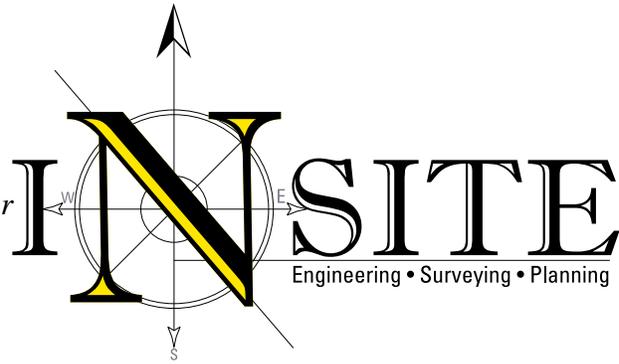


Casino Reinvestment Development Authority
c/o: Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
15 South Pennsylvania Avenue
Asbury Park, NJ 08401



Via Email: rreid@njcrda.com

January 6, 2016

Subject: **COMPLETENESS REVIEW**
Site Plan - Atlantic City Polercoaster
Block 48; Lot 13, 18 & 19
151 South Martin Luther King Drive & 1637-1639 Boardwalk
City of Atlantic City, Atlantic County, NJ

Mr. Reid:

In accordance with your request, we have reviewed the application by ACB Ownership, LLC for compliance with the Casino Reinvestment Development Authority's (CRDA) completeness submission checklist for the above-referenced property. A list of documents provided to InSite is included at the end of this review letter.

PROJECT DESCRIPTION

The applicant is seeking site plan approval from the CRDA for the development a multilevel amusement-entertainment complex located at the Boardwalk, at 151 South Martin Luther King Boulevard, 1637-1639 Boardwalk, Block 48, Lot 13, 18 and 19. The property is located within the Redevelopment Plan for the Boardwalk and MLK Boulevard, previously known as the RS-C District per the Atlantic City Zoning Map. It is currently surrounded by a mix of retail, public parking and community uses.

According to the applicant, the complex will have a total area of approximately 110,000 gross square feet and be comprised of a roller coaster attraction commercially known as the "Polercoaster", which will consist of an approximately 350 foot tall tower (above street level) with the roller coaster rail attached. The complex will also include a two-car drop ride, a surf club and wave pool, other rides and attractions, amusement games and redemption areas, event space, retail space, and food areas located throughout. The applicant is not requesting any variances or design waivers with respect to this application.

COMPLETENESS REVIEW

We offer the comments below for purposes of our review, but we defer the completeness determination to the Land Use Regulation Enforcement Officer. From an engineering perspective, **we find the application satisfactorily complete.** The following checklist items shall be addressed through testimony or added to the plans prior to final CRDA approval:

InSite Engineering, LLC

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Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

1. The applicant has provided the name and addresses of all professional consultants advising the applicant within the Site Plan Application. Same, however, shall also be added to the Cover Sheets of the Site and Architectural Plans. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans prior to final Board approval. *Section 163-97(3)*
2. A legal description of the subject property has not been provided. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be submitted for review prior to final Board approval. *Section 163-97(4)*
3. The applicant is requesting a waiver from providing their intent with respect to the ownership, sale, and leasing of the various completed units, structures, spaces, and areas within the proposed development. We have no issue with the Board waiving this requirement for the purpose of completeness, but the applicant shall provide testimony to the Board to describe their intent once established. *Section 163-97(12)*
4. The applicant is requesting a waiver from providing evidence of a financing plan or prior successful completion of projects of similar scope. We have no issue with the Board waiving this requirement for the purpose of completeness and the applicant providing testimony to satisfy the requirement. *Section 163-97(15)*
5. The applicant is requesting a waiver from providing studies indicating the adequacy of existing or proposed public improvements. We have no issue with the Board waiving this requirement for the purpose of completeness. Testimony, however, shall be provided which demonstrates that all existing and proposed public improvements will be adequate to serve the development. Additionally, will serve letters from all utility providers listed on the two hundred (200') foot property owner document should be submitted prior to final approval. *Section 163-97(17)*
6. Written and graphic scales, as well as north points, have not been provided on any of the reference maps located on the Cover Sheet of the Site Plan. Additionally, a north point has not been provided on the Surrounding Area Parking Diagram. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans prior to final Board approval. *Section 163-97(21)(b)[4]*
7. The applicant is indicating that the attorney will be the contact person for the proposed development. As such, the name and address of such contact should be added to the Site Plans. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans prior to final Board approval. *Section 163-97(21)(b)[6]*

