

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF A RECONFIGURED SURFACE PARKING LOT ON THE PROPERTY LOCATED AT 156 SOUTH NORTH CAROLINA AVENUE CITY OF ATLANTIC CITY, BLOCK 57, LOTS 7-11 AND BLOCK 59, LOT 1 UNDER APPLICATION 2017-09-2257**

**WHEREAS**, pursuant to P.L. 2011, c. 18, as amended (the "Act"), the Casino Reinvestment Development Authority (the "Authority"): (i) designated the Atlantic City Tourism District by Resolution 11-25 adopted April 19, 2011, (ii) established the Land Use Regulation and Enforcement Division to, among other matter, hear applications for development in the Tourism District by Resolution 11-33 adopted April 19, 2011, and (iii) adopted the master plan, zoning and land use ordinances and regulations, and zoning maps approved by the City by Resolution 11-34 adopted April 19, 2011; and

**WHEREAS**, pursuant to Resolution 12-14 dated February 1, 2012, the Authority adopted the "New Jersey CRDA Atlantic City Tourism District Master Plan" prepared by Jones Lang LaSalle, LLC and dated February 1, 2012 (the "Master Plan") (as affirmed and readopted pursuant to Resolution 12-23 adopted February 21, 2012), subject to further comment and revision, which master plan shall become effective upon the adoption of design, development and land use regulations consistent therewith, and in accordance with N.J.S.A. 5:12-220a, the Atlantic City Master Plan dated September of 2008 (as adopted by the CRDA pursuant to Resolution 11-34 dated April 19, 2011) shall remain effective for development applications received by the CRDA until adoption of such regulations; and

**WHEREAS**, on October 19, 2017, the Authority's Land Use Regulation and Enforcement Division convened a public hearing on Application 2017-09-2257 in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and the Act, and subsequently prepared and delivered the Hearing Officer's Report and Recommendation dated November 14, 2017 (the "Report"), incorporated herein by this reference and appended hereto as Exhibit "A"; and

**WHEREAS**, DGMB Casino, LLC d/b/a Resorts Casino Hotel (the "Applicant") seeks preliminary and final site plan approval with variance relief for the construction of a reconfigured surface parking lot in the RS-C Resort Commercial zoning district, located at 156 South North Carolina Avenue, Atlantic City, New Jersey, Block 57, Lots 7-11 and Block 59, Lot 1, under application 2017-09-2257, pursuant to Municipal Land Use Law N.J.S.A. 40:55D-70(c); and

**WHEREAS**, the Authority intends to adopt the findings, conclusions and recommendations of the Hearing Officer, as detailed in the Report; and

**NOW THEREFORE, BE IT RESOLVED** by the Casino Reinvestment Development Authority that:

1. The above recitals are incorporated herein, as if set forth in full.
2. Based on the record in this matter, Application 2017-09-2257 is hereby approved in accordance with the Hearing Officer's Report and Recommendation dated November 14, 2017.
3. A copy of this Resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately but no action authorized herein shall have force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution 17-119 of the Casino Reinvestment Development Authority.



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**PAUL G. WEISS, ASSISTANT SECRETARY**

**MEETING OF NOVEMBER 21, 2017**

*EXHIBIT "A" ATTACHED.*



# Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

## EXHIBIT "A" TO RESOLUTION 17- , ADOPTED 11/21/2017

**TO:** Members of the Authority

**FROM:** Lance B. Landgraf, Jr., Land Use Hearing Officer

**COPY:** Christopher M. Howard, Executive Director

**SUBJECT:** Hearing Officer's Report and Recommendation  
Application #2017-09-2257  
DGMB Casino, LLC d/b/a Resorts Casino Hotel  
Preliminary and Final Site Plan Approval with Variances Pursuant  
to N.J.S.A. 40:55D-70(c)  
156 S. North Carolina Avenue  
Block 57, Lot 9; Block 58, Lots 7-11; Block 59, Lot 1  
RS-C Resort Commercial Zoning District

