

June 23, 2014

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

*Re: Site Plan (4<sup>th</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 site plan completeness 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. 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 on May 30, 2014, consisting of the following:

<u>Sheet</u>	<u>Title</u>	<u>Date</u>
---	Response Letter from Raymond J. Went, Jr., Esq.	May 28, 2014

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

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1 of 5 (C-1)	Cover Sheet	Revised to May 20, 2014
2 of 5 (C-2)	Area Overview Plan	Revised to May 20, 2014
3 of 5 (C-3)	Survey & Existing Conditions Plan	Revised to May 20, 2014
4 of 5 (C-4)	Proposed Site Plan	Revised to May 20, 2014
5 of 5 (C-5)	Soil Erosion and Sediment Control Plan	Revised to May 20, 2014

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).



### 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 preliminary and final site plan application is incomplete unless the following submission item(s) are granted a waiver for completeness or deferred by the Land Use Regulation and Enforcement Division (LURED) 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 LURED 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:

(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.

(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.

*Note: The applicant has requested waivers or deferrals of the above items which I support, with the exception of item number(s) C.(21)(p)[3] and [4].*

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. T. Kernan", 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.