

June 30, 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.

**Project Overview:**

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:**

- 1) While no variances are required, the applicant shall provide an overview of the site development and any potential impacts on the surrounding area.
- 2) The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to “reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to “develop an economically viable and sustainable tourism district” and “[expand] Atlantic City’s tourism and economic bases” (Id, Page 1-2).
- 3) The applicant should provide testimony relative to how the application advances the goals of the Tourism District.
- 4) Given the high visibility of the area, the applicant should provide testimony relative to the extent to which the application complies with Ordinance Section 163-74, “Urban Design Standards.”

### **ENGINEER'S COMMENTS:**

#### **Report Review**

##### 1) Storm Water Management

This project proposes to utilize the existing infrastructure of the City of Atlantic City to drain storm water runoff from the site. Although by current design standards the existing collection system would be considered substandard, the existing system functions and drains any ponded water in the streets relatively quickly when not affected by the tidal effects. This office takes no exception to this approach as no significant additional impervious area is created.

The report continues and addresses the need for water quality, and loss of groundwater recharge. Since the project area is located within a tidal flood hazard area, water quality provisions are not required. In addition, projects within the Urban Redevelopment Area do not require recharge of storm water. In this instance the requirements NJAC 7:8-5.5 are met.

Water Quality regulations (NJAC 7.8-5.5) require storm water measures to reduce total suspended solids (TSS). As noted on pages 5 & 6 of the report, the various panels are not

creating any additional impervious areas, and roof runoff is exempt from storm water quality measures.

Based upon the information provided in the report, regarding water quality, quantity and runoff, this office takes no exception to the information provided. It is requested that the applicant amend the report to provide a discussion on the adequacy of the existing municipal system to convey the runoff from the proposed 18" ductile iron pipe roof drains. Address the location for these discharge lines in relationship to the overall drainage area and proximity to the ocean outfall.

## 2) Parking Analysis

The parking analysis has itemized all of the various areas of this project into hotel and condo/hotel unit count, as well as hotel and non-hotel use (page 4 and 5) the number of hotel rooms is identified as 609 and condo. Hotel units the equivalent of 200 rooms for a total of 809 rooms. The remaining analysis identified hotel and non-hotel use, resulting in 143,072 SF of non-hotel related uses. At this time, we take no exception to the breakdown as noted. Employees are estimated at 200, not accounting for a brief overlap of shift changes. Based upon the criteria for the number of spaces required for the various uses, the required spaces are calculated to be 1,151 spaces.

Available parking identified includes 1,148 spaces in the parking garage and an additional 27 spaces in surface parking for a total available parking of 1,175 spaces.

Based upon the above analysis and the series of conservative assumptions on page 3 of the report, we take no exception to the conclusion of this report that sufficient parking exists immediately adjacent and available to this project.

## 3) Flood Hazard Area Control Act (NJAC 7:13) Compliance:

These permits are State permits with State oversight and review. The applicant has put forth their argument for any hardships created by this application. In general, the new facilities will be in compliance with flood hazard regulations, with minor hardships related to pumping facilities unique to a water park. The remaining hardships are created by the existing structure of the hotel and parking facilities that exist below the base flood elevation plus one foot. At this time, we have no comment on the permit applications and request for hardship consideration as to this falls under State jurisdiction. Should the State require any changes to these plans, revised plans must be submitted to the CRDA for further review to determine if any impacts, negated or otherwise, might affect any approvals that may be granted to this application.

## Plan Review

### 1) Site Plan

- Provide barrier free details for all driveway access points (i.e. Boston Ave)
- Remove all parking meters and poles in coordination with the Atlantic City Parking Authority. Restripe Sovereign Ave. parking spaces and install new parking meters as necessary, or parking kiosk and space numbering as required.
- Replace all broken, settled, and cracked sidewalk, curb and concrete gutter in kind. Add a barrier free ramp to the southwest corner of the intersection of Atlantic Ave and Sovereign Ave
- Coordinate with the City to replace all signage around the proposed indoor water park project. S Identify the improvements to the Montpelier/Sovereign Ave surface parking lots. Will the booth remain on the Sovereign Ave. access and will the Montpelier Ave access point be in operation? Show traffic directional arrows and any other improvements planned in these areas.
- Provide a barrier free pedestrian ramp along the westerly right of way of Sovereign Ave at the Boardwalk.

