



Principals
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June 4, 2018

Mr. Robert Reid, AICP, PP
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

Re: Phase II Preliminary/Final Major Site Plan Approval
Boardwalk 1000, LLC
Block 1, Lots 143, 144, 145
CRDA Application No. 2018-05-2415
ARH Project #2410034.02
Completeness & Technical Review

Dear Mr. Reid,

The applicant, Boardwalk 1000 LLC, has submitted a Preliminary & Final Major Site Plan application for Phase II of the beachfront bar in the 'B' Beach Zone. Previously submitted for administrative approval was Phase I of the project, which included the access from the Boardwalk, Beach Bar, storage area trailers, stage and portable restroom structure for 65 seats (53 bar seats and 12 cabana seats). Phase II incorporates the addition of 89 cabana and lounge seats in an existing open area created under Phase I. All lighting, utility and signage was submitted under Phase I and no other physical improvements/additions are proposed under Phase II.

1. Documents Reviewed

- CRDA Application.
- Phase II Floor Site Plan, drawing A-28-110 dated 4/20/2018, latest revision 5/15/2018.
- Phase II Plan to accompany CRDA Major Site Plan Application, drawing C-28-001, dated 5/14/2018, no revisions.

Completeness Review

Engineer and Planner's Review Comments

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

ARH Associates

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Technical Review

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

1. Planner's Review Comments

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

1. Phase I Planning review comments and standard conditions are carried forward and incorporated into this application by reference. Since no additional improvement are planned, under Phase II, only Phase I comments are included by reference and no additional planning comments are warranted.
2. We reiterate that we consider the beach bar an accessory use to the overall Hard Rock Casino facility. the principal use. The majority of the patrons will be coming from the Hard Rock Casino facility. Accordingly, there is adequate parking available to serve the beach bar.

2. Engineering Comments

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

1. Phase I Engineering review comments and standard conditions are carried forward and incorporated into this application by reference.
2. The applicant has indicated that the Hard Rock Casino 6,348 available parking spaces available, and has indicated that there is sufficient parking to accommodate this seasonal beachfront use. This office takes no exception to this representation.
3. Since no additional improvement are planned, under Phase II, only Phase I comments are included by reference and no additional engineering comments are warranted.

3. Standard Conditions

1. Provide updated plans as necessary.
2. Comply will all CRDA administrative requirements.
3. Submit the proper number plans required by the CRDA for signatures. Provide CAD & PDF files of the final plans.
4. This application is subject to the review and approval of various outside agencies. Copies of all approvals must be submitted to the CRCDA and the CRDA Engineer prior to the signing of final plans and the start of construction.
5. All professional fees shall be paid and inspection escrow posted prior to construction.
6. This office reserves 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 (Including Phase I) must be complied with to the satisfaction of this office and the CRDA prior to the start of construction.

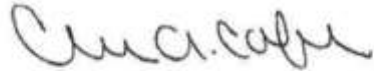
We reserve the right to review and provide additional comment on the revised plans and reports. We are willing to meet with the applicant and his engineer to expedite the revisions, if requested.

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 W. Weiss, Chief Legal Counsel
Arthur W. Ponzio Co. & Assoc. (Applicant's Engineer)
Sosh Associates (Applicant's Architect)

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