**DATE:** November 14, 2017

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### EXECUTIVE SUMMARY

On October 19, 2017, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The Applicant, DGMB Casino, LLC d/b/a Resorts Casino Hotel (the "Applicant"), seeks Preliminary and Final Site Plan Approval with variances pursuant to N.J.S.A. 40:55D-70(c) for the construction of a reconfigured surface parking lot on the property located at 156 S. North Carolina Avenue in the city of Atlantic City. The reconfigured parking lot will serve the existing Resorts Casino Hotel.

The Applicant demonstrated by evidence and testimony that the development proposal generally conforms to the site plan standards and technical requirements of the land use ordinances of the city of Atlantic City. In addition, the Applicant demonstrated by evidence and testimony that the grant of the requested variances is warranted. Therefore,

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Error! Unknown document property name.



# Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

for the reasons more fully outlined below, the Hearing Officer recommends that the Application be approved by the Authority.

## INTRODUCTION

### Application Information

DGMB Casino, LLC d/b/a Resorts Casino Hotel  
Preliminary and Final Site Plan Approval with Variances Pursuant to N.J.S.A. 40:55D-70(c)  
156 S. North Carolina Avenue  
Block 57, Lot 9; Block 58, Lots 7-11; Block 59, Lot 1  
RS-C Resort Commercial Zoning District

A hearing on the Application was conducted in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and P.L. 2011, c. 18.

The Applicant seeks Preliminary and Final Site Plan Approval with variances pursuant to N.J.S.A. 40:55D-70(c) for the construction of a reconfigured surface parking lot on the property located at 156 S. North Carolina Avenue in the city of Atlantic City. The reconfigured parking lot will serve the existing Resorts Casino Hotel.

### Evidence List

- A-1 Application Submission
- A-2 Site Plan Sheet C-29-01
- A-3 Site Plan Sheet C-29-02
- A-4 Site Plan Sheet C-29-03
  
- B-1 Letter from InSite Engineering, LLC dated October 16, 2017

## FINDINGS OF FACT

The Applicant seeks Preliminary and Final Site Plan Approval with variances pursuant to N.J.S.A. 40:55D-70(c) for the construction of a reconfigured surface parking lot on the property located at 156 S. North Carolina Avenue in the city of Atlantic City. The reconfigured parking lot will serve the existing Resorts Casino Hotel.

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## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

The attorney for the Applicant, Nicholas F. Talvacchia, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant. Mr. Talvacchia explained that the Applicant proposes to consolidate property that it owns on various sides of now-vacated Chalfonte Avenue to create a reconfigured surface parking lot that will be used by patrons and employees of the Resorts Casino Hotel. Mr. Talvacchia noted that the development proposal will improve the operation of existing parking facilities and serve existing parking needs.

The Applicant presented the testimony of Jason T. Sciuillo, P.E., P.P., who was qualified as an expert in the fields of professional engineering and professional planning. Mr. Sciuillo described the location of the site, existing conditions, development proposal and site layout. He further described the proposed site circulation, stormwater management, landscaping, fencing, lighting, pavement striping, electronic gate system and signage. Mr. Sciuillo noted that the Applicant will provide additional details on pole-mounted lighting as a condition of any approval.

Mr. Sciuillo testified that the development proposal is a more efficient use of available land. He testified that all existing infrastructure is adequate to support the development proposal. Finally, he testified that the development proposal complies with all applicable land use and site plan standards with the exception of the requested variances.

With respect to the requested submission waivers, Mr. Sciuillo testified that the Applicant will provide all submission requirements as identified in the engineering and planning review letter dated October 16, 2017 unless specifically noted in testimony. With respect to the requested design waiver to permit stacked parking, Mr. Sciuillo agreed that the Applicant would submit a stacked parking plan depicting site circulation as a condition of any approval.

