

June 25, 2013

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

C.R.D.A

JUN 27 2013

**Re: Minor Site Plan (1st 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.

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 on June 11, 2013 and June 18, 2013, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date</u>
---	Application Form	---

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

Phone 856.251.9500
Fax 856.853.1310
www.kernaneng.com



---	Ownership Disclosure Statement	---
---	Escrow Setup Information	---
---	Notice to Property Owners within 200'	---
---	Redevelopment Agreement	---
---	Redevelopment Plan	June 5, 2013
1 of 1	Proposed Expansion Setbacks & Easements (C-1)	April 15, 2013
1 of 4 (C-1)	Cover Sheet	June 14, 2013
3 of 4 (C-3)	Existing Conditions Plan	October 13, 2012
4 of 4 (C-4)	Proposed Site Plan	October 13, 2012

The plans were prepared by Arthur W. Ponzio, Jr., P.P., P.L.S. of Arthur W. Ponzio Co. & Associates, Inc. (AWP). The redevelopment plan was prepared by The Atlantic City Division of Planning and the redevelopment agreement is between the City of Atlantic City, City Council of the City of Atlantic City and Steel Pier Associates, LLC.

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:
- (5) The names and addresses of all owners of property located within 200 feet of the subject property as shown in the latest property tax records.
 - (6) The zoning classification and present use of the subject property.
 - (9) 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.

- (10) 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.
- (11) For any proposed development subject to special standards or conditions beyond those set forth in §§ 163-127 through 163-133 of this Part 5, a written statement addressing each such standard or condition and stating specifically how the proposed development relates to or meets each such standard.
- (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.
- (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.
- (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.
 - [10] The location of existing and proposed property lines and existing and proposed building setback lines from streets or roads.
- (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.
 - (d) Natural features. The plan or plat shall show any significant natural, topographical or physical features of the property. [Amended 6-15-1988 by Ord. No. 1-1988]
 - (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.
 - (j) Easements. The location and extent of existing and proposed drainage and conservation easements, stream encroachment lines and utility easements.
 - (k) Existing water bodies. The plan or plat shall show location, extent and normal high, normal low and mean water level elevation of all existing or proposed water bodies on or within 200 feet of the subject property. Swamps or swampy areas, whether permanent or seasonal, marshes and wetlands are to be designated. [Amended 6-15-1988 by Ord. No. 1-1988]
 - (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:
- [1] The location, size, use and arrangement of proposed buildings and existing buildings which will remain, if any, including outside dimensions,



- height in stories and feet, floor area ratio, total floor area, total square feet and percent of ground area coverage and the number and size of dwelling units, rooming units and individual commercial, resort or industrial units.
- [2] Minimum yard dimensions and, where relevant, relation of yard dimensions to the height of any building or structure.
 - [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.
 - [5] Preliminary sketches of proposed structures.
 - [6] A preliminary landscaping plan.
 - [7] A preliminary plan of the proposed treatment of the perimeter of the proposed development, including materials and techniques to be used.
 - [8] The location and total area of all usable open space, designated as public or private.
 - [9] The location, designation and total area of all land to be dedicated or reserved for public use.
- (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.
- (r) Development summary. The plan or plat shall include a tabulation of the following information:
- [1] The total number of dwelling units and rooming units proposed by type of structure and number of bedrooms.
 - [2] The total square feet of building floor area proposed for commercial uses, for resort uses and for industrial uses by general type of use.
 - [3] The proposed number of off-street parking and loading spaces for each proposed type of land use.
 - [4] The total land area, expressed in square feet and as a percent of the total development area,



proposed to be devoted to residential uses, by type of structure; commercial uses; resort uses; industrial uses; public and private open space; streets; off-street parking and loading areas; pedestrian circulation elements and miscellaneous impervious areas.

[5] Copies of any easements, declarations or covenants that are to be recorded in connection with the approval of the preliminary plan or plat.

[6] A statement summarizing all changes which have been made in any document, plan, data or information previously submitted, together with revised copies of any such document, plan or data.

[7] Such other and further information or documentation as the Planning Board may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

(22) Energy impact statement. Such statement shall include the following:

(a) An analysis, with documentation, of the annual energy demand anticipated to be generated by the proposed development in terms of Btu's, the type and quantity of fuels and the energy systems which would meet this demand.

(b) Information on energy conservation measures which the proposed project would employ and other pertinent data as needed for the assessment of the energy-conserving conserving potential of the project.

(c) Identification of the constraints, if any, which would restrict the energy conservation potential of the development.

§ 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:

(9) Copies of all required easements, declarations and covenants to be recorded upon final approval.

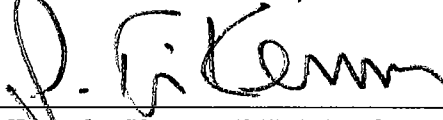


- (10) Copies of all declarations, covenants and bylaws necessary to establish, activate and govern any entity that is to be responsible for the management and maintenance of any private common open space or facility.
- (11) Copies of all pre-construction permits and approvals required from any federal 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.
- (12) Detailed landscaping plans and cost estimates.
- (13) Elevation drawings of all structures.
- (15) Forms in easements and deeds to be executed upon final plan approval necessary to convey any easements, rights-of-way or other lands or interests in lands to be conveyed or dedicated to any governmental agency or public utility.
- (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.
- (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.



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
Stephen Hankin, Esq.
Arthur W. Ponzio, P.L.S., P.P.