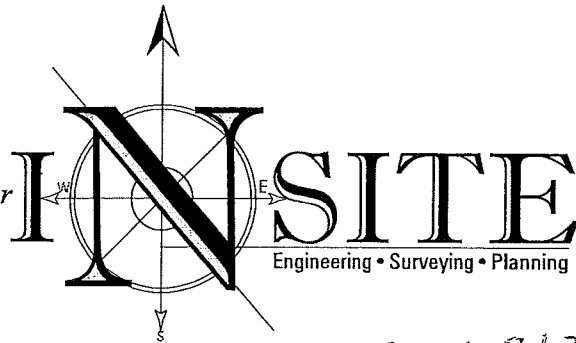


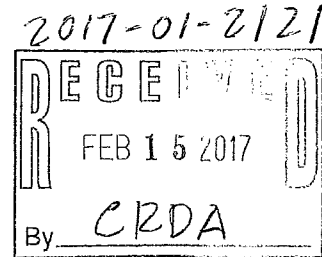
Casino Reinvestment Development Authority
c/o: Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
15 South Pennsylvania Avenue
Asbury Park, NJ 08401



Via Email: rreid@njcrda.com

February 15, 2017

Subject: **ENGINEERING & PLANNING REVIEW (#1)**
T-Mobile Northeast, LLC
Block 259; Lot 13; 3501 Ventnor Ave
City of Atlantic City, Atlantic County, NJ



Mr. Reid:

In accordance with your request, we have reviewed the application by T-Mobile Northeast, LLC for compliance with the Casino Reinvestment Development Authority's (CRDA) regulations 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 approval and a waiver of minor site plan approval from the CRDA for the development of a proposed rooftop telecommunication facility located at 3501 Ventnor Avenue, Atlantic City, New Jersey, Block 259, Lot 13. The current owner of the property is Hampton Condominium Association. The property is located in the RM-2 Multi-Family Residential Zone within the Tourism District per the Atlantic City Zoning Map. It is currently surrounded by residential use to the north, east and west and O'Donnell Memorial Park to the south.

According to the applicant, the proposed telecommunication facility will consist of nine (9) collocating antennas located on the rooftop of the existing building. The equipment will be concealed and painted to match. There are no proposed site improvements on the ground level. The applicant is requesting a waiver for minor site plan approval with respect to this application. If the Board does not grant the waiver, the applicant will request site plan approval. To the extent that minor site plan approval is required, the applicant is seeking certain completeness waivers as part of the application.

COMPLETENESS REVIEW

From an engineering perspective, **we find the application satisfactorily complete** pursuant to our January 31, 2016 "Completeness Review" letter. Please refer to said document for a list of checklist items that shall be addressed through testimony or added to the plans prior to final

InSite Engineering, LLC

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approval. Subsequent to our Completeness Review letter, the applicant submitted a “*Response to Completeness Review Dated 1/31/17*”, by Riley Riper Hollin & Colagreco on 2/7/17.

1. The applicant is requesting a waiver from the requirement to provide a property survey (§163-97C(21)(c)). We agree that the scope of the improvements is isolated to the existing building’s roof. However, the Board may wish to consider requiring a survey to verify the proximity of the property lines to the existing building (and rooftop equipment), as well as to identify any easements. Please also note that the proposed antennae and support equipment are shown to extend beyond the limits of the existing building, particularly the three (3) antennae on the northeast corner of the building, which appear to extend to the property line.
2. The applicant must provide testimony per their response to item numbers 12-14 and 16-18 from our 1/31/17 Completeness Review.

ZONING, DEVELOPMENT, & ENGINEERING REVIEW

Based on the limited scope of the project (please see Project Description, above), our review of this application is limited to Planning Considerations (please see below), with the exception of the following informational comments:

3. 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.
4. 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.
5. The applicant must contact the CRDA Land Use Regulation & Enforcement Official to settle any outstanding review escrow accounts prior to the plans being signed.

PLANNING CONSIDERATIONS

6. As discussed hereinabove, the scope of the project is limited to interior and rooftop improvements to support the telecommunication facility. The application documents focus on these improvements. A survey was not provided; therefore any existing non-conformities were not analyzed. Sheet Z-2 from the Maser plans (“Site Plan and Project Notes”) is noted as utilizing the tax map and field observations to create the property basemap. There appear to be existing non-conforming bulk variances for the property.
7. As discussed above, please note that the proposed antennae and support equipment are shown to extend beyond the limits of the existing building, particularly the three (3) antennae on the northeast corner of the building, which appear to extend to the property line.
 - a. We recommend a survey be prepared to confirm that there will be no equipment encroaching into the public right-of-way.

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- b. Because the proposed antennae extend beyond the limits of the existing building, a yard encroachment may be created or exacerbated. A survey is required to confirm.
8. Telecommunications facilities are not a permitted or conditionally permitted use within the RM-2 district. Therefore, a d(1) use variance is required. The applicant's "Addendum 'A' to CRDA Application" clearly summarizes the need and proofs for the use variance. Rather than reiterate the information in this letter, the Board may choose read that document. In any case, the applicant shall provide testimony to articulate that document, and to present compelling testimony with exhibits to demonstrate the coverage gap, aesthetics, health and safety, etc., and to clearly satisfy the positive and negative criteria.
9. The Applicant shall provide testimony regarding the height variance, as discussed in their 'Addendum A'. the Applicant shall clarify the threshold of the height variance as a 'c' or 'd' variance, and shall demonstrate if any of the proposed equipment will extend higher than the existing building.
10. In accordance with the "*New Jersey CRDA Atlantic City Tourism District Master Plan*", specifically in the "*Infrastructure Inventory Assessment for the Tourism District, City of Atlantic City, Atlantic County, New Jersey*", we note the following:
 - a. T-Mobile is noted as a licensed telecommunications provider for Atlantic City.
 - b. Telecommunication providers are encouraged, and the Master Plan indicates an expectation, to expand their respective networks to increase coverage within Atlantic City.

OUTSIDE AGENCY APPROVALS

It is the applicant's responsibility to identify any and all other approvals required for the proposed installation of the telecommunications facility. Evidence of applicable approvals must be furnished to the Land Use Regulation Enforcement Division:

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

Sincerely,
InSite Engineering, LLC



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

Attachment A: Documents Reviewed
cc: Lance Landgraf, PP, AICP; CRDA, Director of Planning
InSite Job #17-833-05

llandgraf@njcrda.com

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Attachment A: Documents Reviewed

Received 1/10/2017

1. One (1) copy of the application submission cover letter, being dated 1/9/17, as prepared by Riley Riper Hollin & Colagreco Attorneys at Law;
2. One (1) completed application form to the Casino Reinvestment Development Authority for Site Plan approval and Addendum “A” Narrative in support thereof;
3. One (1) signed and sealed copy of the site plan entitled, “T-Mobile Northeast, LLC” being dated 11/30/16, with the most current revisions (#1) being dated 12/14/16, totalling five (5) sheets, as prepared by Maser Consulting, P.A.;
4. One (1) copy of the “Request for Design Waivers and Submission Requirements”, being dated 12/22/16, as prepared by Riley Riper Hollin & Colagreco Attorneys at Law;
5. One (1) copy of a Cororate Disclosure Statement;
6. One (1) copy of the Aerial Plan and Photographs of the subject property;
7. One (1) copy of the executed lease agreement between T-Mobile and property owner;
8. One (1) copy of the completed CRDA Application Checklist;

Received 2/8/2017

9. Digital copy of the “Response to Completeness Review Dated 1/31/17”, by Riley Riper Hollin & Colagreco on 2/7/17.

InSite Engineering, LLC