

July 7, 2015

Lance B. Landgraf, Jr., PP, AICP
NJCRDA
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Site Plan Application
Dock's Oyster House, Inc.
Restaurant Expansion at 2405 Atlantic Ave
Block 279, Lots 45, 46, 48-52 inclusive
ARH #
CRDA Application: 2015-06-1550

Dear Mr. Landgraf:

This office, along with the Cofone Consulting Group, LLC, has reviewed for **COMPLETENESS** the documents associated with the referenced project submittal. The applicant's information including their professional staff and inventory of documents submitted is as follows:

Applicant Information:

Applicant/Owner: Dock's Oyster House, Inc.
2405 Atlantic Ave,
Atlantic City, NJ 08401
(609) 345-0092

Engineer/Planner: John Barnhart, PE, PP, CME
Arthur W. Ponzio and Associates
400 North Dover Avenue
Atlantic City, NJ 08401
(609) 344-8194

Traffic Engineer: N/A

Attorney: Joseph R. Dougherty, Esq.
5409 Winchester Ave.
Ventnor, NJ 08406
(609) 572-2251

Architect: Chris M. Menchin, NCARB
SOSH Architects
1020 Atlantic Ave
Atlantic City, NJ 08401
(609) 345-5222

Documents Submitted:

1. Cover Letter of June 28, 2015
2. CRDA Application Form dated June 29, 2015
3. CRDA Application Checklist and cover letter dated June 26, 2015
4. Architectural Plans consisting of 3 drawings dated June 26, 2015
5. Site Engineering Plans consisting of 7 drawings dated June 19, 2015

Completeness Review:

Project Description:

The applicant proposes to construct an addition to the existing restaurant located on the northwest corner of Atlantic Avenue and Georgia Avenue. The existing restaurant is located on Block 279 Lots 47 and 48 with a parking lot on adjacent lots to the west on lots 49-52. An unimproved lot is located to the north on lots 45 and 46. There are planned improvements to the existing structures (a 3 story brick and 2 story frame and stucco structure) and the construction of a new 3 story structure on a portion of lot 49. The existing parking lot is to be reconfigured, and the vacant lots converted to parking and drive aisles.

The applicant will be seeking variances for commercial parking in the R-3 zone; and variance relief for a building mounted sign that recreates the look of signs from the 1940-50 era.

Planner's Comments:

- a. In our technical review, we will be issuing comments on the application. However, the applicant should be prepared to address any and all planning issues through professional planning testimony.
- b. Our planning review has found that the major application is "complete" for our pending technical review. We defer to the CRDA Engineer on all engineering checklist items.

Engineer's Comments:

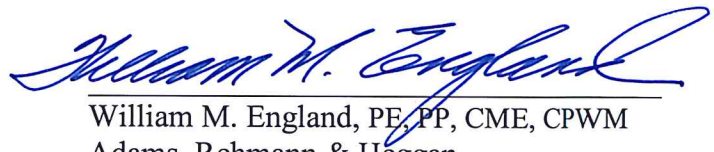
Based upon our review of the documents submitted, it is our opinion that the application is complete and ready for a detailed final review.

Recommendation:

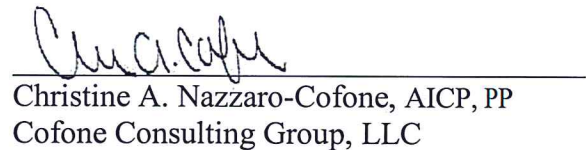
The application is complete from an engineering and planning perspective and our offices have begun the detailed review of this project.

Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,



William M. England, PE, PP, CME, CPWM
Adams, Rehmann & Heggan



Christine A. Nazzaro-Cofone, AICP, PP
Cofone Consulting Group, LLC

cc: Robert L. Reid, AICP, PP
Paul G. Weiss, Chief Legal Counsel
Christine Cofone, Board Planner
Applicant's Attorney
Applicant's Engineer