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September 3, 2024

ALP 007.01

**Robert Reid, AICP, PP, Land Use Enforcement Officer**  
**Casino Reinvestment Development Authority**  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

**Re: Completeness Review #1 of Minor Site Plan**  
**Applicant: MAP 3 Partners, LLC**  
**Block 53, Lots 26, 27 & 28**  
**112 & 114 S. Tennessee Avenue & 1400 Pacific Avenue**  
**Atlantic City, Atlantic County, New Jersey**  
**ARH File: P2024.0569; CRDA #2024-04-3637**

Dear Mr. Reid:

Sciullo Engineering Services, LLC ("SE") is assisting MAP 3 Partners, LLC ("Applicant") with the subject project. We are providing this letter to address the completeness review comments in the ARH review letter for the subject application dated August 22, 2024. For ease of reference, the review comments are provided below in *italicized text*, followed by our responses in **bold**. Only those comments requiring a response are included:

Minor Site Plan Checklist (Form #5)

- 7. Title block denoting type of application, tax map sheet, project address and lot, and street location. Partially addressed: The tax map sheet # shall be provided in the title block.*

**The enclosed plans are updated to reference sheet 10 of the municipal tax maps.**

- 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. 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.*

**The Applicant withdraws this waiver request.**

12. *Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax Assessor's Office. 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.*

**The Applicant withdraws this waiver request.**

21. *Stormwater management plans and drainage calculations. (19:66-7.5). 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.*

**Confirmed.**

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 ingress and egress areas and dimensions. 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'x40' containers and the restroom container.*

**The setback dimensions from the proposed structures to the western property line are added to the enclosed plans. There is also notation added for the requirement for zero (0) foot setback for buildings less than 35 feet in height, all of which proposed with this application comply.**

30. *Vehicular and pedestrian circulation patterns, traffic control signs and sight triangles. 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.*

**The enclosed plans are updated to include AASHTO clear sight areas as required by NJAC 19:66-7.4 at the intersection of Tennessee and Pacific Avenues and the driveways to the site from Tennessee Avenue. The plans are also updated to include vehicle turning templates for a trash truck, ambulance and passenger vehicle as requested. Note that the building fronting Tennessee Avenue shifted two (2) feet into the site to avoid any potential conflict with AASHTO clear sight areas. No other changes to the layout were required.**

32. *Estimate of costs of on-site improvements (19:66-3.4(b))*

34. *Performance Guarantee (19:66-3.4(b))*

35. *Maintenance Guarantee (19:66-16.3)*

*36. Inspection Fees (19:66-16.1)*

*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.*

**The Applicant agrees to provide these items as a condition of approval.**

*"c" Variance Checklist (Form #12)*

8. *Title block denoting type of application, tax map sheet, project address, block and lot and street location. Partially addressed: The tax map sheet # shall be provided in the title block.*

**The enclosed plans are updated to reference sheet 10 of the municipal tax maps.**

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. 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 restroom container.*

**The setback dimensions from the proposed structures to the western property line are added to the enclosed plans. There is also notation added for the requirement for zero (0) foot setback for buildings less than 35 feet in height, all of which proposed with this application comply.**

*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.*

**The Applicant respectfully requests that the application be deemed complete with this response and that the application be placed on the September 19, 2024 land use hearing agenda.**

Please find enclosed two (2) copies of the plans entitled "Orange Loop Container Park, Preliminary & Final Major Site Plans. Block 53, Lots 26, 27 & 28, Atlantic City, Atlantic County, New Jersey" prepared by SE, project no. ALP 007.01, last issued 09/03/2024. Please confirm the requested September 19, 2024 hearing date as soon as possible so that we may provide adequate public notice.

Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or [jsciullo@sciulloengineering.com](mailto:jsciullo@sciulloengineering.com).

Sincerely,

**Sciullo Engineering Services, LLC**



Jason T. Sciullo, PE, PP  
Principal Engineer

Cc: Mark Callazzo, Applicant  
Nick Talvacchia, Esq.