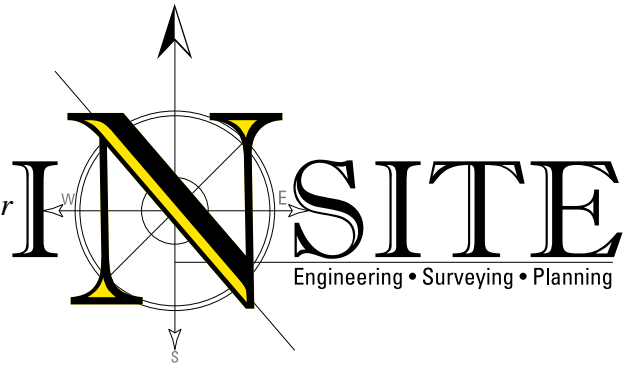


Casino Reinvestment Development Authority  
c/o: Robert L. Reid, AICP, PP  
*Land Use Regulation Enforcement Officer*  
15 South Pennsylvania Avenue  
Asbury Park, NJ 08401



*Via Email: rreid@njcrda.com*

April 3, 2017

**Subject: COMPLETENESS REVIEW**  
**Site Plan – A. Rando Bakery**  
Block 337; Lots 5, 62, 63, 65, 66  
128 N Mississippi Avenue & 5 Blake Street  
City of Atlantic City, Atlantic County, NJ

Mr. Reid:

In accordance with your request, we have reviewed the application by Stephen Rando 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 redevelopment and expansion of an existing 1-story bakery located at 128 N Mississippi Ave and 5 Blake St, Block 337, Lots 5, 62, 63, 65 and 66. The property is located within NC-2 Neighborhood Commercial District per the Atlantic City Zoning Map. It is currently surrounded by a mix of commercial, public parking and residential uses.

According to the applicant, the project proposes to add 876 square feet of new warehouse and 717 square feet of new office space to the existing Rando Bakery Facility. To gain the space for the proposed addition, an existing building has been demolished.

Currently, there are no conforming parking spaces on site and there is a deficiency of fifteen (15) spaces. With the addition of the proposed warehouse and office space, the existing non-conformity will be increased by three (3) spaces for a total deficiency of eighteen (18) spaces. The applicant is therefore seeking variance relief for the additional three (3) spaces that are required by the Ordinance for the proposed expansion.

### 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

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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:

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. § 163-97C(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. § 163-97C(4)
3. A list of property owners located within 200 feet of the subject property has not been provided, nor a map indicating same. 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(5)
4. The applicant has not provided a written statement generally describing the proposed development and the market which it is intended to serve; its relationship to the Master Plan, the capital improvements program and the Official Map; and how the proposed development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this chapter. The statement shall include a description of the applicant's planning objectives, the approaches to be followed in achieving those objectives and the rationale governing the applicant's choices of objectives and approaches. We have no issue with the Board waiving this requirement for the purpose of completeness, but the applicant shall provide testimony. § 163-97C(9)
5. The applicant has not provided a written statement addressing each of the standards set forth in §163-127 through §163-133 of this Part 5 and stating specifically how the proposed development relates to or meets each such standard. We have no issue with the Board waiving this requirement for the purpose of completeness, but the applicant shall provide testimony. § 163-97C(10)
6. The applicant has not provided a statement with 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. § 163-97C(12)
7. The applicant has not provided 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 but the applicant shall provide testimony to satisfy this requirement. § 163-97C(15)

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8. The applicant has not provided traffic, transit and pedestrian circulation studies indicating the relationship of the proposed development to existing and projected transit, vehicular and pedestrian traffic volumes and use in the immediate area, based upon both existing and proposed or planned traffic, transit and pedestrian systems and use and indicating any proposals of the applicant for upgrading those systems. We have no issue with the Board waiving this requirement for the purpose of completeness but the applicant shall provide testimony to satisfy this requirement. *§ 163-97C(16)*
9. The applicant has not provided 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 shall be submitted prior to final approval. *§ 163-97C(17)*
10. The applicant has not provided an analysis of any dislocations of either residences or business establishments that will result from the proposed development, together with any proposals the applicant may have for ameliorating the impacts of its development upon those whom it will displace. We have no issue with the Board waiving this requirement for the purpose of completeness. Testimony, however, shall be provided regarding the demolished residence. *§ 163-97C(19)*
11. A key map 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 prior to final Board approval. *§ 163-97C(21)(a)*
12. A date has not been provided on the survey. 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)[3]*
13. Graphic scales, as well as north points, have not been provided on the site plan. Additionally, the site plan is reduced to an unknown scale. We have no issue with the Board waiving this requirement for the purpose of completeness, but the plans shall be revised prior to final Board approval. *§ 163-97C(21)(b)[4]*
14. The area of the subject property in square feet and in acres to the nearest tenth of an acre 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 prior to final Board approval. *§ 163-97C(21)(b)[7]*
15. The applicant has not provided the Municipal Tax Map plat, block and lot numbers of the existing lots, if any, on or within 200 feet of the subject property and of proposed lots, if any, and the number of new lots or parcels, if any, to be created, tabulated by each separate use as proposed. We have no issue with the Board waiving this requirement for the purpose of

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completeness, but this information must be added to the plans prior to final Board approval. § 163-97C(21)(b)[8]

16. The applicant has not provided existing/proposed contours. We have no issue with the Board waiving this requirement for the purpose of completeness. However, the finished floor of the proposed expansion shall be added to the plan, additionally, testimony shall be provided regarding the necessity of a Flood Hazard Area permit. According to the FEMA Preliminary Flood Rate Insurance Map, the proposed site is zoned AE (EL. 9)(NAVD88). As such, this information must be added to the plans for review prior to final Board approval. § 163-97C(21)(f)
17. 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. How does this applicant plan to discharge roof runoff? 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. § 163-97C(21)(l)
18. The plans do any existing utilities. How does the applicant plan to service the proposed building with sanitary sewer service, water, gas and public utilities? 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. § 163-97C(21)(m, n, o)
19. 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. § 163-97C(21)(p)[3]
20. Do any existing easements, declarations or covenants exist in relation to the proposed development? We have no issue with the Board waiving this requirement for the purpose of completeness, but the applicant shall prove testimony with respect to the missing information and submit for review if there are any present. § 163-97(21)(r)[5]
21. The applicant has not provided an Energy Impact Statement. 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. § 163-97C(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 (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  
Steve Rando, Applicant  
Craig F. Dothe, PP, RA; Applicant's Architect  
Robert Lang; Applicant's Attorney

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InSite Job #17-833-08

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Attachment A: Documents Reviewed

Received 3/27/2017

1. One (1) completed application package to the Casino Reinvestment Development Authority for Site Plan approval;
2. One (1) copy of current taxes for the project;
3. One (1) signed and sealed copy of the architectural site plans entitled, “Renovation & Expansion of A. Rando Bakery,” being dated 2/14/17, with no current revisions, totalling two (2) sheets, as prepared by Craig F. Dothe Architect, LLC; and
4. One (1) signed and sealed copy of the survey entitled, “Land Title Survey,” no date indicated, totalling one (1) sheet, as prepared by Robert J. Catalano Associates.

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