

# CRDA

Casino Reinvestment Development Authority



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September 21, 2016

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William England, PE  
Adams Rehmann & Heggan Associates, Inc.  
850 South White Horse Pike  
PO Box 579  
Hammonton NJ 08037-2019

Christine Cofone, AICP, PP  
Cofone Consulting Group, LLC  
125 Half Mile Road  
Suite 200  
Read Bank, NJ 07701

Re: Conditions of Approval Review  
Amended Site Plan  
Polo North Country Club, Inc.  
500 Boardwalk, Atlantic City  
CRDA Application # 2016-07-1988

Dear Bill, Christine,

The CRDA Board granted approval of the amended Site Plan application on 9/20/16 with conditions as listed below:

1. The Applicant must satisfy all representations made by the Applicant or by others on its behalf during the course of the Hearing;
2. The Applicant shall comply with all conditions of all prior approvals for the Site;
3. The Applicant must complete all work required in order to obtain a permanent Certificate of Occupancy from the city of Atlantic City under the prior approvals;
4. The Applicant shall comply with all representations set forth in the letters from Shropshire Associates, LLC captioned Meeting Minutes and Traffic Responses dated September 7, 2016 and Supplement to Meeting Minutes and Traffic Responses dated September 7, 2016;
5. The Applicant must submit a Traffic Management Plan for the review and approval of the Authority's consulting engineer within 75 days of the grant of any approval;



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6. The Applicant shall install and/or restore the landscaping improvements on site in conformance with the originally-approved landscaping plan for the Site, or submit a new landscaping plan to the Authority for administrative review and approval.

Enclosed are the following documents:

Landscaping Plan L-100 prepared by Dauntless Design Collaborative (unsigned by professional) dated 9/16/16;

Hearing Officer Report and Recommendations, dated 9/15/16;

Resolution 5 of 2008, dated 2/6/2008;

Memo from Division of Planning dated 2/1/2008;

Memo from City Engineer dated 2/4/2008;

Review letter from Shrophire Associates LLC dated 2/4/2008;

Memo from Division of Planning dated 7/30/2008;

High Frequency Noise Source Identification for Inlet District Energy Center dated 2014;

Landscaping Plans (Labeled : Planning Board Submission – Landscaping) consisting of 8 sheets, L-100, L-101, L-110, L-200, L-201, L-300, L-400, L-500, prepared by Joseph Cairone, Landscape Architect, dated: ACPB 01/24/08, for Final Certification 03/10/08, ACPB 04/8/10.

A cursory review of the plan L- 100 dated 9/16/16, submitted 9/20/16 was conducted and the following is offered:

Notes on the plan state “...**existing landscaping to remain**” which references the ground level only. There is no mention of the roof deck landscaping that was approved as part of the original approval. Existing and proposed landscaping is not shown on the plan. The plan does not include an inventory of the existing landscaping, nor the type, or condition.



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Site inspection at the ground level of the site revealed that there are approximately 360 trees and shrubs on the ground level exterior. Of the estimated 360 trees and shrubs remaining, many are dead or dying and they have lost their design value. The ground cover plantings are difficult to count with the other unwanted vegetation growth present. It appears that approximately 25% of the original ground cover plantings remain. The inspection did not include the landscaping on the roof deck.

The Plant Material list on sheet L-300 Planning Board Submission - Landscaping latest dated 4/8/10 include 2,848 Trees and shrubs and 60,231 ground cover plantings. There is about an 87% lost in trees and shrubs, and a 75% lost in ground cover vegetation. This does not include the roof deck plantings which according to the above referenced plans include 72 trees, 4,014 shrubs and 38,341 groundcover plantings. The roof deck was not inspected.

As submitted, the new landscaping plan does not meet any design standard nor does it meet the intent and purpose of a landscaping plan. It appears the applicant should be required to provide an inventory of the existing vegetation, the condition of vegetation and a plan that actual show the landscaping for review and consideration.

Please review the above documents and prepare a report with your recommendations.

Thank you,

A handwritten signature in black ink, appearing to read "R. Reid", written in a cursive style.

Robert L. Reid, AICP, PP  
Land Use Regulation Enforcement Officer

Enclosures