With respect to the variance to permit a fence height of 4.5 feet where a maximum of 4 feet is permitted, Mr. Sciuillo testified that the proposed fence will match the height of existing fencing on the site. With respect to the variance to permit a 5 foot setback along the perimeter of the parking lot where a minimum setback of 10 feet is required, he testified that the setback distance will match existing conditions on the site. Mr. Sciuillo opined that the development proposal will promote the safer and more efficient use of land and that the grant of the variances will not create a substantial detriment to the public good and will not substantially impair the purpose and intent of the zone plan and zoning ordinance.

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**Error! Unknown document property name.**



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

Jason L. Fichter, P.E., P.P. was qualified as an expert in professional engineering and planning and provided testimony on behalf of the Authority. Mr. Fichter's engineering and planning review letter dated October 16, 2017 was marked into evidence as Exhibit B-1. Mr. Fichter testified that the Applicant had provided sufficient testimony to address all issues raised in the review letter and that he supports approval of the Application.

### CONCLUSIONS OF LAW

#### Preliminary and Final Site Plan Approval

A land use agency's authority in reviewing an application for site plan approval is limited to determining whether the development plan conforms to the zoning ordinance and the applicable provisions of the site plan ordinance. See Pizzo Mantin Group v. Township of Randolph, 137 N.J. 216 (1994).

Here, based on the evidence and testimony, the Applicant has demonstrated that development proposal generally conforms to the site plan standards and technical requirements of the land use ordinances of the city of Atlantic City.

#### Variance Pursuant to N.J.S.A. 40:55D-70(c)

For variances requested pursuant to N.J.S.A. 40:55D-70(c)(2), an applicant must demonstrate through evidence and testimony that the positive and negative criteria of the statutory requirements have been met.

#### Positive Criteria

The positive criteria for variances requested pursuant to N.J.S.A. 40:55D-70(c)(2) is satisfied if one or more purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of that deviation would substantially out-weigh any detriment to the public good. Ketcherick v. Bor. Mountain Lakes, 256 N.J. Super. 646 (App. Div. 1992); Green Meadows v. Planning Board, 329 N.J. Super. 12 (App. Div. 2000).

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## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

The Applicant seeks variance to permit a fence height of 4.5 feet where a maximum of 4 feet is permitted and permit a 5 foot setback along the perimeter of the parking lot where a minimum setback of 10 feet is required. The Applicant provided testimony that the proposed deviations match existing conditions on the site, and that the proposed construction and reconfiguration of the surface parking lot will promote the safer and more efficient use of land, thereby promoting purposes of the Municipal Land Use Law.

### Negative Criteria

Relief under N.J.S.A. 40:55D-70(c)(2) cannot be granted unless the negative criteria is satisfied. The negative criteria required for all "C" variances is that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and the zoning ordinance.

The evidence and testimony demonstrate that the grant of the requested variances will not create any detriment to the public good, and will not substantially impair the purpose and intent of the zone plan and zoning ordinance.

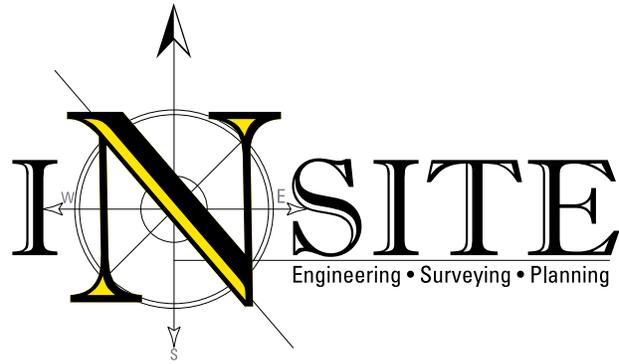
### RECOMMENDATION

For all of the foregoing reasons, the Hearing Officer recommends that the Application for Preliminary and Final Site Plan Approval with variances be approved. The grant of approval of this Application shall be expressly conditioned upon the Applicant complying with all conditions of prior approvals, satisfying all representations made by the Applicant or by others on its behalf during the course of the hearing on this matter before the Hearing Officer.

