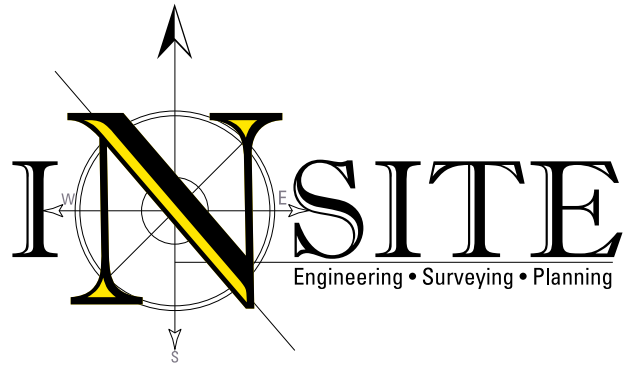


Casino Reinvestment Development Authority
c/o: Lance B. Landgraf, Jr., PP, AICP
Director of Planning
15 South Pennsylvania Avenue
Asbury Park, NJ 08401



Via Email: llandgraf@njcrda.com

April 3, 2016

Subject: **1st ENGINEERING & PLANNING REVIEW**
Site Plan – Proposed Bars and Restaurants
Block 336, Lots 8-23; 2231 Arctic Avenue
City of Atlantic City, Atlantic County, NJ

Mr. Landgraf:

In accordance with your request, we have reviewed the application by JTD Realty Group, Inc. for compliance with the Casino Reinvestment Development Authority's ("CRDA") Land Use Development Standards. A list of documents provided to InSite is included at the end of this review letter.

PROJECT DESCRIPTION

Please note that this office was appointed to the CRDA's Land Use Regulation and Enforcement Division ("LURED") after the original site plan approval for this project. Therefore, we have reviewed several documents, spoken to City officials, and spoken to the applicant's engineer for the sake of understanding the project's history, and the effect of this application on the original resolution of approval (dated April 21, 2015).

The applicant had originally received approval from the CRDA to convert an existing building into two (2) restaurants and bars with onsite parking, landscaping, and related site improvements. The proposed building conversion would have resulted in one restaurant/bar with $\pm 5,540$ square feet of floor area and a second restaurant/bar with $\pm 4,812$ square feet of floor area. The applicant is currently seeking Administrative Approval to alter the originally approved layout. Layout changes include building and parking area alterations, as well as lighting, landscape, and drainage modifications. The property is located within the CBD (Central Business) District per the Atlantic City Zoning Map, and is further defined as being within the Arts District per the CRDA's Tourism District Map. It is currently bound by Arctic Avenue with retail beyond to the south, parking facilities with Fairmount Avenue beyond to the north, Mississippi Avenue with residential property beyond to the west, and Willow Avenue with retail beyond to the east.

The comments below follow Maser Consulting's "3rd Compliance Review" Letter (dated November 13, 2015) for comments that may remain open or warrant further discussion. Italicized text represents existing comments from the aforementioned letter and non-italicized text represents new comments pursuant to our review for Administrative Approval.

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MASER ENGINEERING REVIEW LETTER

The following comments are pursuant to Maser Engineering's Third Compliance Review dated November 13, 2015.

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).

The applicant shall ensure that the newly amended site plans do not contradict any, and all, of the original comments from Maser's previous review letter(s). **ONGOING**

4.0 Fees, Contributions and Obligation

- 1. The Phase I Environmental Assessment is only for lot 23 and does not include lots 8-22. Also, the report recommends a Phase II Environmental Assessment.*

The applicant should revise the Assessment to include Lots 8 through 22. The applicant should also advise as to the status of the Phase II Assessment. **NOT SATISFIED**

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

We have reviewed Maser Consulting's Performance Bond and Escrow Amounts letter, dated November 12, 2015. We have also reviewed the CRDA's letter to the applicant, dated January 4, 2016, which acknowledges submission of the required fees. Please note, however, that the Amended Site Plans depict altered site improvements versus what was originally used for calculation. We recommend that the applicant submit a revised schedule of quantities to be reviewed and utilized for the purpose of determining any additional fees that may be required. **NOT SATISFIED**

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

The applicant shall ensure that all escrow accounts are settled prior to the signing of the plans and start of construction. **NOT SATISFIED**

InSite Engineering, LLC

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.

- *Cape-Atlantic Soil Conservation District*
- *Atlantic County MUA*
- *Atlantic City Fire Official*
- *Any others as may be required*

The applicant shall provide an update as to the status of the above required approvals. No construction activity shall be allowed to commence until all appropriate approvals are secured.

ONGOING

ENGINEERING CONSIDERATIONS

The following are new comments/observations related to our engineering review of the recently submitted site plans:

1. The Bulk and Area Requirements Table located on the General Notes sheet should be revised in accordance with the new parking area and building layouts. Any new variances/waivers generated will require approval from the CRDA.
2. The recently submitted Grading and Drainage Plan does not accurately depict proposed contour information within the altered parking area. Most notably, but not limited to, is the abrupt terminations on either end of the seven (7) contour at the northern portion of the parking area, the absence of contouring within the sidewalk along the building, and the absence of contouring within the central parking stall area. The plans should be revised accordingly to adequately demonstrate that excess runoff created by the parking surface is directed either to the municipal right-of-way or existing/proposed infrastructure.
3. The location of the proposed trench drain system along Arctic Avenue conflicts with the current parking area layout. Of specific concern is the proposed curb over top of the trench drain grate at the eastern end, and the presence of a proposed 'B' inlet within the grassed area along Arctic Avenue. The conflict appears to stem from the current trench drain location being tied to the previously approved parking area layout. The components of the trench drain system, including but not limited to inverts, locations, and pipe lengths/slopes should be updated accordingly to match proposed conditions. Additionally, updated conduit calculations should be submitted to ensure that the previously approved capacity of the system will not be compromised.
4. Additional topographic information is required at the two (2) driveway ramps along Arctic Avenue to ensure compliance with the ADA slope requirements.

