



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

April 29, 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 # 2024-04-3629
Minor Site Plan Approval
Hammerhead Manufacturing Company NJ, LLC
112 Park Place (Block 44, Lot 1)
Atlantic City, NJ 08401
ARH # 2410094

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 Engineer	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	04/18/2024	
Completeness Review Response Memo		04/09/2024	
CRDA Land Use Application	Owner / Applicant	04/17/2024	
Project Narrative			
Four (4) Color Photographs of Site			
Minor Site Plan Checklist (Form #5)	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	Undated	
"c" Variance Checklist (Form #12)			
Hammerhead Cannabis Manufacturing – Minor Site Plan	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	04/18/2024	
Architectural Plans and Elevations	CLC Design Studio	Undated	
Safety & Security Plan	Owner / Applicant	Undated	
Manufacturing Plan			
Transportation/Delivery Plan		06/14/2023	03/22/2024

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 29,120 sf site is situated along the triple frontage corner of Ohio Avenue, Pacific Avenue, and Park Place. The site is presently developed with a multistory building that is the parking garage for the Claridge Hotel and also contains retail, office, and other uses throughout. The Applicant seeks approval to replace existing office space on the 5th floor with a Class 2 cannabis manufacturing facility as well as occupation of the existing offices on the 3rd floor for their office use. No exterior improvements are proposed. An application for a retail dispensary on the 1st floor was approved under Resolution #23-80 with numerous variances and existing non-conformities in which the current application appears not to exacerbate.

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

APPLICANT
Hammerhead Manufacturing Company NJ, LLC Austin Crissman 801 Mapleton Avenue Middletown, Delaware 19709 Email: austin@hammerheadhemp.com

OWNER
TJM Atlantic City, LLC Brian DeWinne PO Box 2837, Atlantic City, NJ 08401 Phone: 609-487-4400 Email: bdewinne@claridge.com

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ENGINEER/PLANNER

Jason T. Sciullo, PE, PP
Sciullo Engineering Services, LLC
137 South New York Avenue, Suite B
Atlantic City, NJ 08401
Phone: 609-300-5171
Email: jsciullo@sciulloengineering.com

ARCHITECT

Christine Casile
CLC Design Studio, LLC
112 Park Place
Atlantic City, NJ 08401
Phone: 215-696-0231
Email: christina@clcdesignstudio.com

ATTORNEY

Theodore Flowers
40 West Evergreen Avenue, Suite 104
Philadelphia, PA 19118
Phone: 215-694-0117
Email: ted@moriconiflowers.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	Comments
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		Partially Addressed: The tax map sheet # shall be provided in the title block.
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.		X	Our office accepts the Applicant's waiver request from providing a survey as the proposed improvements are interior only and the site plan utilizes aerial imagery for its base map.
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.

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ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested	Comments
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures.	X	X	Our office accepts the Applicant's waiver request from providing grading, landscaping, lighting, utility plans, and road/paving cross-sections as the proposed improvements are interior only, no new utilities are proposed, and no new roadways are proposed.
24	Landscaping Plan, details, and plant schedule (19:66-7.6)	X	X	
25	Lighting Plan and details (19:66-7.10)	X	X	
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X	
28	Road and paving cross-sections and profiles.	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. Although the proposed improvements are interior, if the Agency deems these items necessary, they shall be provided prior to final approval.
32	Estimate of costs of on-site improvements [19:66-3.4 (b)]	X	X	
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	Comments
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		Partially Addressed: The tax map sheet # shall be provided in the title block.
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X	Our office accepts the Applicant's waiver request from providing a survey as the proposed improvements are interior only and the site plan utilizes aerial imagery for its base map.

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

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III. RECOMMENDATIONS

Should the Board act favorably on this application, the above mentioned missing, incomplete or incorrect items shall be incorporated into a set of revised plans which will be reviewed by our office for compliance. Please note that checklist item(s) have been partially addressed. As we are able to perform a thorough technical review, we recommend that this application be deemed **COMPLETE**. 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.
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