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July 21, 2015

**VIA EMAIL AND USPS**

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

Re: Preliminary and Final Site Plan (2<sup>nd</sup> Compliance Review)  
 Plate 58, Block 336, Lots 8-23  
 2231 Arctic Avenue  
 Applicant: JTD Realty Group, Inc.  
 Zone: CBD, Central Business District  
MC Project No CRD007

Dear Mr. Landgraf:

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

**1.0 Project Description**

**1.1 Applicant's Proposal**

The applicant seeks preliminary and final site plan approval to convert an existing building into two restaurants and bars with onsite parking, landscaping and related site improvements. The proposed building conversion will result in one restaurant/bar within 5,540± square feet of floor area and the second restaurant/bar within 4,812± square feet of floor area.

The applicant was granted preliminary and final site plan approval by the Casino Reinvestment Development Authority (CRDA) on April 21, 2015 (Resolution 15-44).

**2.0 Materials Reviewed**

We have reviewed the referenced submission, received by our office on July 6, 2015, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Correspondence from Charles E. Endicott, PE, PP, CME	June 18, 2015
---	Engineer's Cost Estimate	June 12, 2015
---	Stormwater Water Quality Calculations	June 2015



1 of 10	Cover Sheet	Revised to June 12, 2015
2 of 10	General Notes	Revised to June 12, 2015
3 of 10	Existing Conditions	Revised to April 27, 2015
4 of 10	Site Plan	Revised to June 12, 2015
5 of 10	Grading & Drainage Plan	Revised to June 12, 2015
6 of 10	Landscaping & Lighting Plan	Revised to June 12, 2015
7 of 10	Utility Plan	Revised to June 12, 2015
8 of 10	Soil Erosion & Sediment Control Plan	Revised to June 12, 2015
9 of 10	Construction Details I	Revised to June 12, 2015
10 of 10	Construction Details II	Revised to June 12, 2015

The plans and stormwater report are signed and sealed by Charles E. Endicott, PE of Endicott Engineering.

### 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:

1. Documentation described in § 146-14 of Article II of Chapter 146 regarding underground storage tanks. [Added 4-11-2012 by Ord. No. 25-2012] is a condition of approval. The applicant indicated that a Phase I Preliminary Site Assessment would be provided.
2. The existing conditions plan has been revised to accurately depict improvements at the Bass Pro property across Arctic Avenue. A revision date should be added to the plan.
3. The applicant's engineer should contact me to discuss grading concerns. Existing elevations should also be shown on the plan.
4. The location of existing and proposed services should be verified.
5. Evidence of the vacation of Willow Avenue should be provided.
6. Handicapped ramps with detectable warnings have been provided at both access points for the continuation of the sidewalk. The plan should be revised to correct the location for one of the ramps and add a detail for "The Walk" sidewalk.
7. The proposed drainage piping, landscaping and parking area light on the adjacent properties to the north will require CRDA and/or Cordish approval.



8. Existing utilities should be shown with more detail.
9. Calculations for the sizing of the manufactured treatment device have been provided. More information is required on the plan and the detail.

#### **4.0 Fees, Contributions and Obligations**

##### **4.1 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.

##### **4.2 Performance Bond and Inspection Escrow**

The amount of the required performance bond and inspection escrow will be submitted under separate cover.

##### **4.3 Escrow**

The applicant must contact the CRDA Land Use Regulation & Enforcement Official 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 the LURED.

- New Jersey Department of Environmental Protection;
- Cape-Atlantic Soil Conservation District;
- Atlantic County MUA;
- Atlantic City Municipal Utilities Authority;
- Atlantic City Fire Official; and
- Any others as may be required.

I have a number of outstanding concerns regarding grading, drainage and utilities, among others. I suggest a meeting be set up at the offices of CRDA to discuss.



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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 (609) 390-1927.

Best regards,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'J. Timothy Kernan', is written over a faint, light blue circular stamp or watermark.

J. Timothy Kernan, P.E., P.P., C.M.E.  
Geographic Discipline Leader and Principal Associate

JTK/rld

cc: Robert Reid, PP, AICP, Land Use Regulation & Enforcement Officer  
Scott Collins, Esquire  
James T. DiNatale, JTD Realty Group, Inc.  
Nicholas T. Menas, Esq.  
Charles E. Endicott, PE  
David Brand, RA

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