



adams, rehmann & heggan
associates, inc.

February 2, 2015

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

Re: Borgata Outdoor Event Area
Block 576, Lots 1.05, 1.07, 1.08, 1.10, & 1.12
Preliminary & Final Site Plan Application No. 2014-12-1307
Zone HNRA (Formerly RS Zone)
Technical Review Letter No. 1 – Revisions Recommended
ARH #24-10011

Dear CRDA Members:

This office has reviewed the Preliminary/Final Site Plan Application package submitted to this Board for your review and consideration. A summary of the Applicant's information and professional staff, along with a list of the documents submitted with this application is as follows:

A. Applicant Information:

Applicant:	Marina District Development Company, LLC, 1 Borgata Way, Atlantic City, NJ 08401 (Phone: 609-317-7448)
Owner:	New Jersey GL, LLC, 210 Route 4 East, Paramus, NJ 07653
Engineer:	Mark Herrmann, PE, PS&S, 1909 Route 70 East, Suite 307, Cherry Hill, NJ 08003 (Phone: 856-335-6002)
Planner:	Walter Judge, PE, PP, PMP, PS&S, 67B Mountain Boulevard Extension, PO Box 4039, Warren, NJ 07059 (Phone: 732-584-0245)
Traffic:	None Noted
Attorney:	Jack Plackter, Esq, Fox Rothschild LLP, 1301 Atlantic Avenue, Suite 400, Atlantic City, NJ 08401 (Phone: 609-572-2200)

B. Documents Submitted:

1. CRDA Application Form for Preliminary/Final Site Plan dated 12/29/2014;
2. Letter from Walter F. Judge, PE, PP, PMP of PS&S dated 12/24/2014;
3. Project Description dated December 2014;
4. Surface Water Management Report prepared by PS&S, dated 12/24/2014, no revisions;
5. Application Fee & Escrow Information
6. Project USGS, Tax, Street, & Zoning Maps
7. Landscaping Cost Analysis
8. MDDC Disclosure Statement
9. Property Deeds
10. Property Owners within 200 feet
11. Certification of Paid Taxes
12. Temporary Stage Structure Drawings
13. Lounge Area & VIP Viewing Area Drawings
14. Preliminary and Final Major Site Plan for Borgata Hotel Casino Outdoor Event Area Block 576 Lots 1.05, 1.07, 1.08, 1.10, & 1.12 prepared by PS&S, City of Atlantic City, Atlantic County, NJ, Drawings 1-11 dated 12/24/2014, no revisions, consist of the following:

<u>Sheet #</u>	<u>Plan Description</u>	<u>Date</u>	<u>Last Revision</u>
1 of 11	Cover Sheet	12/24/2014	
2 of 11	General Notes & Legend	12/24/2014	
3 of 11	Overall Plan	12/24/2014	
4 of 11	Site Plan	12/24/2014	
5 of 11	Grading & Utility Plan	12/24/2014	
6 of 11	Landscape & Lighting Plan	12/24/2014	
7 of 11	Soil Erosion & Sediment Control Plan	12/24/2014	
8 of 11	Soil Erosion & Sediment Control Notes & Details	12/24/2014	
9 of 11	Construction Details	12/24/2014	
10 of 11	Construction Details	12/24/2014	
11 of 11	Construction Details	12/24/2014	
1 of 1	Alta/Acsm Land Title Survey	9/10/2010	12/17/2010

TECHNICAL REVIEW:

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

I. Project Description & Background:

The site is located in the City's Huron North Redevelopment Area (HNRA) between Brigantine Boulevard (Route 87) & Renaissance Pointe Service Road, the Borgata Casino Development site. The Applicant seeks preliminary and final site plan approval to permit the construction of an Outdoor Event Area on the portion of their property containing the Borgata Hotel, Spa, & Casino in the Atlantic City Tourism District.

The event area is broken up into two functional spaces or venues. The small venue, at approximately 4,600 square feet, will be used daily and includes a permanent bar structure, a small stage platform, recreational games, and a variety of seating options for approximately 170 people. The large venue, at approximately 24,000 square feet, will be used for larger events and has space for 4,800 people and will include public and private viewing areas focused on a large temporary structure. Additional items include temporary restroom facilities, vendor areas, & portable food and beverage options. This is a temporary use section of the property and should typically only be active from May 1 to October 31.

II. Planner's Review

- a. The site is located within the City's Huron North Redevelopment Area (HNRA) "Resort Zone."
- b. The proposed outdoor event area is identified as a "specialized entertainment/recreation use," which is a permitted use in the Resort Zone.
- c. The Application conforms to all bulk and dimensional requirements as enunciated within the Resort Zone standards.
- d. The Application conforms to all additional requirements within the Atlantic City Land Use Development Ordinance, including performance standards, urban design standards, signage requirements, and parking and loading regulations.
- e. No variances or design waivers are required from the HNRA Redevelopment Plan or the Atlantic City Land Use Development Ordinance.
- f. From the planning perspective, the Applicant should provide testimony relative to how the site integrates with the overall property.
- g. The Applicant should provide detailed testimony as to the overall operation of the site.
- h. The Applicant should provide testimony relative to how the Borgata Outdoor Event Area will benefit the CRDA Tourism District, Atlantic City, the overall Borgata site, and the surrounding area. In addition, the Applicant should provide testimony regarding how it will mitigate any potentially detrimental aspects of the development.

