



CHECKLIST WAIVER REQUEST LIST

DGMB Casino, LLC dba Resorts Casino Hotel
Preliminary and Final Site Plan Application
Parking Lot “C” Reconfiguration
September 6, 2017

CRDA Application Checklist		
Checklist Item	Relief Type	Explanation
§163-97.C(4)	Waiver	A waiver is requested from providing a legal description for Block 59 Lot 1 whereas the lot lines for that portion of the property is based on tax map information. The proposed improvements on Lot 1 are limited to tying into existing parking lot improvements which are in common ownership. An outbounds survey has been provided for Blocks 57 and 58 whereon the metes and bounds descriptions are indicated.
§163-97.C(11)	Not Applicable	The project is not subject to any known special conditions or standards.
§163-97.C(13)	Not Applicable	The proposed improvements will be constructed in one phase.
§163-97.C(14)	Not Applicable	No formal public or private open space is required or proposed in association with this project.
§163-97.C(16)	Waiver	A waiver is requested from providing a traffic, transit and pedestrian circulation studies for the proposed project. The project is limited to the reconfiguration of an existing parking area. Information regarding traffic, transit and pedestrian circulation have been included in the <i>Project Summary</i> statement provided with this Site Plan application.
§163-97.C(17)	Waiver	A waiver is requested from providing “ <i>Studies indicating the adequacy of existing and proposed public improvements, public sites, and right-of-ways and essential public or quasi-public facilities and services...</i> ” in relation to the proposed project. The proposed improvements are limited to the reconfiguration of an existing parking lot and the re-routing of Chalfonte Avenue alley. There is no change in use or expected impacts to transportation, police and fire protection, social and health services, education, recreation, sanitation, energy facilities, etc.
§163-97.C(19)	Not Applicable	No residences will be dislocated due to the proposed project. The existing building located on Block 58 Lot 11 is vacant.

§163-97.C(21)(k)	Waiver	A waiver is requested from providing the normal high, normal low and mean water levels for the Atlantic Ocean. The property is located on the western side of the boardwalk. There are no freshwater wetlands on or within 200 feet of the property. The preliminary FEMA FIRM maps have been provided in lieu of delineated high water lines.
§163-97.C(21)(l)	Not Applicable	<p>The need to provide a stormwater drainage report is not applicable.</p> <p>Pursuant to the NJ Stormwater Management Rules NJAC 7:8, the standards within the rule are applied to ‘major developments.’ A major develop is one which ultimately disturbs one acre or more of land, or increases impervious surfaces by ¼ acre or more. The project includes 1.68 acres of disturbance and a reduction of 3,913 s.f. of impervious surfaces with the inclusion of additional planting beds. Since there is no increase in impervious cover, the rules would not apply.</p> <p>Within the rule, there are three quantitative standards that must be met – runoff quantity, groundwater recharge and runoff quality. The runoff quantity standard contains a specific exemption at NJAC 7:8-5.4(a)3.iv for projects located within a tidal flood hazard area. This project is within a tidal flood hazard area and is therefore exempt from the runoff quantity standards. The groundwater recharge standard also contains an exemption at NJAC 7:8-5.4(a)2.ii for projects located within the ‘urban redevelopment area’ which is defined as previously developed sites within the Metropolitan Planning Area (PA-1). This project is a previously developed site within an area designated as PA-1, and is therefore exempt from groundwater recharge. The runoff quality requirement only applies to projects that increase impervious surfaces by ¼ acre or more. Since this project proposes a decrease in impervious surface, no water quality treatment is required</p>
§163-97.C(21)(m)	Not Applicable	The project is limited to the reconfiguration of a parking lot and does not include any waste generating facilities. The one existing building will be demolished. There is existing sanitary sewer infrastructure on site which may be re-routed or stubbed as required by the Atlantic City Sewerage Company (ACSC).
§163-97.C(21)(n)	Not Applicable	The project is limited to the reconfiguration of a parking lot and does not include the need for potable water. The one existing building will be demolished and the irrigation system will be modified and expanded utilizing existing irrigation trunk lines. The irrigation system will be designed by others. The existing on-site water main may be re-routed or stubbed as required by the Atlantic City Municipal Utility Authority (ACMUA).

§163-97.C(21)(o)	Waiver	A waiver is requested from providing the electrical service lines for the proposed lighting and lift gates. The electrical design will be prepared by others. The existing electric lines, gas main, and/or telephone lines have been indicated on the plans. The potential re-routing of the existing utility lines by the utility company will be performed as required.
§163-97.C(21)(p)[1]	Not Applicable	No existing buildings will remain and no new buildings are proposed.
§163-97.C(21)(p)[5]	Not Applicable	The project does not include existing or proposed buildings.
§163-97.C(21)(p)[8]	Not Applicable	No useable public or private open space is proposed.
§163-97.C(21)(q)	Waiver	A waiver is requested from providing a plan depicting all land uses and structure information within 200 feet of the property. A listing of adjacent owners within 200 feet will be provided. Aerial photographs with a bird's eye view have been provided in the <i>Project Summary</i> which has been included in the application package.
§163-97.C(21)(r)[1]	Not Applicable	The project is limited to a parking lot reconfiguration and does not include any residential dwellings.
§163-97.C(21)(r)[2]	Not Applicable	The parking lot is an accessory use to the existing off-site Resorts Casino Hotel; no new building floor area is proposed under this Site Plan application.
§163-97.C(21)(r)[5]	Waiver	A waiver is requested from providing legal descriptions and deeds at this time for the proposed access and utility easements. The Applicant requests that legal documents for easements be provided for review as a condition of approval. The intended locations of the proposed easements are provided on the engineering plans for review and discussion.
§163-97.C(21)(r)[6]	Not Applicable	This is the initial submission for this project therefore no revisions have been made at this time.
§163-97.C(22)	Not Applicable	An Energy Impact statement is not applicable since the project does not include existing or proposed buildings.