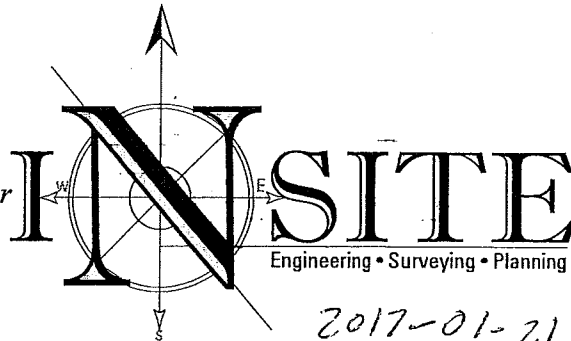


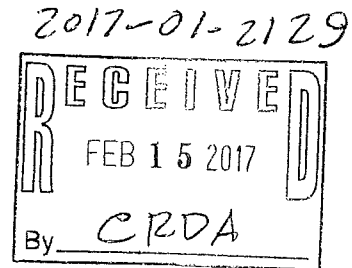
Casino Reinvestment Development Authority  
c/o: Robert L. Reid, AICP, PP  
*Land Use Regulation Enforcement Officer*  
15 South Pennsylvania Avenue  
Asbury Park, NJ 08401



Via Email: [rreid@njcrda.com](mailto:rreid@njcrda.com)

February 15, 2017

Subject: **ENGINEERING & PLANNING REVIEW (#1)**  
**T-Mobile Northeast, LLC**  
Block 60; Lot 14; 1121/1133 Boardwalk  
City of Atlantic City, Atlantic County, NJ



Mr. Reid:

In accordance with your request, we have reviewed the application by T-Mobile Northeast, LLC for compliance with the Casino Reinvestment Development Authority's (CRDA) regulations for the above-referenced property. A list of documents provided to InSite is included at the end of this review letter.

#### PROJECT DESCRIPTION

The applicant is seeking approval and a waiver of minor site plan approval from the CRDA for the development a proposed rooftop telecommunication facility located at 1121/1133 Boardwalk, Atlantic City, New Jersey, Block 60, Lot 14. The current owner of the property is DGMB Casino, LLC. The property is located in the RS-C Resort Commercial Development District and is situated in the Casino Reinvestment Development Authority Tourism District per the Atlantic City Zoning Map. It is currently surrounded by commercial use to the north, east and west and the Atlantic City Boardwalk to the south.

According to the applicant, the proposed telecommunication facility will consist of what is known as a DAS installation. All of the proposed equipment will be located within the building with the exception of one (1) GPS antenna located on the rooftop of the existing building. The proposed improvements on the ground level will be located within the existing parking garage. The applicant is requesting a waiver for minor site plan approval with respect to this application. If the Board does not grant the waiver, the applicant will request site plan approval. To the extent that minor site plan approval is required, the applicant is seeking certain completeness waivers as part of the application.

#### COMPLETENESS REVIEW

From an engineering perspective, we find the application satisfactorily complete pursuant to our January 31, 2016 "Completeness Review" letter. Please refer to this document for a list of

#### **InSite Engineering, LLC**

1913 Atlantic Avenue, Suite F4 • Wall, NJ 08736  
732-531-7100 (ph) • 732-531-7344 (fx) • [InSite@InSiteEng.net](mailto:InSite@InSiteEng.net) • [www.InSiteEng.net](http://www.InSiteEng.net)  
Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

checklist items that shall be addressed through testimony or added to the plans prior to final approval.

1. The applicant is requesting a waiver from the requirement to provide a property survey (§163-97C(21)(c)). We agree that the scope of the improvements is isolated to being within the existing building and on its roof. However, the Board may wish to consider requiring a survey to verify the proximity of the property lines to the existing building (and rooftop equipment), as well as to identify any easements.
2. The applicant must provide testimony per their response to item numbers 4, 13-15, and 17-19 from our 1/31/17 Completeness Review.

