

November 21, 2013

Paul Weiss, Esq.  
CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

**Re: *Minor Site Plan (3<sup>rd</sup> Completeness Review)***  
***Block 1, Lot(s) 144, 145, 146 & 147***  
***1000 Boardwalk***  
***Applicant: Steel Pier Associates, LLC***  
***Zone: B, Beach District***  
***Application No 2013-06-679***  
***Our File No CRDA13004***



Dear Mr. Weiss:

The above referenced application is a request for minor site plan completeness review.

## **1.0 Project Description**

### **1.1 Applicant's Proposal**

The applicant seeks minor site plan approval to expand the boardwalk on the southwest side of Steel Pier, upon which amusement rides and associated amusement pier facilities and uses will be placed, including an observation wheel. The approximate dimensions of the boardwalk expansion are 100 feet x 315 feet. The application was deemed incomplete in June of 2013.

### **1.2 Existing Conditions**

The property in question is Block 1, Lots 144, 145, 146 & 147 and is located at 1000 Boardwalk. The property is zoned B, Beach District. The property contains Steel Pier and the beach area immediately adjacent to the southwest up to Pennsylvania Avenue extended.

### **1.3 Adjacent Land Uses**

The boardwalk and Trump Taj Mahal Hotel and Casino are immediately adjacent to the northeast and public bathing beaches are immediately adjacent to the southeast and southwest.

## **2.0 Materials Reviewed**

We have reviewed the referenced submission, received by our office electronically on November 13, 2013 and November 14, 2013, consisting of the following:

J. Timothy Kernan, Inc.  
Kingsway Commons  
Suite 100  
935 Kings Highway  
Thorofare, NJ 08086

Phone 856.251.9500  
Fax 856.853.1310



<u>Sheet</u>	<u>Title</u>	<u>Date</u>
---	Response Letter from Raymond J. Went, Jr., Esq.	November 13, 2013
---	Correspondence from Raymond J. Went, Jr., Esq.	November 14, 2013
---	Lease Agreement	August 30, 2013
---	Redevelopment Agreement	August 29, 2013
---	City of Atlantic City Ordinance No. 38 with Redevelopment Plan	June 12, 2013
---	Declaration of Covenants and Restrictions	August 29, 2013
1 of 4 (C-1)	Cover Sheet	Revised to November 12, 2013
2 of 4 (C-2)	Area Overview Plan	Revised to November 12, 2013
3 of 4 (C-3)	Existing Conditions Plan	Revised to November 12, 2013
4 of 4 (C-4)	Proposed Site Plan	Revised to November 12, 2013
A-1	First Floor Plan & Second Floor Plan	Revised to November 12, 2013
A-2	West & South Elevations, Section - North/South	Revised to November 12, 2013
S-1	Pier Foundation/Framing Plan	October 18, 2013
S-2	Pier Piling Layout	October 18, 2013
S-3	Sections & Details	October 18, 2013

The plans are signed by Arthur W. Ponzio, Jr., P.P., P.L.S. and Jon J. Barnhart, P.P, P.E. of Arthur W. Ponzio Co. & Associates, Inc. (AWP). The architectural plans are signed by Mark Petrella, AI of SOSH Architects. The structural plans are signed by Lamont Czar, PE of Czar Engineering, LLC. All plans were electronically submitted.

### 3.0 Submission Requirements

3.1 Requirements for Completeness are included in Chapter 163 of the Code of the City of Atlantic City, Land Use and Development. Based upon our review of the submitted items, we have determined that the minor site plan application is incomplete unless the following submission item(s) are granted a waiver for completeness or deferred by the CRDA Board to be provided as a condition of approval:

#### *§ 163-97 - Application for Preliminary Site Plan/Subdivision Plan*

C. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the Land Use Administrator, but shall in all instances, unless an order of the Planning Board entered pursuant to § 163-82C or 163-90B provides otherwise, contain at least the following information and documentation, which information and



documentation, taken together, shall constitute a preliminary site plan/subdivision plat:

- (17) Studies indicating the adequacy of existing or proposed public improvements, public sites and rights-of-way and essential public or quasi-public facilities and services, such as transportation, police and fire protection, social and health services, education, recreation, sanitation and energy facilities and supplies, and indicating any proposals of the applicant for upgrading those improvements, sites, services and facilities. Such studies shall, when required by the Planning Board, include a full energy impact assessment prepared in accordance with the Board's regulations pertaining thereto.

*Note: The applicant has requested a waiver, provided a brief narrative and will offer testimony at the hearing.*

- (20) A summary of the public improvements, public sites and rights-of-way and public or quasi-public facilities, if any, which the applicant proposes to construct, contribute or dedicate to the public in light of the impact of its proposed development upon existing improvements and facilities and the general health, safety and welfare of the community.

