



**Principals**  
Richard Rehmann, GISP  
Chris Rehmann, PE, CME, PP, PLS  
Richard Heggan, PLS, PP  
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April 27, 2018

Lance B. Landgraf, PP, AICP  
Director of Planning  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, New Jersey 08401

**RE: Schiff Enterprises-Preliminary/Final Major Site Plan**  
**1401 Boardwalk Commercial Project**  
**Tennessee Avenue and St. James Place**  
**Atlantic City, New Jersey 08401**  
**Block 53, Lot 14**  
**CRDA Application #2017-06-2215**  
**ARH Project #2410033.01**  
***Completeness & Technical Review***

Dear Mr. Landgraf,

On April 4, 2018, the applicant, Schiff Enterprises, submitted a Preliminary Final Major Site Plan Application for Block 53, Lot 14. A summary of the applicant's recent submission is as follows:

**A. Documents Submitted:**

1. Cover letter from George K. Miller, Sr. Esquire dated April 4, 2018 to Robert Reid, Land Use Enforcement Officer.
2. CRDA Application form and related attachments.
3. Project Summary prepared by Marathon Engineering and Environmental Services dated March 9, 2018, revised March 30, 2018.
4. CRDA checklist forms 6 & 7 for Preliminary/Final Site Plan, respectively.
5. Engineering plans prepared by Marathon Engineering, signed by David J. Fleming, PE consisting of 8 drawings dated March 30, 2018.

**B. Background:**

The project is situated on Block 53, Lot 14 between Tennessee Avenue and St. James Place contains 144 paved parking lot spaces and an 18 foot wide raised wooden platform at boardwalk level. This platform area contains five vendors in various stationary trailer units.

The proposed project is conceived in three phases as follows:

Phase 1- Demolition of the existing 5 vendor trailers and related supporting structures, including railings, planters and seating areas.

Phase 2- Construction of a new 11,900 SF +/- permanent concrete platform (and foundation for the Phase 3 building) to support a 6600 SF restaurant/bar area and approximately 5300 SF for a family amusement area to include games, food vendors, retail users and common seating area. Facilities will be housed in trailers or semi-permanent structures.

**ARH Associates**

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Phase 3- Construction of a one story 11,900 SF building on top of the previously constructed 11,900 SF concrete platform . The space will encompass approximately 10 tenants with space ranging from 1,078 SF to 1,486 SF. Proposed uses will be in conformance with the current district zoning. Phase 3 will be constructed when market conditions are favorable for commercial/entertainment rentals, although the perimeter foundation wall for the building will be constructed under Phase 2.

### **COMPLETENESS REVIEW:**

#### **Engineer and Planner's Review Comments:**

Based on our review of the documents submitted, it is our opinion that the application it is our opinion that the application is complete for planning and engineering review, and that the waivers requested are acceptable.

### **TECHNICAL REVIEW:**

Based upon our review of the application, we offer the following comments:

#### **I. Planner's Review Comments**

1. The property is located in the CRDA Resort Commercial (RC) Zone District, which purpose is enunciated at N.J.A.C. 19:66-5.10 as follows: "The purpose of the RC Resort Commercial District is to provide an array of land uses that will capitalize on the zoning district's geographical advantages of the zoning district's proximity to the boardwalk and the Atlantic Ocean. The Resort Commercial District also offers the highest intensity residential offerings within the Tourism District with a variety of supportive commercial and services uses. The vision is to create an environment where residential and resort offerings seamlessly integrate."
2. The Applicant shall provide testimony relative to how the proposal advances the purpose of the RC Zone District. We note that the property is surrounded by the RC Zone District on three sides and the B Beach Zone District on the eastern side.
3. The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to "reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to "develop an economically viable and sustainable tourism district" and "[expand] Atlantic City's tourism and economic bases" (Id, Page 1-2).
4. The Applicant shall provide testimony relative to how the proposal advances the intention and vision of the CRDA Atlantic City Tourism District Master Plan.
5. In conjunction with Phase Two, the Application requires relief from N.J.A.C. 19:66:5.10(a).1.iv.(7) for exceeding the maximum impervious cover of 80% permitted in the RC District. 88.4% impervious cover is proposed. The Applicant provides the following rationale for the request: "The proposed cover is consistent with the valid CAFRA permit and previous municipal land use approvals. Based on review of historical photographs, the property was covered with nearly 100% impervious cover."
6. The Municipal Land Use Law (MLUL) at NJSA 40:55D-70c sets forth the standards for variances from the bulk regulations of a zoning ordinance. A "c(1)" variance is for cases of hardship due to factors such as shape or topography, or due to "an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures

lawfully existing thereon.” A “c(2)” variance may be granted where the purposes of zoning are advanced and the benefits of deviating from the ordinance requirements outweigh any detriments. The benefits derived from granting a “c(2)” variance must include benefits to the community as a whole, not just to the applicant or property owner. A “c” variance application also must address the “negative criteria.”

7. The Applicant shall provide testimony relative to the proposed landscaping, hardscaping, and overall architecture. Due to the site’s prominent location, we note that aesthetics is of utmost concern.
8. The Applicant shall provide testimony relative to the various uses proposed in Phase Two. The Applicant shall provide information about site operations, lighting, security, dealing with adverse weather, etc. Of particular interest is the interplay between the family amusement area and the bar/restaurant area.
9. The Applicant shall provide testimony relative to the proposed construction and layout of the ±11,900 s.f. one-story building during Phase Three.
10. This office reserve the right to prepare additional comments, conditions, etc. based on additional information provided as requested in this letter or as a result of the public hearing.