The grant of approval shall be further conditioned upon compliance with all applicable requirements of the city of Atlantic City Land Use Ordinances, or other City Ordinances, and the requirements of any City agency, board or authority. Any approval granted in accordance herewith shall be further expressly conditioned upon the Applicant obtaining all other necessary governmental approvals, and compliance with all Federal, State and local laws.

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Casino Reinvestment Development Authority  
c/o: Lance Landgraf, PP, AICP  
CRDA Director of Planning  
15 South Pennsylvania Avenue  
Asbury Park, NJ 08401



*Via Email: llandgraf@njcrda.com*

October 16, 2017

Subject: **ENGINEERING & COMPLETENESS REVIEW**  
**Site Plan – Resorts Casino Hotel**  
Block 57, Lot 9; Block 58, Lots 7-11; Block 59, Lot 1  
156 S. North Carolina Avenue  
City of Atlantic City, Atlantic County, NJ

Mr. Landgraf:

In accordance with your request, we have reviewed the application by DGMB Casino, LLC for compliance with the Casino Reinvestment Development Authority's (CRDA) completeness submission checklist 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 Preliminary and Final Site Plan approval from the CRDA for the construction of a reconfigured parking lot on Block 57, Lot 9; Block 58, Lots 7-11 and Block 59, Lot 1. The property is located within RS-C Resort Commercial Development District per the Atlantic City Zoning Map. It is currently surrounded by a mix of commercial uses, surface parking and garage parking. The proposed use is permitted as an accessory use to the existing casino hotel in the zone.

According to the applicant, the proposed surface parking will be located in an area adjacent to the existing Resorts Casino Hotel and will only be utilized by patrons and employees of the establishment. The existing parking lot is proposed to be reconfigured to provide paved surfaces and striping as well as realigning the Chalfonte Avenue alley. According to the applicant, there will be an approximate increase of forty-one (41) parking spaces with thirty-two (32) occurring on Blocks 57 and 58 and nine (9) occurring on Block 59. The applicant is proposing internal driveways, landscaping, fencing, pole mounted lighting, pavement striping, electronic gate systems and signage as part of the parking lot reconfiguration.

Per the applicant, the former 20 foot wide public right of way associated with Chalfonte Avenue and an unnamed alley were vacated in 2013 within the property limits and that area is now private lands owned by the applicant. The existing alley's cartway is approximately fourteen (14) feet wide and extends in a one-way direction from Pacific Avenue heading south to a T-intersection with an unnamed alley which runs west to east between South and North Carolina

### **InSite Engineering, LLC**

1913 Atlantic Avenue, Suite F4 • Wall, NJ 08736  
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net  
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Avenues. This former alley right of way contains existing public utility infrastructure owned and operated by South Jersey Gas, Atlantic City Electric, Atlantic City MUA, Atlantic City Sewerage Authority, Comcast and Verizon. The existing improved cartway is presently utilized by the public and is proposed to remain available to the public following the realignment and subject to a proposed easement to the City of Atlantic City.

The applicant will be making some drainage modifications to handle the redirected stormwater runoff. According to the applicant, there will be an overall decrease in impervious surfaces on the subject properties. Some additional utilities are proposed to be modified as part of the parking lot reconfiguration.

The applicant has indicated the need for variance relief for parking setback from a public street as well as an existing non-conformity for minimum parking setback from the boardwalk. The applicant has indicated the need for a variance for maximum fence height. Additionally, the applicant is seeking waivers for aisle width of off-street parking spaces, ingress/egress provisions and sight triangle requirements.

