjoining two single-family dwellings (lots 2 and 6). As a condition of approval, it was recommended that the applicant meet with the adjoining property owners of lot 2 and lot 6 in block 161 to address concerns (if any) they may have regarding proposed landscaping along the property line(s). The applicant has added approximately 132 additional plantings including approximately 39 along the eastern property line. The applicant should provide the status of a meeting(s) with the adjoining property owners of lots 2 and 6, block 161.

Since the original application was approved back in 2005, the condition of the existing mature trees along the perimeter of the site have declined. During the site plan amendment review in 2008 it was recommended that an arborists review the conditions of the existing vegetation and to make recommendations. Two arborists have inspected the existing trees at the site. A table entitled "Existing Tree Disposition" found on Landscaping Details, sheet 2 of 3 lists the status of 32 trees at the site. Of the 32 trees, 4 have already been removed because they were either dead or hazardous, and 18 are to be removed because they are dead or dying or will not survive due to the proposed construction.

The detailed review of the proposed landscaping to mitigate the lost of the mature trees along the perimeter of the site is deferred to the Board Landscape Architect.

VARIANCES / WAIVERS

Variations for setbacks, building length, min. site coverage, parking and design waivers were previously granted. There are no variances or waivers of requirements required as part of this application for site plan amendment.

AFFORDABLE HOUSING UNITS

Section 224-243 B, I of Article XXXI, Senior Citizen Housing Community Overlay District, requires the inclusion of 5% low-income and 5% moderate-income housing.

The applicant has the obligation to provide for affordable units in accordance with Section 224-243 B I of Article XXXI, Senior Citizen Housing Community District which requires the inclusion of 5% low-income and 5% moderate-income housing. This includes the responsibility to retain an administrator for the selection of qualified residents for the affordable units.

If the applicant desires that the City provide an administrator for the selection of qualified residents for the affordable units, the applicant should reimburse the municipality for the administrative

services provided.

The municipality is not obligated to provide an administrator for the applicant. The municipality is not obligated to provide affordable housing units or construct affordable housing units. The municipality has the obligation to provide a realistic opportunity in their land development ordinance. The municipality may offer assistance to the applicant in the administration of the selection process of qualified residents.

The applicant is requesting the development be approved in phases. Ten percent of the 85 units are required to be affordable (or 9 units). The affordable units should be evenly distributed throughout the 77 unit building. Should the Planning Board approve a phasing plan as part of the revised site plan to permit only 48 units to be constructed in phase 1, a minimum of 5 affordable units should be included. The remaining 4 units being provided in phase 2.

The applicant is proposing 19 - one bedroom units and 58 – two bedroom units in the 77 unit building. Of the 9 affordable units, 5 should be one bedroom units as low-income units and the remaining 4 should be two bedroom units as moderate-income units. The low-income and moderate-income units should be evenly distributed throughout the phased project. It is recommended that 3 - one bedroom units and 2 – two bedroom units should be provided in phase 1, and 2 - two bedroom units along with 2 – one bedrooms units should be provided in phase 2.

ARCHITECTURAL PLANS

The applicant has provided revised architectural plans of the existing 40 unit north wing that include larger decks/balconies, and upgraded façade treatments.

Architectural plans of the townhouses along Church Street have also been provided. The exterior elevations are different from the townhouses that were originally presented to the Board. The floor plans are inconsistent with the footprint of the units on the site engineering plans. The garage and driveway locations on the site engineering plans are inconsistent with the floor plans provided. In addition, each proposed townhouse unit has 3 bedrooms and a study. The Age-restricted ordinance only permits 2 bedrooms per unit. The applicant should address the discrepancies.

PHASING PLANS

The applicant is proposing construction in 2 phases as depicted on the following plans:

The Phase 1 Phasing and Staging Plan, dated 07/14/10, prepared by Marathon Engineering, depicts: the 40 unit building under construction (Building #1); Mechanic Street parking lot (56 spaces); Road improvements along New Jersey Avenue and Mechanic Street and landscaping.

