

May 27, 2015

Lance B. Landgraf, Jr., P.P., AICP
CASINO REINVESTMENT DEVELOPMENT AUTHORITY
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Site Plan (1st Compliance)
Block 386, Lots 3 & 4; Block 387, Lots 9 & 10
Sunset Avenue
Applicant: Robert Boselli, Jr.
Zone: MUR, Mixed Use Recreation District
Application No 2013-12-897
Our File No CRDA13009



Dear Mr. Landgraf:

The above referenced application is a request for site plan compliance review.

1.0 Project Description

1.1 Applicant's Proposal

The applicant seeks site plan approval to construct a five-story, mixed use building with parking at-grade both inside the building and across Sunset Avenue. The structure will include eight residential units on the upper three floors and three commercial units including 2 bar/restaurants and a water taxi service on the first and second floors. Waterfront improvements are also proposed, including a new bulkhead and floating dock. In order to achieve this development the applicant proposes to demolish the existing warehouses and other improvements.

The applicant was granted preliminary and final site plan approval by the Casino Reinvestment Development Authority (CRDA) on March 3, 2015 (Resolution No. 15-16).

2.0 Materials Reviewed

We have reviewed the referenced submission, received by our office electronically on May 19, 2015, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date</u>
—	Email from Nate Zurinkus, A. W. Ponzio	May 19, 2015
C-1	Title Sheet	Last Revised May 4, 2015
C-2	Property Survey	Last Revised May 4, 2015
C-3	Previously Approved Application Plan	Last Revised May 4, 2015
C-4	Site Development Plan	Last Revised May 4, 2015
C-5	Site Details	Last Revised May 4, 2015
C-6	Grading, Drainage & Utility Plan	Last Revised May 4, 2015
C-7	Soil Erosion & Sediment Control Plan	Last Revised May 4, 2015

The plans are signed by Arthur W. Ponzio, Jr., P.P., P.L.S. and Jon J. Barnhart, PE, PP of Arthur W. Ponzio Co. & Associates, Inc. (AWP).

3.0 Resolution Compliance

The revised plans are in compliance with the resolution of approval and have addressed all outstanding comments from our previous review letter(s), with the exception of the following:

- 3.1 The landing for the proposed ramp will encroach into the driveway for the parking garage, which is already 5 feet narrower than the garage's drive aisle. In addition, its elevation at a slope of 12:1 would be 7.5. This does not agree with the proposed driveway grades. The plan should be revised accordingly.
- 3.2 It was agreed that the sidewalk in front of the building would be increased to 4 feet and the cartway reduced to 15 feet. The plan should be revised accordingly.
- 3.3 Two (2) business signs are indicated on the plans. Details of the signs should be provided to address conformance with §163-71D.

4.0 Fees, Contributions and Obligations

4.1 City Engineer

The outstanding comments from the memorandum dated December 4, 2014 from Edward Dennis Jr., PE, should be addressed and the plan revised accordingly.

4.3 COAH

In accordance with the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1-8.7), the applicant is required to make payment of a development fee of 2.5% of the equalized assessed value of the non-residential construction. A condition of receiving a building permit is the payment of approximately ½ of this fee, the balance being calculated and paid at the time of the request for a certificate of occupancy.

4.4 Approval Process

Upon receipt of CRDA approval, resolution compliance and outside agency approvals, copies of the approvals along with eleven (11) sets of the site plan should be submitted to this office for signature.

4.5 Performance Bond and Inspection Escrow

The applicant's engineer should submit a schedule of quantities to be reviewed and utilized for the purpose of preparing a cost estimate for the installation of all improvements. Such estimate



shall be the basis for the applicant to furnish performance and maintenance guarantees in accordance with § 163-136. In addition, an inspection escrow account shall be established.

4.6 Escrow

The applicant must contact the CRDA Land Use Regulation & Enforcement Officer to settle any outstanding review escrow accounts prior to the plans being signed.



5.0 Outside Agency Approvals

This application is subject to the review and approval of the following outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to LURED.

- Atlantic City Municipal Utilities Authority;
- Atlantic City Fire Official;
- Cape-Atlantic Soil Conservation District;
- Atlantic County Planning Board;
- Atlantic County Utilities Authority;
- New Jersey Department of Environmental Protection (CAFRA amended approval 11/24/14);
- U.S. Army Corps of Engineers (approved 7/15/14); and
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (856) 251-9500.

Best regards,

J. TIMOTHY KERNAN, INC.

A handwritten signature in black ink, appearing to read "J. Timothy Kernan", is written over a horizontal line.

J. Timothy Kernan, P.E., P.P., C.M.E.
President

JTK/rld

cc: Robert Reid, Land Use Regulation & Enforcement Officer
Paul Weiss, Esq.
Scott Collins, Esquire
Robert Boselli, Jr.
Raymond J. Went, Jr., Esq.
Arthur W. Ponzio, P.L.S., P.P.
Stephen J. Fenwick, R.A.