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5. The curb areas immediately in front of both driveway ramps should be revised to indicate depressed, rather than full height, curb.
6. The two (2) proposed driveway ramps should be graphically represented on the site and grading plans to demonstrate compliance with the ADA clearance, transition area, and dimensioning requirements.
7. The detectable warning surfaces on either side of the proposed driveway should be revised to align with the travel path along the Arctic Avenue sidewalk.
8. A detail of the proposed 36" high metal railing along the eastern property line should be added to the plans so it can be checked against the aesthetic requirements of the City. The detail should include the color of the fencing.
9. A detail of the proposed trench drain should be added to the plans to accompany the filter system detail.
10. Details of the proposed stop bar, as well as any and all other required pavement markings should be added to the plans in accordance with current MUTCD standards.
11. The applicant should add a note to the plans indicating the property's possible presence within, or absence from, a flood zone as delineated by both the Effective and Preliminary FEMA Flood Maps.
12. Please note that our review of the application documents does not include a structural engineering review. We defer this to the Construction Official. If requested, we can provide a structural engineering review to support the CRDA or Construction Official.
13. The applicant is urged to contact the City for the purpose of determining and calculating the anticipated sewer connection fees that will be associated with the development.
14. Upon receipt of CRDA approval, resolution compliance, and outside agency approvals, copies of all approvals along with eleven (11) sets of the complete site plans and architectural plans shall be submitted to this office for signature.
15. The applicant must contact the CRDA LURED Official to settle any outstanding review escrow accounts prior to the plans being signed.

PLANNING CONSIDERATIONS

Proposed Development

The property is located within the Arts District of Atlantic City as defined by the CRDA's Tourism District Map.

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Architecture

The architectural requirements of the Arts District specify a certain aesthetic for building facades, which include following:

- *The design of the façades should be very unique, with possible use of ornamental iron glazing, vines or wall planting, historic looking hardware and light fixtures, and period self-illuminating lighting. Awnings, while climatized, should be of unique design; colorful – almost European in nature. The storefronts along the street should be of an infill type with substantial architectural piers and corners, be of clear glazing, and be well lighted. There should be a distinct cornice between first and second floor and the parapet should have a distinct top cornice.*
- *Building materials should be of solid materials and contemporary but inspired by historic architecture. It is encouraged that every tenant façade be different.*
- *The interior lighting should allow for the sidewalk pedestrian to see into the tenant space.*
- *Façade signage should be unique, self-illuminating and sophisticated.*
- *Infill awnings are encouraged at merchant entries or within the glazed infill areas. Long continuous awnings should be avoided and, while climatized, should be of unique design; colorful – almost European in nature.*
- *Ornamentation, detail elements, blade signs, flag poles, simple planters, etc., applied to the facades in a tasteful manner is encouraged according to the individual district that follows.*

Architectural plans indicating the finish, colors, and materials of the newly revised building have not been provided. Floor plans as well as colored renderings along with detailed information regarding the finishes of the various surfaces should be submitted for consideration by CRDA.

Variances

It appears that the Bulk and Area Requirements Table located on Sheet 2 of 10 of the Amended Site Plan has not been updated to reflect the amended layout. While the originally approved plan did not indicate the need for any variances from the CRDA or City Guidelines, the table should be updated to ensure that same is applicable to the amended layout. Should any design waivers or variances be generated by the new layout, the applicant's planner must present proofs to satisfy the statutory requirement, including both the positive and negative criteria. Positive criteria shall be satisfied by demonstration of a hardship or by way of the "Flexible c". Negative criteria shall be satisfied by demonstration that the proposed development will not cause a

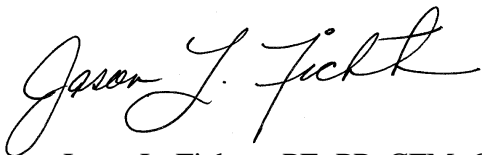
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substantial detriment to the public good, and will not substantially impair the intent and purpose of the zone plan.

In an effort to facilitate construction, we would be agreeable to the CRDA issuing a certificate of land use for the foundation only at this time, subject to the conditions set forth in this letter as well as any further conditions imposed by the CRDA.

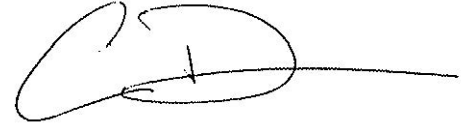
If you have any questions or require further information, please feel free to contact us anytime by phone or email (Greg@InSiteEng.net).

Sincerely,
InSite Engineering, LLC



Jason L. Fichter, PE, PP, CFM, CME
CRDA Review Engineer & Planner

Sincerely,
InSite Engineering, LLC



Gregory B. Domalewski, PE
CRDA Review Engineer

Attachment A: Documents Reviewed

cc: Rob Reid, P.P., AICP, Land Use Regulation Enforcement Officer
James DiNatale, JTD Realty Group

rreid@njcrda.com
jdinatale711@gmail.com

InSite Job #15-833-03

Attachment A: Documents Reviewed

Received ##/##/##

1. Revised site plans (3/15/16)
2. Resolution (4/21/15)
3. Maser review letter (11/13/15)
4. Maser bonding letter (11/12/15)
5. CRDA Letter 1/4/16

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