The Phase 2 Phasing and Staging Plan, dated 07/14/10, prepared by Marathon Engineering, depicts: 37 unit south wing portion of the building (Building #5); the community building (Building #4) and the School Street parking.

The Phasing Plan should be revised as follows:

Building # 1 – changed to Building # 1 North Wing

Building #5 - changed to Building # 1 South Wing

Add Alternate Phase 1. (See Recommendations below for detail)

STATUS of RECOMMENDATIONS from September 18, 2008 Review Memorandum

1. Applicant is required to provide evidence of proper notice prior to public hearing.

Status: Provided at October 14, 2008 hearing.

2. For the purpose of strengthening consumer confidence, I would prefer that the applicant construct the 77 unit building as a single, unified project with all the amenities. However, due to the current economic market the applicant requests the Planning Board to consider the phasing plan proposed.

Status: Applicant revised the development phasing as described in the October 11, 2008 Review Memorandum.

3. Applicant's professionals must present expert testimony to justify the variance relief sought in accordance with the New Jersey Municipal Land Use Law.

Status: Provided at October 14, 2008 hearing.

4. If the Planning Board is to consider granting authorization for the applicant to construct the development project, the following phasing of buildings and site improvements are recommended for each phase:

Status: This site plan amendment is proposing two phases with an alternate phase one for a stand along clubhouse building in the event that phase 2 is not constructed. Also an alternate landscaping plan should be provided for the area of the Phase 2 south wing in the event it is not constructed. The site plan should reflect the phasing as described.

5. A performance guarantee is recommended to ensure the construction of Alternate Phase One Clubhouse, the clubhouse patio improvements and landscaping between the clubhouse building and the the north wing of Building #1. This performance guarantee will be required prior to the final sign-off by the Board Professionals. This performance guarantee is in addition to the standard performance guarantee for site work. This performance guarantee will be for a period of 3 years after the final approval is granted by the Planning Board. The Applicant must secure a construction permit for the Alternate Clubhouse or the remaining portion of the 77 unit building within the 2 years and 6 months after the final approval is granted by the Planning Board and start construction or the City will use the performance guarantee to have the Alternate Clubhouse constructed.

Status: This site plan amendment is proposing two phases with an alternate phase one for a stand along community building in the event that phase 2 is not constructed. The site plan should reflect the phasing as described.

6. The applicant has the obligation to provide for affordable units. The applicant should provide affordable units as described above.

Status: The applicant should provide affordable units as described above.

7. All on-site and off-site site improvements and landscaping as described in each phase are required to be completed before a CO can be issued.

Status: Unchanged

8. The applicant to provide detailed revised grading plans for review.

Status: The applicant has provided grading plans for review. The detailed review is deferred to the board engineer.

9. The applicant to provide details of exactly what is being proposed for each common activity room proposed in Phase 1 with labeling and a detailed list of furnishings and equipment.

Status: Information provided with new submission

10. The applicant to provide details of exactly what is being proposed for the clubhouse common activity area proposed in Alternate Phase 1 with labeling and a detailed list of furnishings and equipment.

*Status: **Outstanding item. Applicant should provide.***

11. The applicant should provide details of exactly what is being proposed for the clubhouse common activity area proposed in phase 2 with labeling and a detailed list of furnishings and equipment.

Status: No longer applicable.

12. The architectural plans are to be revised to show how the phase 2 south wing will be connected to each common activity room once constructed.

Status: No longer applicable.

13. The applicant to provide architectural plans of the townhouse buildings depicting front porches.

Status: Information provided with new submission.

14. The applicant to revise the condominium plans to be consistent with the plans as currently submitted and as approved by the Planning Board.

*Status: **Outstanding item. Applicant should provide.***

15. A tree protection plan is required for review in accordance with the condition of approval.

Status: Information provided with new submission.

16. The construction staging and phasing plan to be revised to provide more detail and include a written outline and estimated timeline.

Status: Information provided with new submission.

17. A traffic control plan should be provided to address how traffic will be controlled during work be performed in the public streets.

Status: Information provided with new submission.

18. A Certification from Cape-Atlantic Soil Conservation District Office is required.

Status: Outstanding item. Applicant should provide.