### 2) Boardwalk

- Submit design plans for the beach access ramp. A new ramp is to be constructed equal to or better than the original ramp.
- The applicant shall prepare a boardwalk construction access plan and timetable for review by the CRDA and the City of Atlantic City Works Department. An overall construction timetable shall also be provided.
- The applicant shall hire a structural engineer to prepare a boardwalk access and support plan to accommodate construction vehicles on and across the boardwalk. The applicant shall inspect and document the existing condition of the boardwalk between Sovereign and Providence prior to construction.
- No direct connection of the proposed improvements to the existing Boardwalk shall be permitted. All proposed structures are to be self-supporting and designed to handle the appropriate dead and live loads required by this project.
- Identify the ownership and maintenance responsibilities for the areas identified as Boardwalk expansion. Details and calculations for the construction of these improvements shall be submitted for review and approval prior to construction. All construction to be consistent with City Boardwalk standards and as required by the City's Public Works Department.
- The applicant shall obtain an easement agreement from the City for the location of improvements within the 20 foot easement area. The applicant shall prepare the agreement with input from the CRDA regarding conditions that are reflected in this review letter and as may be added at a later date.
- Coordinate the location of all access points with the plans for the "Impactivate" lighting project and plans of the ACPD Boardwalk camera project.

### 3) Stormwater

- The applicant shall video inspect and provide a detailed written report and copy of the fully narrated video of the existing stormwater system within the 20 foot easement between the Boardwalk and the dune. The existing line shall be as-built along with the location of the boardwalk bents.
- Identify roof drainage outlet points and any points of connection to any city owned stormwater facilities.

### 4) Utilities

- Show the location of all existing utilities under the Boardwalk, and the location of all proposed utilities, method of bury, etc. As-builts of the utilities shall be provided to the City of Atlantic City and to the CRDA for incorporation into the city's GIS system. No utilities shall be hung from the wooden boardwalk structure or attached to the concrete bents. The applicant's existing utilities that are hung from the boardwalk shall be relocated as directed or removed if no longer necessary.

### 5) Details

- Provide details of the 8x10 ACMUA water meter vaults in the sidewalk areas of Boston Ave. and Sovereign Ave. these vaults shall maintain pedestrian and barrier free access in those areas.
- Revise all details to comply with City standards and all utility authorities.
- All proposed storm sewer facilities shall be pile supported in accordance with City Standards. Add details to the plans as necessary.
- Provide details/grades for all proposed ramps for review and approval.

### 6) Lighting/Landscaping

- Coordinate the landscaping and the site plans to show all lighting and landscape areas on the site plans.
- Provide information on the proposed acorn lights: ownership, wattage, isolux points, etc.
- Identify all areas with irrigation systems

### 7) Miscellaneous

- Identify the purpose and ownership of the fuel oil tank at the end of Providence Avenue between the sidewalk ramp (east) and the center ramp.
- Identify the purpose and ownership of the manhole and wood decking in the easterly sidewalk area of Providence (near the wall mounted valves). This is a potential conflict

with pedestrian access and should be removed/modified to facilitate easy passage in this area.

- The applicant shall obtain all street opening and closing permits as required for all construction work. The applicant shall restore all roads as required by City ordinance.

**Recommendation:**

Should the Board wish to consider approval of this application, it is our recommendation that this letter, in its entirety, become part of the approval resolution. All items in this letter must be complied with to the satisfaction of this office, the CRDA and the appropriate departments of the City of Atlantic City, prior to posting of bonds, inspection fees, and start of construction. We reserve the right to make further review comments resulting from the receipt of revised plans and reports. We are willing to meet with the applicant and his engineer to expedite revisions to the plans and expedite final plan approval.

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

Sincerely,



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



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

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