

January 11, 2016

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

**Re: Borgata Outdoor Event Area Pool Addition**  
**Application for Major Amendment to Site Plan Approval**  
**Block 576, Lots 1.05, 1.07, 1.08, 1.10, & 1.12**  
**Zone HNRA (Formerly RS Zone)**  
***Completeness and Technical Review***  
**ARH #24-10011.03**  
**CRDA # 2015-12-1768**

Dear Mr. Landgraf:

On 12/23/2015, the applicant, the Marina District Development Company, LLC, submitted an amended plan for the Borgata Outdoor Event Area to CRDA. Previously this site was granted Preliminary and Final Site Plan Approval (Resolution 15-43) on April 15, 2015 for an outdoor music/performance venue. The current application eliminates the large stage, the Small VIP viewing area, the turf viewing area, and the administrative/performer trailers. The amended plan includes a pool and additional related amenities.

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

**DOCUMENTS SUBMITTED**

1. Letter from Mark Herrmann, PE, CME of PS&S dated 12/23/2015;
2. CRDA Application Form for Amendment to an Approved Site Plan dated 12/23/2015;
3. Storm Water Management Report for the Borgata Outdoor Event Area Pool Addition prepared by PS&S, dated 12/23/2015;
4. Alta/Acsm Land Title Survey for Block 576 Lots 1.05, 1.07, 1.08, 1.10, & 1.12 prepared by PS&S, City of Atlantic City, Atlantic County, NJ, consisting of 1 sheet dated 9/10/2010, last revised 12/17/2010 (previously submitted);
5. Amended Preliminary and Final Major Site Plans for Borgata Hotel Casino Outdoor Event Area Pool Addition, Block 576 Lots 1.05, 1.07, 1.08, 1.10, & 1.12 prepared by PS&S, City of Atlantic City, Atlantic County, NJ, consisting of 16 sheets dated 12/23/2015, as follows:

<u>Sheet #</u>	<u>Plan Description</u>
1 of 16	Cover Sheet
2 of 16	General Notes & Legend
3 of 16	Overall Plan
4 of 16	Demolition Plan
5 of 16	Site Plan
6 of 16	Grading & Utility Plan
7 of 16	Landscaping Plan – Sheet 1
8 of 16	Landscaping Plan – Sheet 2
9 of 16	Lighting Plan
10 of 16	Schematic Site Furniture Plan
11 of 16	Soil Erosion and Sediment Control Plan
12 of 16	Soil Erosion and Sediment Control Notes and Details
13 of 16	Construction Details
14 of 16	Construction Details
15 of 16	Construction Details
16 of 16	Construction Details

## **BACKGROUND**

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

The amended plan proposes to replace the concert venue area within the Borgata Outdoor Event Area with an outdoor swimming pool. The existing temporary stage structure, portable food and beverage options, and temporary restroom facilities, which were part of the previously approved constructed venue area, will be removed. The Marina District Development Company, LLC proposes to install concrete pool deck around the pool, a VIP/Entertainment Platform, and a modular building containing the restroom facilities and food/beverage service. The facility will be open from May to September and will be designed to accommodate approximately 1,150 patrons.

**COMPLETENESS REVIEW****Engineer's Review Comments**

Based on our review of the documents submitted, it is our opinion that the application is complete and ready for a technical engineering review.

**Planner's Comments**

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

**TECHNICAL REVIEW**

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

**Engineer's Review Comments**

As a condition of any approval, the Applicant shall provide the following:

- a. The applicant shall describe the method for refuse handling and storage in the amended venue.
- b. Proposed spot elevations along the proposed curb, walk, and handicap ramps within the Borgata parking lot shall be provided. This shall include enlarged views showing the grades and spot elevations of the proposed handicap ramps. The Barrier Free Handicap Ramp NJDOT Type 1 detail shall specify a maximum 7% grade instead of 12H: 1V maximum.
- c. The Applicant's Engineer should check the proposed grades (15.34 & 15.40) at the northeast corner access to the Restrooms/Kitchen Building and revise as necessary. It appears water may be trapped in this area.
- d. There are several discrepancies between the quantities listed on the Plant Schedule on Sheet 8 and the number of plants noted on Sheets 7 and 8. The number of plants shown on the schedule verses quantity counted on the plans are:

<u>Species</u>	<u>Quantity - Schedule</u>	<u>Quantity -Plan</u>
i. Muskogee Crapemyrtle	3	0
ii. Sweet Drift Rose	32	34
iii. Areca Palms	7	6
iv. Hardy Banana Trees	4	5

Please check and revise as necessary.

- e. The Typical Flexible Pipe Trench Detail on Sheet 13 appears to be a trench detail for concrete pipe. This detail should reflect the specifications/typical trench details provided by ADS or other HDPE pipe suppliers.
- f. Satisfy any and all outstanding issues from the previous application and construction.

### **Planner's Review Comments**

- a. The site is located within the Atlantic City 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 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 about how it will mitigate any potentially detrimental aspects of the development.

### **STANDARD CONDITIONS**

Any approval of this application shall also be conditioned on the following standard conditions:

- a. Applicant shall submit a Bond Estimate for approval for each phase of work to be completed. Bonds to be provided prior to the start of construction.
- b. Applicant shall schedule a preconstruction meeting with the CRDA and City Engineer 30 days prior to the start of construction.
- c. Comply with all CRDA administrative requirements.

- d. Submission of the proper number plans required by the CRDA for signatures. Provide additional copies of the final plans in CAD and PDF format.
- e. This application is subject to the review and approval of various 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:
  - i. Local Fire Marshall/DCA/OEM
  - ii. NJDEP
  - iii. Cape/Atlantic Soil Conservation District
- f. All professional fees shall be paid and inspection escrow posted prior to construction.

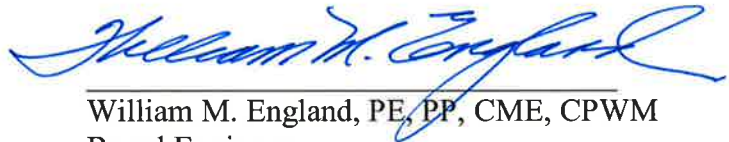
### **RECOMMENDATION**

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 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  
Mark Herrmann, PS&S, Applicant's Engineer  
Applicant's Attorney  
Applicant