



COFONE CONSULTING GROUP, LLC

CHRISTINE A. COFONE, PP, AICP
Principal

December 7, 2016

Lance Landgraf, AICP, PP
Director of Planning
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

RE: **Debaswrup Chokraborty**
9 Liberty Terrace
Block 339, Lot 18
Application #2016-09-2048

Dear Mr. Landgraf:

On November 3, 2016, the CRDA Land Use Regulation and Enforcement Division (LURED) held a hearing on the Debaswrup Chokraborty application (#2016-09-2048). My colleague, Justin Auciello, AICP, PP of Cofone Consulting Group, was in attendance in the capacity as the LURED hearing professional planner.

The applicant is seeking to reconstruct a detached single-family residential structure on a property situated at 9 Liberty Terrace in the city of Atlantic City, also known as Block 339, Lot 18. The proposed use is permitted in the Zoning District and will replace a previously-existing residential structure that was destroyed in Superstorm Sandy to the required FEMA elevation.

According to the applicant's application, the site is currently vacant (post-demolition). The applicant requires bulk variances for the reconstruction within the previous footprint.

Along with its application, the applicant submitted a survey, architectural elevations and floor plans, and construction sequence plans. All documents as contained within the application are incorporated herein by reference.

125 Half Mile Road, Suite 200 • Red Bank, New Jersey 07701 • Office: 732.933.2715 • Fax: 732.933.2601 • Cell: 732.439.6400

E-mail: ccofone@cofoneconsulting.com • www.cofoneconsulting.com



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

The applicant was not represented by counsel. Rather, the applicant's architect, Robert Bolton, represented the application and provided testimony in his capacity as a registered architect

Bolton introduced the project and provided testimony relative to the location of the site, relief required, and conformance with the area. Under questioning by Auciello regarding the relief required and the requisite positive and negative criteria, Bolton testified that the benefits of the proposal would outweigh the detriments of the same, the proposal would result in the beautification of the property, and that the structure would be developed to a compliant and safe height to protect against tidal flooding.

Auciello opined that the benefits of the application, specifically site beautification and protection from flooding, would outweigh any detriments relating to the relief required. He also stated that the use is consistent with the pattern of development in the area. Auciello noted that should the authority approve the application, it should require as a condition an update to the applicant's submitted zoning compliance table submitted to ensure consistency with the underlying zoning regulations.

Based on the submitted plans and substantial testimony in support of the application at the hearing, it is my professional opinion that the applicant met the requisite statutory requirements for the granting of the bulk variances.

Respectfully submitted,

Christine A. Nazzaro-Cofone, AICP, PP
Principal