19. The Public Offering Statement and Master Deed along with floor plans as filed to be provided.

Status: Outstanding item. Applicant should provide.

20. In accordance with the policy of the Planning Board, the Planning Board planner will review construction plans submitted to the Construction Official for a Construction permit.

Status: Satisfied for 77 unit building only.

21. Irrigation Plan to be provided for review and approval.

Status: Information provided with new submission.

22. Details of block pavers for the proposed 4,187 SF patio to be provided.

Status: Information provided with new submission.

23. The applicant should retain a qualified professional to evaluate the health of the existing trees and provide a written opinion.

Status: Report was provided. Additional landscaping and Notes on Landscaping Plan provided.

24. The fire suppression system in the building under construction should be activated as soon as possible to reduce the risk of what occurred at Riverwalk luxury apartment complex under construction in Conshohocken, PA. The unoccupied building and four other adjoining buildings were completely destroyed in an eight –alarm fire.

Status: Outstanding item. Applicant must Obtain "Certificate of Approval" (CA) for the common elements of the building. This will include addressing all "Life Safety" requirements in accordance with the New Jersey Uniform Construction Code, such as the fire suppression system, fire ratings, ADA access, emergency lighting, etc., should the applicant desire to occupy the existing building.

STATUS of RECOMMENDATIONS from December 5, 2008 Review Memorandum

1. The construction plans listed above have been reviewed and are consistent with the representations made at the October 14, 2008 Planning Board meeting and the plans as approved by the Planning Board.

Status: Satisfied for 77 unit building only.

2. The applicant is required to provide construction plans of the townhouse buildings depicting individual front porches for review prior to a construction permit being issued.

Status: Outstanding item. Applicant should provide.

3. The applicant should try to save a 34" oak and 24" oak on Church Street with pruning as well as the 44" white oak near NJ Avenue. (It is understood that there is no guarantee that the trees will survive.)

Status: Notes have been added to landscaping plan.

4. The 27" oak tree at the east property line should be provided with a tree well as discussed at the site with the applicant's representative.

Status: Outstanding item. Applicant should provide.

5. The applicant should provide a modified landscaping plan that take in consideration the large tree removal recommended by the arborist and the recommendations made by the arborist in his report dated 11/19/08.

Status: Landscaping Plan provided.

6. Parke Bank made the representation that they have taken control of the project in accordance with rights under the loan documents. A condition of approval was that the applicant is to provide documentation verifying such authority.

Status: Parke Bank has sold interest in site to Applicant. Documentation has been provided.

7. Applicant must address each outstanding item in the prior review memorandums, Prior Approval Checklist and Decision and Resolution in writing.

Status: Applicant has provided written response as attachment to Application

RECOMMEDATIONS

1. Applicant is required to provide evidence of proper notice prior to public hearing.
2. Payment of Fees required before application can be deemed complete.
3. Additional Escrow Review Fees should be paid in accordance with NJSA 40:55 D-53.2 c and § 224-195 C of the Absecon Ordinance.
4. Status of the Performance guaranty as approved by the city solicitor for form & content with an amount sufficient to cover the improvement costs.
5. Additional recommendations and / or modifications to the above recommendations may be offered in response to applicant's written response to each outstanding comment in this review memorandum and in prior review memorandums.
6. If the Planning Board is to consider granting authorization for the applicant to construct the development project, the following phasing of buildings and site improvements are recommended for each phase (subject to review by the Board Engineer):

a. Phase One-

- Complete construct of the north wing of building #1 (forty units);
- Install siding to match over existing exposed exterior plywood;
- Install additional windows as depicted on the latest architectural plans;
- Construct all covered porches depicted on the latest architectural plans;
- Construct entire stormwater management system;
- Construct all sanitary sewer and water service required to service units;
- Repair and / replace any paved portion of adjoining public streets as required;
- Restore paving at locations of utility cuts in the adjoining streets;
- Construct all concrete curbs and sidewalks in adjoining public streets;
- Construct all on-site walkways adjoining Mechanic Street parking lot;
- Construct on-site walkway connection to Church Street from Mechanic Street Parking;
- Construct Mechanic Street Parking lot with required traffic signage and with drop-off area;
- Construct ADA parking with complying accessible route to temporary building entrance;
- Construct all landscaping and irrigation, including new landscaping and soil stabilization over disturbed areas of future building construction;
- Stabilize stockpiles of fill in accordance with SCD requirements (If Any);
- Install irrigation lines;
- Install addition site lighting, if required.

