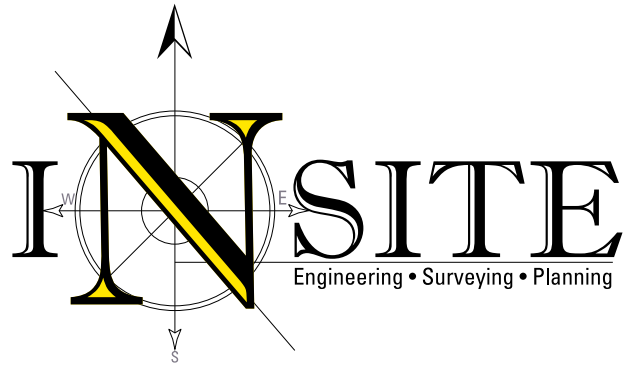


Casino Reinvestment Development Authority
c/o: Lance Landgraf, PP, AICP
CRDA Director of Planning
15 South Pennsylvania Avenue
Asbury Park, NJ 08401



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

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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.

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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

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InSite Job #17-833-10

Attachment A: Documents Reviewed

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;

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