### COMPLETENESS REVIEW

We offer the comments below for purposes of our review, but we defer the completeness determination to the Land Use Regulation Enforcement Officer. From an engineering perspective, **we find the application satisfactorily complete for purposes of a public hearing.** The following checklist items shall be addressed through testimony or added to the plans prior to final CRDA approval:

1. The names and addresses of all professional consultants advising the applicant with respect to the proposed development shall be added to the plan. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans prior to final Board approval. *§ 163-97C(3)*
2. The applicant is requesting a waiver for the street address and legal description of the subject property. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be submitted prior to final Board approval. *§ 163-97C(4)*
3. The applicant has not provided traffic, transit and pedestrian circulation studies indicating the relationship of the proposed development to existing and projected transit, vehicular and pedestrian traffic volumes and use in the immediate area, based upon both existing and proposed or planned traffic, transit and pedestrian systems and use and indicating any proposals of the applicant for upgrading those systems. We have no issue with the Board waiving this requirement for the purpose of completeness but the applicant shall provide testimony to satisfy this requirement. *§ 163-97C(16)*

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4. The applicant has not provided studies indicating the adequacy of existing or proposed public improvements. We have no issue with the Board waiving this requirement for the purpose of completeness. Testimony, however, shall be provided which demonstrates that all existing and proposed public improvements will be adequate to serve the development. § 163-97C(17)
5. The applicant has not provided an analysis of any dislocations of either residences or business establishments that will result from the proposed development, together with any proposals the applicant may have for ameliorating the impacts of its development upon those whom it will displace. We have no issue with the Board waiving this requirement for the purpose of completeness. The applicant shall provide testimony accordingly, particularly related to the existing building that is proposed to be demolished. § 163-97C(19)
6. The applicant has not provided existing water bodies and is requesting a waiver. We have no issue with the Board waiving this requirement for the purpose of completeness. § 163-97C(21)(k)
7. Existing and proposed storm sewer lines within two hundred (200') feet of the proposed development, in all directions, have not been provided. Additionally, the flow direction of the storm sewer system proposed for the development has not been provided. We have no issue with the Board waiving this requirement for the purpose of completeness. Testimony shall be provided and the plans updated accordingly, if approved. § 163-97C(21)(l)
8. The plans do not show any proposed public utilities. How does the applicant plan to service the proposed gate controller with public utilities? We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans for review prior to final Board approval. Testimony shall be provided. § 163-97C(21)(o)
9. The applicant has submitted a lighting package, however, lighting details of the proposed fixtures shall be added to the plans along with labels of where each light is proposed to be located. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information must be added to the plans for review prior to final Board approval. Testimony shall be provided. § 163-97C(21)(p)[3]
10. The applicant has not provided size and height of all structures within two hundred (200) feet and all access points to such uses. We have no issue with the Board waiving this requirement for the purpose of completeness. Testimony shall be provided. § 163-97C(21)(q)
11. The applicant has not provided copies of any easements, declarations or covenants that are to be recorded in connection with the approval of the preliminary plan. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information shall be submitted to the Board engineer and attorney for review prior to final Board approval. § 163-97C(21)(r)[5]

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12. The applicant has not provided an Energy Impact Statement. We have no issue with the Board waiving this requirement for the purpose of completeness with the stipulation that testimony will be provided which outlines the necessary approvals anticipated. Additionally, the Board shall be copied on all correspondence related to the procurement of said approvals, and all approvals being obtained prior to the commencement of any construction related activity. *§ 163-97C(22)*
13. Certification from the City Tax Collector has not been provided. We have no issue with the Board waiving this requirement for the purpose of completeness, but this information but be submitted prior to final Board approval. *§ 163-97C(23)*

### ZONING & DEVELOPMENT REVIEW

The following are comments/observations related to the Zoning & Development Standards of the City of Atlantic City, as applicable to our review of the proposed improvements:

