



Principals

Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

October 10, 2018

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

Re: Preliminary & Final Major Site Plan Approval
Showboat Renaissance, LLC
Block 61, Lots 22, 23, 24, 25 & 26
801 Boardwalk & 810 Pacific Avenue
CRDA Application #2018-10-2520
ARH Project #2410036

Dear Mr. Landgraf,

On October 5, 2018 the applicant, Showboat Renaissance, LLC, submitted an application for Preliminary/Final Site Plan Approval for the proposed conversion of the existing Showboat Premier Lite Tower from its current use as R-1 Hotel to R-2 Apartments. The property is located in the Resort Commercial District, and the use is permitted. Approximately 260 apartment units are proposed, consisting of studio, one (1) and two (2) bedroom apartment units.

A summary of the Applicant's recent submission is as follows:

A. Documents Submitted:

1. Letter addressed to Robert Reid, Land Use Enforcement Officer from Benjamin J. Kaufman counsel to Showboat Renaissance, LLC dated October 5, 2018.
2. CRDA Application Form with Project Narrative.
3. CRDA Major Preliminary Site Plan Checklist (Form #6).
4. CRDA Major Final site Plan Checklist (Form #7).
5. Parcel Profile Report, created on 9/25/18.
6. Certified List of Property.
7. Engineering Plans prepared by Arthur W. Ponzio Co. & Associates, Inc., drawings C-1, 2, and 3 dated 10/5/18.
8. Architectural Plans prepared by SOSH architects, drawings A-000,100; AD-100; A132 dated 9/28/18.

B. Background:

Subject properties are known as 801 Boardwalk, 810 Pacific Avenue, 804 Pacific Avenue, 800 Pacific Avenue & 804 Pacific Avenue approximately 10.14 acres in the RC Resort Commercial District.

COMPLETENESS REVIEW:

Engineer and Planner's Review Comments

Based on our review of the documents submitted, it is our opinion the application is complete for planning and engineering review.

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876

www.arh-us.com

TECHNICAL REVIEW:

Based upon our review of the submitted application and plans, we offer the following:

I. Planner's Review Comments

1. The property is located in the Resort Commercial (RC) District. As stated at CRDA Land Development Rules Section at N.J.A.C. 19:66-5.10, the purpose of the RC District is 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 as to how the application advances the purpose of the RC District.
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 as to how the application advances the intention and vision of the Tourism District.
5. The Applicant stipulates that 248 parking spaces are required, a 274 space reduction in parking demand (522 required spaces).
6. As required by the CRDA Engineer, the Applicant shall provide testimony relative to all site design aspects.
7. No variances are required. However, the Applicant shall provide a zoning compliance table that shows the required, existing, and proposed dimensional conditions.

II. Engineer's Review Comments

General Comments

The applicant shall discuss the following in its testimony to the Board:

1. Security, both in the parking lot and general building access.
2. Trash/Recycling: Describe the facilities available on each floor and frequency of pick-up, etc.
3. Parking: Will the surface lot be gated and residents provided with passes? How will guest parking be managed?
4. Signage: Provide copies of drawing A-300 sign details.
5. Lighting: All parking lot lighting shall be operational.
6. Fencing: Will the existing chain link fence be replaced with decorative fence matching Delaware and Pacific Avenues?
7. Landscaping: All landscaping shall be maintained/trimmed as necessary. Will any additional landscaping be provided?
8. Site Improvements: All cracked/broken curb/sidewalk shall be repaired. Parking lot pavement to be repaired as directed by the engineer.
9. Bonding & Inspection Escrow, where required, shall be provided by the applicant in accordance with recent legislation.

III. Standard Conditions

Should the CRDA choose to approve this application, the following standard conditions shall be included:

1. Applicant shall comply with all CRDA administrative requirements.
2. Submission of the proper number plans required by the CRDA for signatures. Provide additional copies of the final plans in CAD and PDF format.
3. Should this application be subject to the review and approval of any outside agencies, evidence of these approvals must be submitted to this office prior to the signature of any final plans and the start of construction.
4. All professional fees shall be paid and inspection escrow posted prior to construction.

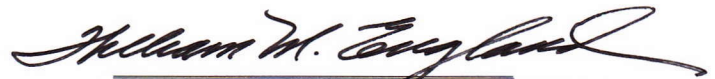
RECOMMENDATION:

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 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

cc: Robert L. Reid, AICP, PP, Land Use Regulation Officer
Paul G. Weiss, Chief Legal Counsel
Christine A. Nazzaro-Cofone, Board Planner
Arthur W. Ponzio Co. & Associates, Applicant's Engineer
Benjamin J. Kaufman, Applicant's Attorney

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