

June 3, 2015

Robert L. Reid, AICP, PP  
Land Use Regulation Enforcement Officer  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

**Re: Bass Pro Shops Atlantic City – Amended Site Plan  
Block 281, Lots 1-12  
Zone Central Business District  
Completeness Review  
ARH #24-10001**

Dear Mr. Reid:

This office has reviewed the application submitted for compliance with the Casino Reinvestment Development Authority's completeness submission checklist for preliminary and final site plan applications. A summary of the Applicant's information and professional staff, along with a list of the documents submitted with this application is as follows:

**A. Applicant Information:**

Applicant: Bass Pro Shops Outdoor World, LLC, 2500 East Kearney Street, Springfield, MO 65898  
Owner: Casino Reinvestment Development Authority, 15 South Pennsylvania Avenue, Atlantic City, NJ 08401  
Engineer/Planner: Jason T. Sciullo, P.E., Marathon Engineering & Environmental, 2922 Atlantic Avenue, Suite 3A, Atlantic City, NJ 08401  
Traffic: None Noted  
Attorney: Nicholas F. Talvacchia, Esq., Cooper Levenson Law Firm, 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401

**B. Documents Submitted:**

1. Cover Letter from Nicholas F. Talvacchia, Esq. from Cooper Levenson Law Firm dated 5/20/2015;
2. CRDA Application Form for Preliminary/Final Site Plan dated 5/20/15;
3. Project Narrative dated 5/15/2015;
4. Casino Reinvestment Development Authority Resolution 13-133 from the meeting dated 9/16/13;
5. Public hearing meeting minutes (transcript) for meeting dated 9/5/13;
6. Escrow Setup Information;
7. Bass Pro Shops Atlantic City Block 281 Lots 1-12 prepared by Marathon Engineering & Environmental Services, Inc., City of Atlantic City, Atlantic County, NJ, Drawings 1-10 with latest revisions dated 5/14/2015, consist of the following:

<u>Sheet #</u>	<u>Plan Description</u>	<u>Dated</u>	<u>Last Revision</u>
1 of 10	Cover Sheet	4/7/2015	5/14/2015
2 of 10	Information Sheet	4/7/2015	5/14/2015
3 of 10	Urban Design Standards Sheet	4/7/2015	5/14/2015
4 of 10	Overall Site Plan	4/7/2015	5/14/2015
5 of 10	Site Plan	4/7/2015	5/14/2015
6 of 10	Grading Plan	4/7/2015	5/14/2015
7 of 10	Landscape, Lighting Plan and Details	4/7/2015	5/14/2015
8 of 10	Site Detail Sheet	4/7/2015	5/14/2015
9 of 10	Soil Erosion and Sediment Control Plan	4/7/2015	5/14/2015
10 of 10	Soil Erosion and Sediment Control Narrative and Detail	4/7/2015	5/14/2015

**REVIEW FOR COMPLETENESS:**

Based upon our review of the application, plans, & reports we offer the following comments:

**I. Project Description & Background:**

Bass Pro Shops Outdoor World, LLC, Applicant, is looking to amend the approved site plan for the property located at Block 281, Lots 1-10 and 12 which was originally approved within the CRDA Resolution 13-333. The proposed amendments include the addition of 30 additional parking spaces, vehicle control gates at 3 locations, and construction of a handicapped ramp at Christopher Columbus Boulevard and Atlantic Avenue intersection.

The previously constructed project consists of approximately 85,811 square foot facility which is in the Central Business District and is a permitted use. The amended project requires variance relief to allow the additional parking spaces and a variance relief from the minimum parking stall length.

**II. Planner's Review**

- A. In our technical review, we will be issuing comments on the application. However, the applicant should be prepared to address the aforementioned variance relief through professional planning testimony.
- B. Our planning review has found that the major application is “**complete**” for our pending technical review. We defer to the CRDA Engineer on all engineering checklist items.

**III. Engineer's Review**

We have reviewed the checklists prepared by the Applicant as part of the application package, and it appears that the amended major site plan application is ‘**complete**,’ and all checklist items are satisfied with the exception of the following:

- A. Section 163-97.C.(21)(c) - Site Survey. The plan or plat shall include an updated survey, certified by a registered land surveyor, showing the property boundary lines and dimensions, available utilities and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.


An updated survey can be attached to any further submissions.

**RECOMMENDATION:**

The application is complete from an Engineering & Planning Perspective and we are beginning our preliminary and final site plan review.

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

Sincerely,



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William M. England, PE, PP, CME, CPWM  
Board Engineer



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Christine A. Cofone, AICP, PP  
Cofone Consulting Group, LLC

cc: Lance Landgraf, CRDA, Director of Planning  
Paul G. Weiss, Chief Legal Counsel  
Christine Cofone, Board Planner  
Jay Scullo, Marathon Engineers, Applicant's Engineer  
Nicholas F. Talvacchia, Applicant's Attorney  
Applicant