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

Subject: **RESPONSE TO COMPLETENESS REVIEW LETTER DATED 1-31-17**
Site Plan — Playground. Pier
Block 1, Lot 93
1 Atlantic Ocean, 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) completeness submission checklist for the above-referenced property. A list of documents provided to InSite is included at the end of this review letter. A copy of the checklist, as completed by the applicant, is attached to this letter.

PROJECT DESCRIPTION

The applicant is seeking approval and a waiver of minor site plan approval from the CRDA for the development a proposed rooftop telecommunication facility located at 1 Atlantic Ocean, Atlantic City, New Jersey, Block 1, Lot 93. The current owner of the property is Pier Renaissance, LLC. The property is located in the Beach District Zone and is situated in the Casino Reinvestment Development Authority Tourism District per the Atlantic City Zoning Map. It is currently surrounded by commercial use to the north, east and west and the Atlantic City Boardwalk to the south.

According to the applicant, all of the proposed equipment will be located on the rooftop of the existing building. The proposed improvements on the rooftop will be located on the existing steel platform. 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

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 and planning perspective, we find the application satisfactorily complete for a public hearing. Checklist items not listed are considered satisfied. The following CRDA Application Checklist items shall be addressed through testimony or added to the plans prior to final CRDA approval:

1. The applicant has provided the name and addresses of professional consultants advising the applicant on the Cover Sheet of the Site Plan. However, the applicant has also noted that some of these names are to be determined. 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 approve.

§ 163-97C(3)

[The full list of the consultants is as follows:

**Site Acquisition – Velocitel
Professional Engineer – Velocitel
Radio Frequency Expert – Madan Belgode
Professional Planner – Brian Seidel]**

2. The applicant has noted that a two-hundred (200') foot list has been requested. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be shown on the plan and submitted for review prior to final Board approval.

§163-97C(5)

[Will comply; the 200 foot list will be added to the final plans.]

3. The applicant shall provide testimony to the Board describing reasons why this item may be waived. We have no issue with the Board waiving this item for the purpose of completeness, but the applicant must provide testimony. §163-97C(11)

[This item does not appear to be applicable as there does not appear to be any special standards or conditions.]

4. The applicant shall provide testimony to the Board describing ownership and lessee agreements for the proposed facility. We have no issue with the Board waiving this item for the purpose of completeness, but the applicant must provide testimony. § 163-97C(12)

[Will comply; the lease agreement will be provided as an exhibit at the hearing and testimony will be provided. Confirming the owner authorization.]

5. These checklist items do not appear applicable to this project. § 163-97C(13-14)

[Comment requiring no response.]

6. The applicant must provide testimony and exhibits, as applicable, to provide a description of the financing of the plan and past successful projects. We have no issue with the Board waiving this item for the purpose of completeness. § 163-97C(15)

[There are no public improvements associated with this proposal and, therefore, this does not appear to be applicable. However, T-Mobile has constructed numerous other similar sites nationwide.]

7. These checklist items do not appear applicable to this project. § 163-97C(16-20)

[Comment requiring no response.]

8. Tabulation by each separate use has not been provided, however the applicant has noted the item "to be 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 prior to final Board approval. §163-97C(21)(b)[8]

[The 200 foot list will be added to the plans. No new lots are being created and, therefore, a tabulation of separate use does not appear to be applicable.]

9. The applicant is requesting a waiver from the requirement of providing a survey. We recommend a survey be provided for the property. The survey must include all easements, deed restrictions, (to determine any impacts thereto). We have no issue with the Board waiving this item for the purpose of completeness, with the stipulation that the survey is presented at the public hearing. §163-97C(21)(c)

[Applicant is still requesting a waiver given that all of the improvements are on the building itself and there are no ground improvements.]

10. These checklist items do not appear applicable to this project. § 163-97C(21)(d-i)

[Comment requiring no response.]

11. The survey must indicate any and all easements, flood hazard limits, and utility easements. Please see #9 § 163-97C(21)(c), above. § 163-97C(21)(j)

[Waiver being requested per reason set forth in #9 above.]

12. These checklist items do not appear applicable to this project. § 163-97C(21)(k-n)

[Comment requiring no response.]

13. The plans must be updated to indicate all existing and proposed utilities serving the proposed wireless telecommunication facility. We have no issue with the Board waiving this item for the purpose of completeness, but the applicant must provide testimony with exhibits at the public hearing. § 163-97C(21)(o)

[Will comply. Testimony will be provided at the time of the hearing.]

14. The applicant must provide testimony regarding lighting for the proposed facility. We have no issue with the Board waiving this item for the purpose of completeness. § 163-97C(21)(p)[3]

[Will comply. Testimony will be provided at the time of the hearing.]

15. The applicant must provide testimony regarding any rooftop screening, as applicable. We have no issue with the Board waiving this item for the purpose of completeness. § 163-97C(21)(p)[4]

[Will comply. Testimony will be provided by the Professional Planner as to the minimum visual impact associated with the limited scope of improvements.]

16. These checklist items do not appear applicable to this project. § 163-97C(21)(p)[5-9]

[Comment requiring no response.]

17. The applicant is requesting a waiver from providing all aspects of this checklist item. 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 regarding surrounding uses. §163-97C(21)(q)

[Will comply. Testimony will be provided at the time of the hearing.]

18. The applicant has not provided any information relating to the Energy Impact Statement checklist item. We have no issue with the Board waiving this requirement for the purpose of completeness with the stipulation that testimony will be provided. § 163-97C(22)

[The proposed facility is an unmanned facility with very nominal impact on energy, and therefore, a waiver is being requested to the extent applicable.]

19. The applicant has noted that a certificate from the City Tax Collector will be provided. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be submitted prior to final Board approval. § 163-97C(23)

[Will comply. The tax certification will be provided as an exhibit at the time of the hearing.]