

June 19, 2015

Lance B. Landgraf, Jr., PP, AICP
NJCRDA
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Endeavor AC, LLC
Block 185, Lot 9; Block 184, Lots 2-13; Block 183, Lots 9-19
Block 26, Lots 1-3; Block 25, Lot 1; Block 1, Lot 36
ARH #24-10012.01
CRDA Application #2015-06-1515
Preliminary/Final Site Plan Approval

Dear Mr. Landgraf:

This office, along with the Cofone Consulting Group, LLC, has reviewed the documents associated with the referenced project submittal. The applicant's information including their professional staff and inventory of documents submitted is as follows:

Applicant Information:

Applicant: Endeavor AC, LLC
701 Bethlehem Pike
PO Box 388
Ambler, PA 19002
609-572-7544

Owner: TJM AC Hotel, LLC & City of Atlantic City
5801 Uemerton Road
Suite 200
Clearwater, FL 33760
1301 Bacharach Boulevard
Atlantic City, NJ 08401

Engineer/Planner: Arthur W. Ponzio Company & Associates, Inc.
400 N. Dover Avenue
Atlantic City, NJ 08401
609-344-8194

Traffic Engineer: None Noted

Attorney: Nicholas F. Talvacchia, Esq.
1125 Atlantic Avenue
Atlantic City, NJ 08401
609-572-7544

Architect: Sykes, O'Connor, Salerno, Hazaveh, AIA (S.O.S.H.)
1020 Atlantic Avenue
Atlantic City, NJ 08041
609-345-5222

Documents Submitted:

- Cover letter dated June 11, 2015 from Nicholas F. Talvacchia, Esq. of Cooper Levenson.
- Application form.
- Application Checklist.
- Project Parking Analysis dated June 10, 2015.
- Policy Compliance Report NJAC 7:7E-87 Stormwater Management dated June 3, 2015.
- NJAC 7:13 Flood Hazard Area Control Act "Endeavor AC, LLC" Policy Compliance Report dated June 3, 2015.
- Plans prepared by S.O.S.H. Architects entitled "Atlantic Club Endeavor" consisting of 28 sheets as follows:

<u>Drawing</u>	<u>Date of Last Revision</u>
AC-001,002	6/10/15, 6/5/15
A-000	6/5/15
A-100.1, 101.1, 102.1, 103.1, 101.2, 102.2, 103.2, 104.2, 101.3, 102.3, 103.3, 100.4, 101.4, 102.4, 103.4, 101.5, A-300, 301.1, 301.2, 301.3, 301.4, 400, 401.1, 401.2 401.4	6/5/15

- Plans prepared by Arthur W. Ponzio Co. & Associated entitled "Endeavor AC, LLC" consisting of 10 sheets, C-1 through C-10 inclusive, latest revision 6/9/15.
- Plans prepared by J. Adamson & Associates entitled "Atlantic Club Endeavor" consisting of 11 sheets, L-1 through L-11 inclusive, dated 6/5/15, no revisions.

Completeness Review:

Project Description:

The applicant proposes to renovate and redevelop the former Atlantic Club Casino Hotel facility. Elements of this project include:

- Renovating 809 rooms and providing 1,175 parking spaces.
- Demolition of the existing theatre building on the Boardwalk.
- Construction of waterpark features on the site of the theatre building and on Block 184.
- Permanent and seasonal beach café's with indoor/outdoor dining.
- An upgraded hotel experience including restaurants, retail space, meeting and ballrooms; family entertainment and other amenities.

- Boardwalk expansion on the beach side of the existing Boardwalk.
- Conversion of some hotel rooms to condominium.
- Landscaping.
- Relocation/reconstruction of access ramps over the dunes.

Planner's Comments:

- a. In our technical review, we will be issuing comments on the application. However, the applicant should be prepared to address any and all planning issues 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.

Engineer's Comments:

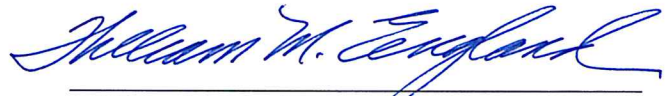
Based upon our review of the documents submitted, it is our opinion that the application is complete and ready for a detailed final review.

Recommendation:

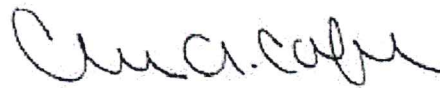
The application is complete from an engineering and planning perspective and our offices have begun the detailed review of this project.

Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,



William M. England, PE, PP, CME, CPWM
Adams, Rehmann & Heggan



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

cc: Robert L. Reid, AICP, PP
Paul G. Weiss, Chief Legal Counsel
Christine A. Nazzaro-Cofone, Board Planner
Nicholas Talvacchia, Esq. Applicant's Attorney
Jon J. Barnhart, PE, PP