III. Engineer's Review

A. Site Plan

1. Temporary restrooms, storage, & offices are proposed on this site. It is recommended that the applicant/owner provide proposed architectural drawings and photos of the proposed temporary structures prior to the approval to review the overall aesthetics of the proposed site & bathroom areas.
2. Water services are proposed to be installed for the restrooms but said restrooms will only contain a sewerage storage tank internally. It is recommended that an emergency sewer service be installed for each of the restroom locations. The nearest sanitary lateral connection is at the permanent bar location & BBQ location. At a minimum, the owner/applicant should testify about the septic system capacity during events & the sewerage pumping schedule.
3. Select vendor vehicles are proposed to be placed, or a part of their entry, will require traversing the synthetic turf grass. Typically vehicle loading should be

kept to a minimum to prevent damage to synthetic turf. These proposed locations may decrease the life of the turf. We recommend the owner/applicant provide testimony as to why these vehicles are located in this area and their effect on the turf.

4. The main entrance to the event area is not specifically labeled. It is recommended the entrances contain additional lighting.
5. Chain link fencing will surround the storage & office location. This may negatively impact the overall aesthetics of the site and the “8’ High Decorative Fence” which is proposed around the event area should be installed in these locations as an alternative.
6. The entry driveway for the storage & offices contain “heavy duty” sidewalk and curb; this should also be installed for the locations where the proposed vendor vehicles will be entering and exiting within the event area.
7. Provide a point by point Isolux light level grid for review. This should include parking lot lighting, lighting from proposed & temporary structures, & all proposed lighting.
8. Clean stone shall not be used for foundation and pipe bedding. All stone to be choked to fill the voids in the clean stone. Revise all details.

B. Grading & Drainage

1. Within the grading and drainage plan it is proposed to eliminate three (3) storm inlets within the event area along the self-park garage. Additional information/calculation should be provided showing this will not be a detriment to the site due to the removal of storm water inlet locations.
2. Additional grading callouts should be provided within locations of structure corners at a minimum.
3. As per the grading & utility plans only one inlet is provided and as per the supplied information the calculated flow is 5.72 CFS. Please provide supporting documentation on how this flow rate was determined. In addition, additional inlets may be necessary to collect 5.72 CFS. Provide inlet capacity documentation. Once this information is provided our office will review.
4. This major development will require approvals at CAFRA and Waterfront Development, requiring water quality measures, which is proposed as part of this application.
5. Any approvals considered will be conditioned upon the applicant receiving approvals at the state for storm water management and water quality.
6. The proposed Aqua-Swirl filtration items should be installed with the H-20 loading option or greater.
7. As per the supplied documentation the water quality storm will incur a flow of 1.75 CFS but the maximum that the “Aqua Swirl Filtration” system can handle is 1.60 CFS as per the supplied documentation. Both the “Aqua Swirl Filtration” & “Aqua Swirl Concentrator” model should be designed to properly convey the water quality storm. Please provide revised documentation showing this information.
8. The layout of the drainage for the turf is not provided on any plan layout as described within the Synthetic Turf Base & Flat Drain Detail. Please provide a full layout of all subsurface drains and their connection points on the grading & utility plans.
9. Irrigation layout should be provided.

10. Detailed inspection, reporting, & maintenance plans for site & storm water management should be provided on the final site plan. This information must be submitted to the City of Atlantic City for compliance with the City's Storm water Pollution Plan (SPPP). The applicant must also maintain copies of all design data and inspection reports for inspection by the City of Atlantic City and other State & Federal Agencies (NJDEP, EPA, etc.).
11. Please provide testimony as to how the Aqua Filter & Aqua Swirl will be accessed for inspection & maintenance when these facilities are under the stage.

C. Vehicular & Pedestrian Circulation

1. Please provide additional information as to how the revision in the access from the surface parking lot to the Renaissance Pointe Service Road will be impacted with the removal of an exit option from the parking lot in a traffic report summary for review by our office & the CRDA.
2. The border on the outside of the east side of the event area is proposed to only be striped asphalt. This proposed setup will not provide a barrier between the vehicles and the pedestrians attempting to gain access to the venue. It is recommended that this location be raised and sidewalk installed with 6" curb reveals providing additional safety for the pedestrians.
3. The current orientation of the pedestrian walkway on the east side of the event area does not provide barrier free access to the ticket booth location. Barrier free should be clarified or added.
4. The crosswalk providing a path for patrons to cross the entry road from the surface lot to the sidewalk adjacent to the event area may create a choke point. The sidewalk behind the restrooms and VIP Area should be expanded immediately adjacent to said crosswalk.
5. Provide barrier free ramp information for all sidewalk locations which traverse the parking lot and entry driveway. This should include but is not limited to the type of ADA ramp, proposed grading details, detectable warning surfaces, etc.
6. Handicapped accessible parking is not shown on the plan. There should be handicapped accessible parking within the surface lot or further information should be provided on the plans identifying acceptable parking within said event location.
7. Owner/Applicant should provide testimony determining if there will be direct access from the Borgata or will all the access only be outdoor access.
8. Identify all emergency exists on the plan.

