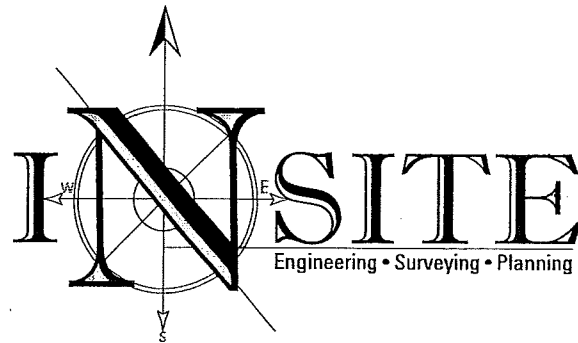


Casino Reinvestment Development Authority
c/o: Lance B. Landgraf, Jr., P.P., AICP
Director of Planning
15 South Pennsylvania Avenue
Asbury Park, NJ 08401

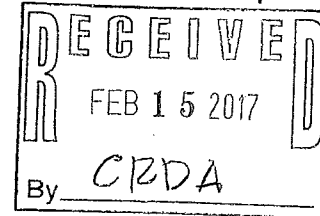


Via Email: llandgraf@njcrda.com

February 15, 2017

Subject: **ENGINEERING & PLANNING REVIEW (#1)**
T-Mobile Northeast, LLC
Block 1, Lot 93; 1 Atlantic Ocean
City of Atlantic City, Atlantic County, NJ

2017-01-2128



Mr. Landgraf:

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 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 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 and steel billboard superstructure. 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 this document for a list of checklist items that shall be addressed through testimony or added to the plans prior to final approval.

InSite Engineering, LLC

1913 Atlantic Avenue, Suite F4 • Wall, NJ 08736
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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 being on the existing building's roof and billboard superstructure. 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.
2. The applicant must provide testimony per their response to item numbers 4, 13-15, and 17-19 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 one design comment and several informational comments as follows:

3. The applicant shall provide testimony to confirm the proposed installation complies with FEMA and NJDEP requirements, specifically pertaining to flood hazard areas. If so, what is the base flood elevation in relation to the elevations of proposed equipment? NJDEP approval is required. The applicant shall provide testimony accordingly.
4. 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.
5. 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.
6. 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

7. As discussed hereinabove, the scope of the project is limited to 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. The plans do not appear to cite the source of the basemap, and there is a note on the plans to "not scale drawings". There may be existing non-conforming bulk variances for the property.
8. Telecommunications facilities are not a permitted or conditionally permitted use within the Beach 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

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compelling testimony with exhibits to demonstrate the coverage gap, aesthetics, health and safety, etc., and to clearly satisfy the positive and negative criteria.

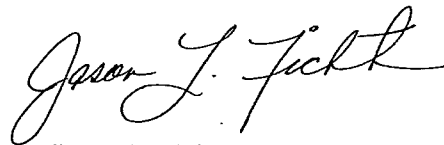
9. The Applicant shall provide testimony as to whether any proposed equipment will extend higher than the existing building or billboard superstructure.
10. The applicant shall also provide testimony as to whether or not a height variance is required in either the existing or proposed condition.
11. 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: Robert L. Reid, AICP, Land Use Regulation Enforcement Officer
Scott Collins, Esq.

rreid@njcrda.com
scollins@riker.com

InSite Job #17-833-07

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Attachment A: Documents Reviewed

Received 1/30/2017

1. One (1) copy of the application submission cover letter, being dated 1/27/17, 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 there of;
3. One (1) signed and sealed copy of the site plan entitled, “Resorts Casino Hotel DAS” being dated 1/6/17, with the most current revisions (#1) being dated 1/9/17, totalling ten (10) sheets, as prepared by FDH Velocitel;
4. One (1) copy of the “Request for Design Waivers and Submission Requirements”, being dated 1/27/17, as prepared by Riley Riper Hollin & Colagreco Attorneys at Law;
5. One (1) copy of a Cororate Disclosure Statement;
6. One (1) copy of an FCC license;
7. One (1) copy of a request for 200 ft POL;
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