## **II. Engineer’s Review Comments**

### Drawing C-0002

1. Provide a copy of the Atlantic City Zoning Board Resolution 2005-53 per General Site Note Number 6.
2. Provide a copy CAFRA permit Number 0102-05-0011.1 per General Site Note Number 8.
3. Revise General Note Number 18 to include CRDA Engineer.
4. Revise General Note Number 20 to add “CRDA and submit to the CRDA Engineer for concurrence.”
5. Revise Utility Note Number 5 as follows: “and ASTM requirements and as directed in the field by the City or CRDA engineer.”
6. Clarify Section F Flood Hazard Area Notes. Clearly show in chart form the survey plan flood hazard area elevations, plan elevations and boardwalk elevations and datum used in this set of drawings. Document compliance with the City’s BFE + 2’ requirement.
7. Parking demand. The applicant has demonstrated that the parking demand for Phase 2 is 67 spaces and Phase 3 is 52 spaces. The site contains 144 spaces.

### Drawing C-0101 (Demolition)

1. Coordinate with the City and Public Works Boardwalk Division for location and attachment details for the relocated railing. The applicant shall incur all costs associates with this work, including the fees of any and all professionals as necessary.

### Drawing C-0201 (Phase II, Restaurant and Amusement Area)

1. Provide a cross section and detail for the continuous concrete perimeter foundation footings for the future Phase 3 building. Show location and limits on the plan. What access points will be created to access the area under the slab? How will access be restricted, particularly from areas under the boardwalk?
2. Clarify how access will be retained by the City for repairs/maintenance of City owned ramps, etc. on Tennessee and St. James Place.

3. Provide additional detail for the cantilevered concrete sidewalk. How will this sidewalk abut the boardwalk at its existing edge? What modifications to the boardwalk will be necessary (if any) and will boardwalk crews be able to access this area for repairs and maintenance? Can the cantilevered concrete sidewalk be notched to accept the deck boards of the boardwalk and to provide a proper nailer for the ends of the boardwalk decking?
4. The applicant shall be responsible for all costs related to any modifications to the boardwalk necessary to accommodate this project.
5. Any revisions or modifications to the boardwalk must be reviewed and approved by the City and CRDA Engineer and the Public Works Boardwalk Division.
6. The applicant shall address the overland drainage flow from the parking lot and the proposed perimeter foundation wall for the Phase 3 building being constructed under Phase 2.

Drawing C-0202

1. Identify all existing and proposed drainage patterns.
2. There appears to be a conflict with fencing notes for the 60" high black decorative and the reuse of boardwalk metal pipe railing. Clarify the notes and/or limits of each. Revise the note to read "St. James" rather than "Tennessee"?
3. Show, in schematic form, how the various structures will connect to the proposed sewer and water connections.
4. Provide a lighting plan showing the location of all proposed lights, support poles, electric control switching, etc. Provide an isolux light level plan.
5. Provide elevations of the controlled access points and overhead trellis for review by the Board at the time of presentation.

Drawing C-0203

No comment.

Drawing C-0301

1. Show proposed grading of the loading/dumpster area and how it will affect or be affected by the existing parking lot drainage patterns.
2. Where will roof drainage be discharged? Provide details.
3. Provide elevations on all proposed additions.
4. Provide architectural elevations/cross sections for the walkway addition.
5. Provide architectural details of the dumpster enclosure, including the proposed gates, gate posts, etc.

Drawing C-1101

1. Detail how the proposed fencing will be attached to the planters.
2. All concrete shall be air entrained. Revise notes as needed.
3. On site paving detail-change DGA to 3" thick.
4. All class 57 stone shall be "choked", unless it is wrapped in filter fabric.
5. Identify the filter fabric overlap in the sanitary sewer detail as 2'-0" minimum.

**III. Standard Conditions**

1. Provide cost estimated and bonding as required.

2. Provide updated plans as necessary.
3. Applicant shall schedule a preconstruction meeting with the CRDA Engineer and City Engineer at least 30 days prior to the anticipated start of construction.
4. Comply with all CRDA administrative requirements.
5. Submit the proper number of plans required by the CRDA for signatures. Provide CAD and PDF files of the final plans.
6. This application is subject to the review and approval of various outside agencies. Copies of all approvals must be submitted to the CRDA and the CRDA Engineer prior to the signing of final plans and the start of construction.
7. All professional fees shall be paid and inspection escrow posted prior to construction.
8. This office reserve the right to prepare additional comments, conditions, etc. based on additional information provided as requested in this letter or as a result of the public hearing.

**RECOMMENDATION:**

Should the Board wish to consider approval of this application, it is the recommendation of this office that this letter, in its entirety, become part of the approval resolution. All items in this letter must be complied with to the satisfaction of this office and the CRDA prior to the start of construction.

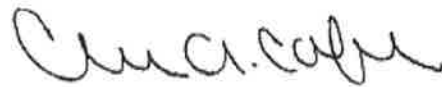
We reserve the right to review and provide additional comment on the revised plans and reports. We are willing to meet with the applicant and his engineer to expedite the revisions, if requested.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,



William M. England, PE, PP, CME, CPWM  
Board Engineer



Christine A. Nazzaro-Cofone, AICP, PP  
Cofone Consulting Group, LLC  
Board Planner

cc: Robert L. Reid, AICP, PP, Land use Regulation Officer  
Paul G. Weiss, Chief Legal Counsel  
David J. Fleming, PE, Applicant's Engineer  
Applicant's Attorney  
Applicant