

April 2, 2015

Lance B. Landgraf, Jr., P.P., AICP
CASINO REINVESTMENT DEVELOPMENT AUTHORITY
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Site Plan (1st Compliance)
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. Landgraf:

The above referenced application is a request for preliminary and final site plan compliance review.

1.0 Project Description

1.1 Applicant's Proposal

The applicant seeks 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. A public hearing on the application was held on September 18, 2014. The applicant was granted preliminary and final site plan approval by the Casino Reinvestment Development Authority (CRDA) on October 20, 2014 (Resolution No. 14-151).

2.0 Materials Reviewed

We have reviewed the referenced submission, received by our office on April 2, 2015, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date</u>
---	Correspondence from R. J. Went, Jr., Esq.	March 30, 2015
A-1	Overall Proposed Pier Plan	Revised to March 27, 2015
A-2	West & South Elevations, Sections - North/South	Revised to March 27, 2015
1 of 6 (C-1)	Cover Sheet	Revised to March 27, 2015
2 of 6 (C-2)	Area Overview Plan	Revised to July 3, 2014
3 of 6 (C-3)	Survey & Existing Conditions Plan	Revised to July 3, 2014
4 of 6 (C-4)	Proposed Site Plan	Revised to March 27, 2015
5 of 6 (C-5)	Soil Erosion & Sediment Control Plan	Revised to March 27, 2015

The plans are signed and sealed by Arthur W. Ponzio, Jr., P.P., P.L.S. and Thomas A. Dase, P.P., P.E. of Arthur W. Ponzio Co. & Associates, Inc. (AWP). The architectural plans are signed and sealed by Mark Petrella, AI of SOSH Architects.

3.0 Resolution Compliance

The revised plans are in compliance with the resolution of approval and have addressed all outstanding comments from our previous review letter(s). Additionally, I take no exception to the request for administrative approval of three (3) minor amendments as outlined in Mr. Went's March 30, 2015 correspondence. Accordingly, I have signed the enclosed eleven (11) sets of plans.

4.0 Fees, Contributions and Obligations

4.1 Construction Staging

Construction staging on City property shall be subject to approval by the City Engineering Division.

4.2 Performance Bond and Inspection Escrow

Unless waived, the applicant's engineer should submit a schedule of quantities to be reviewed and utilized for the purpose of preparing a cost estimate for the installation of all improvements. Such estimate shall be the basis for the applicant to furnish performance and maintenance guarantees in accordance with § 163-136. In addition, an inspection escrow account shall be established.

4.3 Escrow

The applicant must contact the CRDA Land Use Regulation & Enforcement Officer to settle any outstanding review escrow accounts prior to the plans being signed.

5.0 Outside Agency Approvals

This application is subject to the review and approval of the following outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Land Use Regulation and Enforcement Division (LURED).

- NIDEP;
- Cape-Atlantic Soil Conservation District;



- Atlantic City Utilities Authority;
- Atlantic City Fire Official; and
- Any others as may be required.

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. Timothy Kernan", is written over a horizontal line. A large, stylized checkmark is drawn over the signature and extends downwards.

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

JTK/rld

cc: Robert Reid, PP, AICP, Land Use Regulation & Enforcement Officer
Paul Weiss, Esq.
Scott Collins, Esquire
Steel Pier Associates, LLC
Raymond J. Went, Jr., Esq.
Arthur W. Ponzio, P.L.S., P.P.
Mark Petrella, AIA