*Note: The applicant has requested a waiver and provided a brief narrative.*

- (21) A preliminary site plan or subdivision plat based on the latest Tax Map information and of a standard size not less than 15 x 21 inches as required by the Map Filing Act (Editor's Note: See N.J.S.A. 46:23-9.9 et seq.) drawn to a scale of not more than 100 feet to the inch, on one or more sheets, illustrating the proposed development and use and including the following:

- (b) Identification and Tax Map information. The plan or plat shall have clearly indicated on it the following information:

- [7] The area of the subject property in square feet and in acres to the nearest tenth of an acre.

- [9] Existing zoning classifications of the subject property and properties within 200 feet of the subject property and any proposed changes in such classifications.

- (c) Survey. The plan or plat shall include a survey, certified by a registered land surveyor, showing the property boundary lines and dimensions, available utilities and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.



- (f) Contours. Existing contours, referenced to United States Geological Survey datum, shall be shown at two-foot intervals, except that in areas where the slope exceeds 5%, contour intervals may be five feet. Any proposed regrading shall be shown.
- (h) Soil erosion. A soil erosion and sedimentation control plan, pursuant to the requirements of N.J.S.A. 4:24-39 et seq., and the standards for Soil Erosion and Sediment Control in New Jersey adopted by the Cape-Atlantic Soil Conservation District.
- (l) Storm drainage. The plan or plat shall also show or be accompanied by plans and computations for any storm drainage systems, including the following:
  - [1] Drainage patterns: existing and proposed overland drainage patterns.
  - [2] Storm sewer details: all existing or proposed storm sewer lines on or within 200 feet of the subject property, showing size of lines, direction of flow, slope and the location of each catch basin, inlet and manhole, if any.
  - [3] Dry wells and water control: the location and extent of any existing or proposed dry wells, groundwater recharge basins, retention or detention basins or other water control or conservation divides. Percolation test results for the area of any proposed dry well shall be submitted.
- (m) Sanitary facilities. The plan or plat shall show or be accompanied by plans showing existing and proposed sanitary sewerage facilities serving the proposed development, including the following:
  - [1] Sanitary sewer distributor: the location, size, direction of flow and slope of all existing and proposed sanitary sewer lines and pumping stations serving the proposed development and all existing and proposed connections to existing facilities.
  - [2] On-site treatment or holding facilities: the location, size, type and capacity of any proposed on-site sanitary sewage treatment or holding facilities.
  - [3] Percolation tests: if on-site sewage disposal is contemplated, results of percolation tests at suitable locations within the tract showing location, logs and elevations of all test holes.



- (n) Water supply. The plan or plat shall show existing and proposed connections to the public water system and existing and proposed water mains serving the proposed development and distribution lines on the subject property.
- (o) Public utilities. The plan or plat shall show all existing and proposed gas, electric and telephone lines, mains and related facilities serving the proposed development.
- (p) Proposed development. The plan or plat shall contain at least the following details with respect to the proposed development:
  - [3] The location, size and arrangement of all outdoor signs, lighting and refuse storage areas. Lighting details shall include the type of standards, location, radius of light and intensity in footcandles.
  - [4] The location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
- (q) Surrounding development. The plan or plat shall show the location, use, size and height, in stories and feet, of structures and other land uses on properties within 200 feet of the subject property and all access points to such uses.

(22) Energy impact statement.

*Note: The applicant has requested a waiver.*

*§ 163-111 Application for Final Site Plan/Subdivision Plat*

D. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the Land Use Administrator, but shall in all instances contain at least the following information and documentation, which information and documentation, taken together, shall constitute a final site plan/subdivision plat:

- (11) Copies of all pre-construction permits and approvals required from any federal or state agency or, for any required permit not yet secured, a copy of the application as filed and a statement of its current status or a statement explaining why an application has not been filed and indicating when it will be filed.

*Note: The applicant has requested that this item be deferred and provided as a condition of approval.*



- (12) Detailed landscaping plans and cost estimates.

*Note: The applicant has indicated that none are proposed.*

- (16) Forms of the performance guaranty and maintenance guaranty to be submitted pursuant to § 163-136 of this Part 5, upon final plan approval and of any other performance or maintenance guaranties required to ensure installation and completion of the entire development or any specific portion of it or the future provision and improvement of common open space or facilities.

*Note: The applicant has requested a waiver or in the alternative to be provided as a condition of approval.*

- (18) Such other and further information as the Planning Board shall find necessary to a full consideration of the entire proposed development or any stage or unit thereof.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (856) 251-9500.

Best regards,

J. TIMOTHY KERNAN, INC.

A handwritten signature in black ink, appearing to read "J. Kernan", is written over a horizontal line.

J. Timothy Kernan, P.E., P.P., C.M.E.  
President

JTK/rld

cc: Rose Ann Lafferty, Land Use Regulation & Enforcement Officer  
Scott Collins, Esquire  
Steel Pier Associates, LLC  
Raymond J. Went, Jr., Esq.  
Arthur W. Ponzio, P.L.S., P.P.