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8. The applicant is requesting a waiver from providing cross sections of new streets and roads. We have no issue with the Board waiving this requirement for the purpose of completeness as the applicant does not propose any new streets or roads. *Section 163-97(21)(e)[2]*
9. The applicant is requesting a waiver from providing existing/proposed contours. We have no issue with the Board waiving this requirement for the purpose of completeness. However, the existing and proposed contour information is necessary in determining drainage patterns onsite, as well as evaluating the proposed development's ability to tie into the surrounding existing improvements. As such, this information must be added to the plans for review prior to final Board approval. *Section 163-97(21)(f)*
10. Existing and proposed storm sewer lines within two hundred (200') feet of the proposed development, in all directions, have not been provided. Additionally, the flow direction of the storm sewer system proposed for the development has not been provided. Furthermore, a detail of the proposed storm sewer connection to the existing inlet has not been provided. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans for review prior to final Board approval. *Section 163-97(21)(l)[2]*
11. The plans do not show the slope, material, and direction of flow of the existing sanitary sewer within Dr. MLK Boulevard. Additionally, the plans do not show the slope, connection invert, or direction of flow of the proposed sanitary sewer lateral. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans for review prior to final Board approval. *Section 163-97(21)(m)[1]*
12. Lighting details, including but not limited to type of standards, location, radius of light and intensity in footcandles have not been provided. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans for review prior to final Board approval. *Section 163-97(21)(p)[3]*
13. The applicant is requesting a partial waiver from providing all aspects of this checklist item, including building height (in feet) and building size. We have no issue with the Board waiving this requirement for the purpose of completeness, and the applicant providing testimony with respect to the missing information. *Section 163-97(21)(q)*
14. The applicant is requesting a waiver from providing an Energy Impact Statement, citing the project will obtain all necessary approvals from each respective utility company for service prior to construction. We have no issue with the Board waiving this requirement for the purpose of completeness with the stipulation that testimony will be provided which outlines the necessary approvals anticipated. Additionally, the Board shall be copied on all correspondence related to the procurement of said approvals, and all approvals being obtained prior to the commencement of any construction related activity. *Section 163-97(22)*

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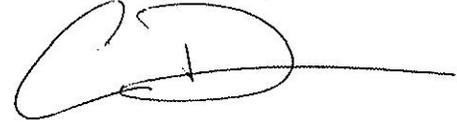
If you have any questions or require further information, please feel free to contact us anytime by phone or email (Greg@InSiteEng.net).

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: Lance Landgraf, PP, AICP; CRDA, Director of Planning
John J. Barnhart, PE, PP, CME; Applicant's Engineer
Nicholas F. Talvacchia, Esq.; Applicant's Attorney

llandgraf@njcrda.com
jbarnhart@awponzio.com
ntalvacchia@cooperlevenson.com

InSite Job #15-833-04

Attachment A: Documents Reviewed

Received 12/23/2015

1. One (1) copy of the application submission cover letter, being dated 12/23/15, as prepared by Cooper Levinson Attorneys at Law;
2. One (1) completed application form to the Casino Reinvestment Development Authority for Site Plan approval;
3. One (1) copy of the Checklist Item Response Letter, being dated 12/22/15, as prepared by Arthur W. Ponzio Co. & Associates, Inc;
4. One (1) copy of a Stormwater Management Policy Compliance Report, being dated 12/10/15, as prepared by Arthur W. Ponzio Co. & Associates, Inc;
5. One (1) copy of the Traffic Engineering and Air Quality Analysis, being dated 12/14/15, as prepared by Shropshire Associates, LLC;
6. One (1) signed and sealed copy of the architectural plans entitled, “1637 & 1639 Boardwalk, 1 MLK Boulevard, Atlantic City, NJ,” being dated 12/22/15, with no current revisions, totalling nine (9) sheets, as prepared by John Fotiadis Architect, PLLC; and
7. One (1) signed and sealed copy of the site plan entitled, “Atlantic City Polercoaster Issued for NJDEP CAFRA & CRDA Plan Set,” being dated 12/11/15, with the most current revisions (#1) being dated 12/22/15, totalling eight (8) sheets, as prepared by Arthur W. Ponzio Co. & Associates, Inc.

InSite Engineering, LLC