14. The applicant is proposing a 4.5 foot high white decorative metal fence that will be located within the front yards along South Carolina and Chalfonte Avenues. The maximum permitted height of a fence located in the front yard is four (4') feet. A variance is required. A detail of the proposed fence shall be added to the plans. *§163-68E(8)(a)[1]*
15. The applicant is proposing a parking lot setback of five (5) feet from North Carolina, South Carolina, and Chalfonte Avenues. A variance is required. *§163-70A(2)(a)[2][a]*
16. The applicant is not proposing any improvements along the Boardwalk frontage, however the existing non-conforming minimum parking lot setback remains. A variance is required. *§163-70A(2)(b)[3]*
17. The applicant is requesting a waiver from the ninety (90) degree aisle width of twenty-four (24') feet where as an aisle width of thirty four (34') feet is proposed. A design waiver is required. Can the aisle be aligned from North Carolina to South Carolina Avenues? *§163-70A(2)(c)[1]*
18. The applicant is requesting a waiver from the adequate provision for ingress and egress from all parking areas due to the proposed use of stacked parking. However, stacked parking is not shown on the plan. Testimony shall be required to clarify and the plans shall be revised accordingly. A design waiver may be required. *§163-70A(2)(c)[4]*
19. The applicant is proposing to apply AASHTO industry standards at the Chalfonte Avenue intersection and the proposed driveways in place of the Ordinance standards for sight triangles. A design waiver is required. Testimony shall be provided. *§163-131*
20. The applicant shall provide testimony as to compliance with parking requirements as set for in the Ordinance. A variance may be required. *§163-Attachment 29*

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21. The sight triangle note on the plans identifies obstructions. This should be discussed with the Board.
22. Testimony shall be provided regarding required loading zones. Is it anticipated that loading/unloading will occur in the proposed parking lot? §163-70B
23. Testimony shall be provided regarding signage compliance within the proposed sight triangles. §163-71D(7)(b)
24. The plans shall be revised to show compliance with bicycle safety grates and curb-opening inlets. §223-22A&B
25. As defined by the City of Atlantic City Ordinance, a major development is defined as any development that provides for ultimately disturbing one or more acres of land. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. By definition, the proposed site is a major development and therefore must show compliance with the requirements of §223-Article II – Stormwater Control for Major Development. The plans shall be revised accordingly and the needed documentation must be submitted for review by this office and the Board.

#### ENGINEERING AND PLANNING CONSIDERATIONS

26. Will any provisions be made for solid waste and recyclables? Testimony shall be required to clarify.
27. The following details shall be added to the plans:
  - a. Painted Crosswalk & Pavement Markings
  - b. ADA Curb Ramp Type & Detectable Warning
  - c. Concrete Wheel Stop
  - d. Drainage Details (Inlets, Grates, etc.)
28. The site is within a FEMA flood zone, with an elevation of 10 (NAVD88) on the preliminary flood map and an elevation of 10 (NGVD29) on the effective flood map. Approval from the NJDEP is required for construction in a flood hazard area.
29. Testimony shall be provided to demonstrate that the development is in full compliance with ADA Standards. Specifically, are there adequate ADA accessible parking spaces proposed for patrons and employees? The plans shall be revised to comply with the applicable standards.
30. Testimony shall be provided to summarize traffic impacts for the CRDA and ensure no adverse conditions will be generated as a result of the development.

