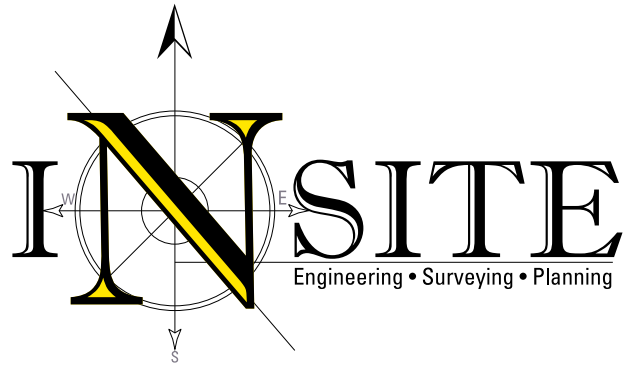


Casino Reinvestment Development Authority
c/o: Lance B. Landgraf, Jr., PP, AICP
Director of Planning
15 South Pennsylvania Avenue
Atlantic City, NJ 08401



Via Email: llandgraf@njcrda.com

May 11, 2016

Subject: **2nd 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.

This letter is a review of the applicant's updated information as they are now seeking the Planning Board's signature on the site plan so that they can proceed to zoning and construction permits. **I do not recommend the CRDA sign the plans** until the items noted below are submitted for review and are determined to be satisfactory.

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.

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The comments below follow Maser Consulting’s “3rd Compliance Review” Letter (dated November 13, 2015) and our April 3, 2016 “First Engineering Review” for comments that may remain open or warrant further discussion. Italicized text represents existing comments from the aforementioned letters and non-italicized text represents new comments pursuant to our review for Administrative Approval.

MASER ENGINEERING REVIEW LETTER

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

4.0 Fees, Contributions and Obligation

- 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.

Once the plans are deemed acceptable for signature by the CRDA, our office will update Maser’s 11/13/15 Bond Estimate Review to include the updated improvement quantities. **ONGOING**

- 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.

This remains a continuing comment. **ONGOING**

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.

The applicant has indicated that the development is located within a flood zone. As such, a Flood Hazard Area Permit from the NJDEP is required. This permit shall be submitted to the CRDA for review prior to plan signature. Other approvals as necessary to the project shall also be secured. **NOT SATISFIED**

ENGINEERING CONSIDERATIONS

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

4. *Additional topographic information is required at the two (2) driveway ramps along Arctic Avenue to ensure compliance with the ADA slope requirements.*

Spot shots have been indicated at the depressed curb at the bottom of the sidewalk ramps. In order to aid in the construction of these ramps, additional elevations are required at the ramp tops and landing areas to ensure they are constructed per ADA standards. **NOT SATISFIED**

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.*

The plan should be revised to graphically represent the ramps (i.e. flares, landing areas, etc.) in order to ensure that they can be adequately constructed to fit within the right-of-way orientation and grading layout. Additionally, the handicap ramp construction detail on sheet nine indicates a cross slope which exceeds those allowable by ADA standards. **NOT SATISFIED**

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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.*

Details of the proposed stop bar and lettering are missing from the plans. **NOT SATISFIED**

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.*

The applicant has indicated that the development is located within a flood zone. As such, a Flood Hazard Area Permit from the NJDEP is required. This permit shall be submitted to the CRDA for review prior to plan signature. Other approvals as necessary to the project shall also be secured. **NOT SATISFIED**

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.*

This remains a continuing comment. **ONGOING**

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.*

This remains a continuing comment. **ONGOING**

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.*

This remains a continuing comment. **ONGOING**

15. *The applicant must contact the CRDA LURED Official to settle any outstanding review escrow accounts prior to the plans being signed.*

This remains a continuing comment. **ONGOING**

16. *Upon investigation of the site, it appears electrical utility conduits and boxes encroach onto the property at the northeastern corner. Easements for these utilities shall be shown on the plan and recorded prior to plan signatures.*

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PLANNING CONSIDERATIONS

Proposed Development

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

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.

The architectural and site plans provided differ with respect to features including, but not limited to, signage and entryway locations. Consistent site and architectural plans shall be submitted for review and approval. **NOT SATISFIED**

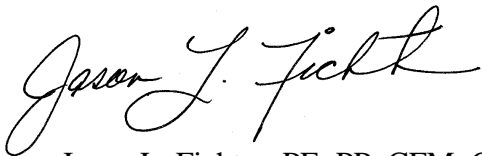
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In an effort to facilitate construction, we would be agreeable to the CRDA issuing a certificate of land use for the foundation only at this time, subject to the conditions set forth in this letter as well as any further conditions imposed by the CRDA.

This remains a continuing comment. **ONGOING**

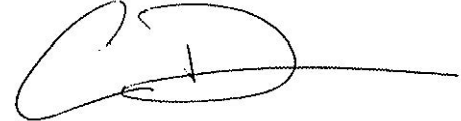
If you have any questions or require further information, please feel free to contact us anytime by phone or email (Greg@InSiteEng.net).

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 3/17/16

1. One (1) signed and sealed copy of the plan set entitled “Application for Preliminary & Final Site Plan Approval”, dated 3/24/15, revised through 3/15/16, totaling ten (10) sheets, as prepared by Endicott Engineering, LLC;
2. One (1) copy of “Resolution 15-44 of the Casino Reinvestment Development Authority”, dated 4/21/15, as prepared by Howard J. Kyle;
3. One (1) copy of “Preliminary & Final Site Plan 3rd Compliance Review”, dated 11/13/15, prepared by Maser Consulting P.A.;
4. One (1) copy of “Preliminary & Final Site Plan Bond Estimate Review”, dated 11/12/15, prepared by Maser Consulting P.A.;
5. One (1) copy of the “Acknowledgement Receipt Letter”, dated 1/4/16, prepared by Robert L. Reid, AICP, PP.

Received 3/30/16 (electronically)

6. One (1) copy of a plan entitled, “Elevations Ducks and Bucks, Artic Ave and Willow Ave,” being dated 1/26/16, with the latest revision being dated 3/11/16, totalling one (1) sheet, as prepared by David Brand Architecture; and
7. One (1) copy of a plan entitled, “Wall Sections Ducks and Bucks, Artic Ave and Willow Ave,” being dated 1/26/16, with the latest revision being dated 3/11/16, totalling one (1) sheet, as prepared by David Brand Architecture

Received 4/25/16 (electronically)

8. One (1) copy of the plan set entitled “Application for Preliminary & Final Site Plan Approval”, dated 3/24/15, revised through 4/21/16, totaling ten (10) sheets, as prepared by Endicott Engineering, LLC

InSite Engineering, LLC