D. Details

1. All hose bibs should be protected underground. Please provide a proposed construction detail for said hose bibs.
2. Doghouse Manhole detail should provide invert information either as "Variable" or a proposed invert elevation.
3. Single Post signage detail should contain a breakaway location as required by MUTCD.
4. Driveway apron detail shows an 8% slope across the location in which the sidewalk intersects. This is not barrier free compliant and should be revised accordingly as a maximum cross slope of 2% within the direction of travel for the sidewalk.

5. As per the Decomposed Granite Detail the sub grade is proposed to be compacted to 95% modified proctor density. Please confirm that these locations were not assumed to be pervious. Please call our office to discuss.
6. The Synthetic Turf Perimeter Drain Detail & Edge Detail show conflicting edge construction. Please revise to show the proper end treatment.
7. A schedule of cleaning & grading of the synthetic turf and its infill should be provided within the details.
8. Provide footing/foundation details and calculations signed by a New Jersey Professional Engineer for all proposed planters, lights, buildings, etc.
9. All concrete shall be 4500 psi with 8-10% air entrainment. Revise all details.
10. Revise the concrete sidewalk detail to reflect control joints to generate a square panel. (I.e. 4x4, 5x5, etc.) Match joint patterns in adjacent sidewalk where appropriate.

E. Miscellaneous

1. The plans should identify where the trash and recycles will be staged.
2. Add a note to Sheet 2 that the owner is to schedule a preconstruction conference with the CRDA and the City at least 30 days prior to start of construction.
3. The City and CRDA require 72 hours notice prior to the start of each phase of the project (i.e. clearing; grading; foundations; utilities, etc.).
4. Revise all notes to indicate notice/approvals to be reviewed by the City Engineer, Design Engineer, and CRDA.
5. Add a note that the Owner is responsible to construct, inspect, and maintain all storm water management facilities associated with this project. The City of Atlantic City will not accept responsibility for these facilities.
6. Provide final plat with final plan submission for review.
7. Provide documentation for the proposed remediation should the landfill cap be disturbed during construction.
8. Please provide full size to scale plans of the proposed structures which shall include at a minimum the plan views, section views, front elevations, side elevations, etc.
9. Notes:
 - a. General Note #10: All proposed substitutions must be reviewed & approved by the CRDA & this office prior to ordering/installation/etc. All supporting documentation for the reason for the substitution and "or equal" documentation to be prepared by the approach for review & approval.
 - b. Reference & Base Information Notes; # 4 & 5: Add information to the plan stating the current base flood elevation for this location (NAVD 88).
 - c. Utility Installation Notes #7: Contractor shall not permit any silt laden dewatering to enter the storm sewer system. All water must be filtered and clean water shall only enter the system.
 - d. Storm Sewer Notes #5: All storm water facilities to be maintained by the property owner in accordance with the approved maintenance plan that complies with the City's Requirements for its Storm water Pollution Prevention Plan. The NJDEP Standard Maintenance requirements are generalized guidelines and are not an acceptable level of detail.

- e. Notes on Shop Drawing Submittals 1 & 2: Copies of all shop drawings shall be provided to the CRDA and to this office. No substitutions of any materials or proprietary system shall be made without the expressed written approval of the CRDA.
- f. SPPP: A note shall be added to this section that all storm water runoff and/or water from dewatering operations must be effectively filtered so that clean water (no suspended solids) only is discharged into the storm sewer system

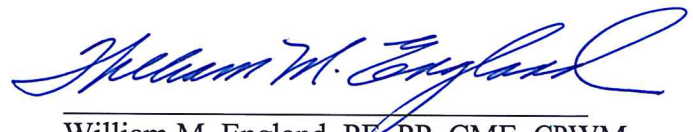
RECOMMENDATION:

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

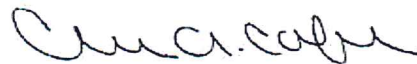
We reserve the right to further review comments resulting from the receipt of revised plans and reports. We are willing to meet with the applicant and his engineer to expedite the revisions.

If you should have any questions or require additional information, please feel free to contact our office.

Sincerely,



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



Christine A. Cofone, AICP, PP
Cofone Consulting Group, LLC

cc: Lance Landgraf, CRDA, Director of Planning
Paul G. Weiss, Chief Legal Counsel
Christine Cofone, Board Planner
Mark Herrmann, PS&S, Applicant's Engineer
Applicant's Attorney
Applicant

TW/be/dc

c:\users\wengl\desktop\revised l_pf crda review letter.docx