



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

August 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 # 2024-08-3688
 Minor Site Plan Approval
 MAP 3 Partners, LLC
 112 & 114 S. Tennessee Avenue, 1400 Pacific Avenue (Block 53, Lot 26, 27, & 28)
 Atlantic City, NJ 08401
 ARH # P2024.0569

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	Nicholas F. Talvacchia, Esq. Cooper Levenson, PA	08/14/2024	
CRDA Land Use Application	Applicant	08/14/2024	
Project Narrative			
Escrow Setup Information			
Four (4) Color Photographs of Site			
Minor Site Plan Checklist (Form #5)	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	08/14/2024	
“c” Variance Checklist (Form #12)			
Orange Loop Container Park Preliminary and Final Major Site Plans	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	08/09/2024	
Boundary and Topographic Survey	David J. Von Steenburg of Morgan Engineering & Surveying	02/01/2024	
Architectural Floor Plans, Elevations, & Renderings	Antonio Scalise, AIA of Parallel Architectural Group	07/17/2024	
200’ List	City of Atlantic City	07/24/2024	
Request of Proof of Payment of Taxes	Nicholas F. Talvacchia, Esq. Cooper Levenson, PA	08/08/2024	
Agreement of Sale	Applicant	12/27/2023	

Per this information, our office offers the following comments:

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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I. PROJECT INFORMATION & CONTACT INFORMATION

The 25,000 sf site is situated along the corner of South Tennessee Avenue and Pacific Avenue. The site is currently a vacant parking lot. The Applicant seeks minor site plan, conditional use, and variance approvals to consolidate the lots and proposes a Container Park at the Orange Loop. The proposed improvements consist of retail containers, a restroom container, farming containers, a covered stage for entertainment purposes, a second deck seating area, and a food truck. Also proposed are parking lot, landscaping, lighting, and signage improvements.

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

APPLICANT

MAP 3 Partners, LLC
c/o Nicholas F. Talvacchia, Esq.
Cooper Levenson, PA
1125 Atlantic Avenue, Third Floor
Atlantic City, NJ 08401
Phone: 609-572-1544
Email: ntalvacchia@cooperlevenson.com

OWNER

AC Market Jumbo QOZB, LLC
1141 Winding Drive
Cherry Hill, NJ 08003
Phone: 856-428-2024
Email: rforman130@gmail.com

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ENGINEER/PLANNER

Jason T. Sciallo, PE, PP
Sciallo Engineering Services, LLC
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Atlantic City, NJ 08401
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ARCHITECT

Antonio Scalise, AIA
Parallel Architectural Group
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Long Branch, NJ 07740
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Fax: 732-229-4488
Email: ascalise@parallelgroup.com

ATTORNEY

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Cooper Levenson, PA
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Atlantic City, NJ 08401
Phone: 609-572-7544
Fax: 609-572-7545
Email: ntalvacchia@cooperlevenson.com

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. Furthermore, deficiencies from checklist(s) items that have not been requested a waiver from are also noted below:

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Minor Site Plan Checklist (Form #5)

ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested /Not Provided	Comments
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X	Partially Addressed: The tax map sheet # shall be provided in the title block
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height, and parking requirements, including existing and proposed with conformity status of each.	X	X	The Applicant has requested waivers from the Zoning Schedule and the Certified List of Property Owners on their completed checklist form, however, these items have been provided and no waiver is necessary.
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X	
21	Stormwater management plans and drainage calculations. (19:66-7.5).	N/A		N/A - the site is not considered a "major development" per N.J.A.C. 7:8 and thus no stormwater management measures are required. The Applicant proposes to reduce the amount of impervious coverage and motor vehicle surfaces on site.
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all	X	X	Partially Addressed: The required building setback lines (dashed) shall be provided on the Site Plan. Also, the setback dimensions to the westerly property line shall be provided for the (11) 8' x 40' containers and the restroom container.

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ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested /Not Provided	Comments
	ingress and egress areas and dimensions.			
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X	Not Addressed: Circulation plans for a refuse collection vehicle and an emergency vehicle accessing the site shall be provided. Also, a passenger vehicle maneuvering into and out of the angled parking stalls shall be provided. Furthermore, sight triangles for the proposed driveways and the intersection of S. Tennessee Ave and Pacific Ave shall be provided. Our office has concerns these items may impact the layout of the site due to the narrow aisle widths.
32	Estimate of costs of on-site improvements [19:66-3.4 (b)]	X	X	Our office accepts the Applicant's waiver request from providing a cost estimate, performance guarantee, maintenance guarantee, and inspection fees at time of completeness review. However, these items shall be provided prior to project completion.
34	Performance guarantee [19:66-3.4 (b)]	X	X	
35	Maintenance guarantee (19:66-16.3)	X	X	
36	Inspection Fees (19:66-16.1)	X	X	

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“c” Variance Checklist (Form #12)

ITEM	“c” VARIANCE CHECKLIST	Required	Waiver Requested /Not Provided	Comments
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X	Partially Addressed: The tax map sheet # shall be provided in the title block.
21	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X	Partially Addressed: The required building setback lines (dashed) shall be provided on the Site Plan. Also, the setback dimensions to the westerly property line shall be provided for the (11) 8’ x 40’ containers and the restroom container.

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

III. RECOMMENDATIONS

The Applicant shall address the deficiencies referenced in the checklist item(s) not submitted. We recommend that this application be deemed **INCOMPLETE**. No technical review will be performed until the application is deemed Complete. Additional commentary will be provided during the technical review portion of this project.

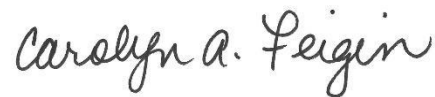
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If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

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.
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