### ZONING, DEVELOPMENT, & ENGINEERING REVIEW

Based on the limited scope of the project (please see Project Description, above), our review of this application is limited to Planning Considerations (please see below), with the exception of two design comments and several informational comments as follows:

3. Testimony shall be provided to clarify how the proposed equipment within the existing parking garage will affect traffic flow.
4. Is the site located within a FEMA flood zone? If so, what is the base flood elevation in relation to the elevations of proposed equipment? Testimony shall be provided to clarify how the equipment within the building will be safeguarded from flooding. Finished floor elevations and any proposed flood proofing may be subject to NJDEP review and approval. That applicant shall provide testimony accordingly.
5. Please note that our review of the application documents does not include a structural engineering review. We defer this to the Construction Official. If requested, we can provide a structural engineering review to support the CRDA or Construction Official.
6. Upon receipt of CRDA approval, resolution compliance, and outside agency approvals, copies of all approvals along with eleven (11) sets of the complete site plans and architectural plans shall be submitted to this office for signature.
7. The applicant must contact the CRDA Land Use Regulation & Enforcement Official to settle any outstanding review escrow accounts prior to the plans being signed.

### PLANNING CONSIDERATIONS

8. As discussed hereinabove, the scope of the project is limited to interior and rooftop improvements to support the telecommunication facility. The application documents focus on these improvements. A survey was not provided; therefore, any existing non-conformities were not analyzed. The plans do not appear to cite the source of the basemap. There may be existing non-conforming bulk variances for the property.

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9. Telecommunications facilities are not a permitted or conditionally permitted use within the RS-C District. Therefore, a d(1) use variance is required. The applicant's "Addendum 'A' to CRDA Application" clearly summarizes the need and proofs for the use variance. Rather than reiterate the information in this letter, the Board may choose read that document. In any case, the applicant shall provide testimony to articulate that document, and to present compelling testimony with exhibits to demonstrate the purpose of a DAS antenna installation, coverage gap, aesthetics, health and safety, etc., and to clearly satisfy the positive and negative criteria.
10. The Applicant shall provide testimony as to whether any proposed equipment will extend higher than the existing building. And if so, the applicant shall provide testimony as to whether or not a height variance is required.
11. In accordance with the "New Jersey CRDA Atlantic City Tourism District Master Plan", specifically in the "Infrastructure Inventory Assessment for the Tourism District, City of Atlantic City, Atlantic County, New Jersey", we note the following:
  - a. T-Mobile is noted as a licensed telecommunications provider for Atlantic City.
  - b. Telecommunication providers are encouraged, and the Master Plan indicates an expectation, to expand their respective networks to increase coverage within Atlantic City.

#### OUTSIDE AGENCY APPROVALS

It is the applicant's responsibility to identify any and all other approvals required for the proposed installation of the telecommunications facility. Evidence of applicable approvals must be furnished to the Land Use Regulation Enforcement Division:

If you have any questions or require further information, please feel free to contact me anytime by phone or email (Jason@InSiteEng.net).

Sincerely,  
**InSite Engineering, LLC**



Jason L. Fichter, PE, PP, CFM, CME  
CRDA Review Engineer & Planner

Attachment A: Documents Reviewed  
cc: Lance Landgraf, PP, AICP; CRDA, Director of Planning  
InSite Job #17-833-05

llandgraf@njcrda.com

Attachment A: Documents Reviewed

Received 1/30/2017

1. One (1) copy of the application submission cover letter, being dated 1/27/17, as prepared by Riley Riper Hollin & Colagreco Attorneys at Law;
2. One (1) completed application form to the Casino Reinvestment Development Authority for Site Plan approval and Addendum “A” Narrative in support thereof;
3. One (1) signed and sealed copy of the site plan entitled, “Resorts Casino Hotel DAS” being dated 1/6/17, with the most current revisions (#1) being dated 1/9/17, totalling ten (10) sheets, as prepared by FDH Velocitel;
4. One (1) copy of the “Request for Design Waivers and Submission Requirements”, being dated 1/27/17, as prepared by Riley Riper Hollin & Colagreco Attorneys at Law;
5. One (1) copy of a Cororate Disclosure Statement;
6. One (1) copy of an FCC license;
7. One (1) copy of a request for 200 ft POL;
8. One (1) copy of the completed CRDA Application Checklist;

Received 2/8/2017

9. Digital copy of the “Response to Completeness Review Dated 1/31/17”, by Riley Riper Hollin & Colagreco on 2/7/17.

**InSite Engineering, LLC**