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31. A fence with gates appears to be proposed for the site. This shall be properly designated on the plan and a detail shall be provided in accordance with the Fire Code and shall be subject to approval by the City Fire Official.
32. There are thirteen (13) lots that are the subject of this application. Will the lots be consolidated? They are all under common ownership.
33. If the lots are not consolidated, the proposed parking lot expansion will be considered an accessory use without a principal use, and therefore a use variance will be required.
34. There are proposed inlets and stormwater pipes, however the downstream discharge method is unclear. Testimony shall be provided to indicate safe and adequate conditions. The Soil Conservation District will also require demonstration of downstream stability.
35. The applicant indicates the parking lots are to be consolidated. However, they are separated by a gate. Testimony shall be provided.
36. Letters of approval from each applicable utility company shall be provided prior to final approval regarding utility relocations.
37. The applicant is proposing to remove a fire hydrant. A new fire hydrant shall be provided in a location approved by the City Fire Official.
38. The gutter elevations on the west side of North Carolina Avenue indicate a low point at the southern end of the subject lot. The plans shall be revised to rectify.
39. The cross slope of the sidewalk along North Carolina and South Carolina Avenues shall comply with ADA requirements.
40. The applicant shall provide CAFRA approval, or a jurisdictional determination for the proposed improvements.
41. The applicant's engineer should submit a schedule of quantities to be reviewed and utilized for the purpose of preparing a cost estimate for the installation of all improvements. Such estimate shall be the basis for our calculation for the applicant to furnish performance and maintenance guarantees in accordance with Ordinance §163-136. In addition, an inspection escrow account shall be established.
42. 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.
43. The applicant must contact the CRDA Land Use Regulation & Enforcement Official to settle any outstanding review escrow accounts prior to the plans being signed.

**InSite Engineering, LLC**

## OUTSIDE AGENCY APPROVALS

This application is subject to the review and approval of the following outside authorities having jurisdiction. It is the applicant's responsibility to identify any and all other approvals required for the proposed development. Evidence of applicable approvals must be furnished to the Land Use Regulation Enforcement Division:

- New Jersey Department of Environmental Protection
- Cape Atlantic Soil Conservation District
- Atlantic County Municipal Utilities Authority
- Atlantic County Planning Board
- Atlantic City Fire Official;
- Any others as may be required

If you have any questions or require further information, please feel free to contact us 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: Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer  
DGMB Casino, LLC, Applicant  
Nicholas F. Talvacchia, Esq., Applicant's Attorney  
Jason T. Sciuillo, PE, PP, Applicant's Engineer

rreid@njcrda.com  
RMerrill@resortsac.com  
ntalvacchia@cooperlevenson.com  
Jay.Sciuillo@MarathonConsultants.com

InSite Job #17-833-10

<b>Attachment A: Documents Reviewed</b>
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Received 9/18/2017

1. One (1) completed application package to the Casino Reinvestment Development Authority for Site Plan approval;
2. One (1) copy of administrative materials including: narrative for the project, Design Waiver and Variance request list, FEMA Firm Maps (Effective) and FEMA Preliminary Mapping, CRDA Application Checklist, and Checklist Waiver Request List prepared by Marathon Engineering & Environmental Services;
3. One (1) signed and sealed copy of the site plan entitled, “Parking Lot ‘C’ Reconfiguration for DGMB Casino, LLC dba Resorts Casino Hotel,” dated 09/08/17, totalling ten (10) sheets, as prepared by Marathon Engineering & Environmental Services;
4. One (1) signed and sealed copy of the survey entitled, “Existing Conditions Survey,” dated 06/26/17, totalling one (1) sheet, as prepared by Marathon Engineering & Environmental Services;

**InSite Engineering, LLC**

# CRDA BOARD TALLY

November 21, 2017

DGMB CASINO, LLC (156 S. NORTH CAROLINA AVENUE, Block 57, Lot 9, Block 58, Lots 7-11, Block 59, Lot 1) – Preliminary and final site plan approval (LL)

## MOTION

GH

## SECOND

EG

Debra DiLorenzo

Y

Edward Gant

Y

Mark Giannantonio

Refusal

Mayor Don Guardian

Y

Michael I. Hanley

Y

Gary Hill

Y

Howard Kyle

Y

Matthew Levinson

A

William Mullen

Y

Kevin C. Ortzman

Y

Christopher S. Porrino (Designee David Rebuck)

DR

Charles A. Richman (Designee Robert Kennedy)

RK

Ford M. Scudder (Designee Bob Shaughnessy)

BS

Frank Spencer

Y

Richard Tolson

Y

Robert Mulcahy, Chairman

Y