



Principals
Richard Rehmann, GISP
Richard Heggan, PLS, PP
Jeffery MacPhee, PLS
Carolyn A. Feigin, PE, PP

May 22, 2024

Lance B. Landgraf, Jr., PP, AICP
Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Re: COMPLETENESS REVIEW #1: CRDA # 2024-04-3637
Preliminary & Final Major Site Plan w/ Variance Approval
1519 Boardwalk QOZB LLC
1517 & 1523 Boardwalk and 120 S. New York Avenue Pacific Avenue
Block 50, Lots 27, 28, & 29 / Block 51, New Lot 19.01
Atlantic City, NJ 08401
ARH # P2024.0384

Dear Mr. Landgraf:

ARH ASSOCIATES has reviewed the following information towards issuance of compliance with the required application items within the CRDA's Checklist(s) for the above-referenced Application:

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Cover Letter from Applicant's Attorney	Cooper Levenson	05/06/2024	
Supplemental Letter from Applicant's Attorney		05/16/2024	
Letter to Tax Assessor		05/03/2024	
CRDA Land Use Application	Owner / Applicant	05/06/2024	
Escrow Setup Information			
Project Narrative			
Corporate Disclosure Statement			
Four (4) Color Photographs of Site			
Major Preliminary Site Plan Checklist (Form #6)	Sciullo Engineering Services	Undated	
Major Final Site Plan Checklist (Form #7)			
"c" Variance Checklist (Form #12)			
Taffy Lofts – Preliminary & Final Site Plans	Sciullo Engineering Services	05/01/2024	
Boundary & Topographic Survey	Vargo Associates	11/16/2023	
Architectural Plans and Elevations	William C. McLees Architecture	05/03/2024	
200' Property List	City of Atlantic City	04/03/2024	05/08/2024

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

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TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Redacted Deeds	Joseph R. Dougherty, Esq.	Various	
Certificate of Taxes Paid	City of Atlantic City	05/03/2024	05/14/2024

Per this information, our office offers the following comments:

I. PROJECT INFORMATION & CONTACT INFORMATION

The 22,819 SF site is to be consolidated as a through lot with frontages on the Boardwalk and Westminster Avenue. The site is presently developed with a restaurant, candy store, offices and warehouse space. The Applicant seeks approval to construct a hotel and new additional restaurant in the area previously occupied by the James Candy Company Building. The existing restaurant will remain, and the proposed restaurant will share outdoor access space with the existing restaurant. The Applicant is also proposing landscaping, lighting and signage improvements.

Below please find the contact information for the responsible parties associated with this Application:

APPLICANT / OWNER
1519 Boardwalk QOZB LLC 1005 Main Street Asbury Park, NJ 07712 Phone: 732-322-5523 Email: patfasano@verizon.net

ENGINEER/PLANNER
Jason T. Sciallo Sciullo Engineering Services, LLC 17 S. New York Avenue, Suite B Atlantic City, NJ 08401 Phone: 609-300-5171 Email: jsciullo@sciulloengineering.com

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ARCHITECT

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ATTORNEY

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Cooper Levenson, PA
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Atlantic City, NJ 08401
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II. COMPLETENESS REVIEW

The following addresses conformance with the CRDA's Checklist(s) only and does not reflect adequacy of submissions for review purposes. The Applicant has requested waiver(s) from checklist(s) items as noted below:

Major Preliminary Site Plan Checklist (Form #6) & Major Final Site Plan Checklist (Form #7)

ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Required	Waiver Requested	Comments
28	Road and Paving cross-sections and Profiles		X	Our office accepts this waiver request as no new roadways are proposed.
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]		X	Our office accepts the Applicant's waiver request

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Required	Waiver Requested	Comments
34	Performance guarantee [19:66-3.4 (b)]		X	from providing cost estimate, bonding, and inspection fees at this time. However, these items shall be submitted as part of final compliance approval as deemed necessary.
35	Maintenance guarantee (19:66-16.3)		X	
36	Inspection Fees (19:66-16.1)		X	

Per our review of the Checklist(s), the Applicant has satisfied all other submission requirements, and no additional waivers appear necessary.

III. RECOMMENDATIONS

We recommend that this application be deemed **COMPLETE** and scheduled for a hearing. Additional commentary will be provided during the technical review portion of this project.

If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

Respectfully Submitted,

ARH ASSOCIATES

By



Carolyn A. Feigin, PE, PP
CRDA Consulting Engineer

cc: Robert L. Reid, AICP, NJPP
Christine A. Nazzaro-Cofone, AICP, PP
Scott Collins, Esq.
Tetje Linsk

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