Phase One - Cont.

- Construct both townhouse buildings (eight units);
- Construct concrete driveways to each garage;
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by phase three construction (If Any);
- Repair and / replace any paved portion of adjoining public streets as required;
- Install remaining landscaping.

b. Alternate Phase One -

- Construct Clubhouse building (2,700 SF);
- Construct 4,187 SF patio;
- Construct walkway connection from 40 unit building to the Clubhouse;
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by phase three construction (If Any);
- Repair and / replace any paved portion of adjoining public streets as required;
- Install patio landscaping and landscaping along the walkway connection from 40 unit building to the Clubhouse.

c. Phase Two-

- Construct south wing of Building #1; including Covered Drop-off area with entrance foyer; large entrance lobby area with front desk; two (2) elevators; management offices and common ADA restroom; Common space – multipurpose room (2,700 SF); 4,187 SF Outdoor patio with trellis;
- Repair and / or replace sanitary sewer and water service required to service units disturbed or damaged by phase two construction (If Any);
- Repair and / or replace concrete curbs and sidewalks in adjoining public streets disturbed or damaged by phase two construction (If Any);
- Repair and / or replace on-site walkways adjoining Mechanic Street parking lot disturbed or damaged by phase two construction (If Any);
- Repair and /or replace any portion of Mechanic Street Parking lot disturbed or damaged by phase two construction (If Any);
- Construct School Street Parking lot;
- Repair and / replace any paved portion of adjoining public streets as required;
- Install ADA parking with complying accessible route to new main building entrance;
- Repair and / or replace any landscaping and irrigation disturbed by phase two construction
- Stabilization of all disturbed areas of future building construction;
- Repair and / or replace site lighting as required
- Install remaining landscaping.

7. A performance guarantee is recommended to insure the construction of Alternate Phase One Clubhouse and the clubhouse patio improvements. This performance guarantee will be required prior to the final sign-off by the Board Professionals. This performance guarantee is in addition to the standard performance guarantee for site work. This performance guarantee will be for a period of 3 years after the final approval is granted by the Planning Board. The Applicant must secure a construction permit for the Alternate Clubhouse or the remaining portion of the 77 unit building within the 2 years and 6 months after the final approval is granted by the Planning Board and start construction or the City will use the performance guarantee to have the Alternate Clubhouse constructed.

8. The applicant has the obligation to provide for affordable units. The applicant should provide affordable units as described above.

9. All on-site and off-site site improvements and landscaping as described in each phase are required to be completed before a CO can be issued.

10. The applicant to revise the condominium plans to be consistent with the plans as currently submitted and as approved by the Planning Board.
11. The Public Offering Statement and Master Deed along with floor plans as filed to be provided.
12. In accordance with the policy of the Planning Board, the Planning Board planner will review construction plans submitted to the Construction Official for a Construction permit.
13. The fire suppression system in the building under construction should be activated as soon as possible to reduce the risk of what recently occurred at Riverwalk luxury apartment complex under construction in Conshohocken, PA. The unoccupied building and four other adjoining buildings were completely destroyed in an eight –alarm fire.
14. Additional recommendations and / or modifications to the above recommendations may be offered in response to applicant’s testimony at the public hearing before the Planning Board.

CC: Andrew Previti, P.E., Board Engineer
Michael Fitzgerald, Esq., Board Attorney
Anthony Cappuccio, Boardwalk Design & Development
Richard DeLucry, Esq.
Tom Sykes, Architect
Jason Sciallo, PE
Edward Brady, PE
Michael J. Blee, Esq, City Attorney
Michael O’ Hagan, Construction Official
Butch Stewart, Absecon Fire Chief