



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

June 14, 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 # 2023-10-3537  
Minor Site Plan w/ Variance Approval  
Slamn Sammy's LLC  
2616 Pacific Avenue  
Block 35, Lot 15  
Atlantic City, NJ 08401  
ARH # P2024.0385

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
Project Narrative	Brian J. Callaghan, Esq.	Undated	
CRDA Land Use Application	Owner / Applicant	05/01/2024	
Four (4) Color Photographs of Site			
Project Narrative			
Minor Site Plan Checklist (Form #5)	Brian J. Callaghan & Craig F. Dothe	04/26/2024	
"c" Variance Checklist (Form #12)			
Cannabis Dispensary Plans	Craig F. Dothe, LLC	04/04/2024	
Land Title Survey	Robert J. Catalano, PLS	02/20/2024	
Deed	Brian J. Callaghan, Esq.	02/25/2005	

Per this information, our office offers the following comments:

**I. PROJECT INFORMATION & CONTACT INFORMATION**

The 790.5 SF site is a through lot with primary frontage on Pacific Avenue and secondary frontage on Texas Court. The site is presently developed with a two story, mixed use building. The Applicant seeks approval to construct a first floor commercial

**ARH Associates**

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Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

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Page 2

space into a cannabis dispensary with proposed signage. The Applicant is seeking a revocable license agreement from the City for any overhangs projecting into the ROW. Additionally, out of the scope of our office's review, the Applicant is requesting a certificate of non-conformity for the second floor residential use.

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

**APPLICANT/OWNER**

Slamn Sammy's, LLC  
52 Dunmore Avenue  
Trenton, NJ 08618  
Phone: 609-435-6369  
Email: [sammybslamn@gmail.com](mailto:sammybslamn@gmail.com)

**ARCHITECT/PLANNER**

Craig F. Dothe  
33 N. Brighton Avenue  
Atlantic City, NJ 08401  
Phone: 609-348-2236  
Email: [craig@cfidarchitect.com](mailto:craig@cfidarchitect.com)

**ATTORNEY**

Brian J. Callaghan, Esq.  
101 N. Washington Avenue, Suite 14  
Margate, NJ 08402  
Phone: 609-348-5300  
Email: [bjclaw@comcast.net](mailto:bjclaw@comcast.net)

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Page 3

**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 the following checklist(s) items or needs to provide additional information as noted below:

**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 #, and the block and lot shall be provided in the title block.
14	North Arrow and Graphic Scales	X		Partially Addressed: The Graphic Scale shall be provided for the various details at different scales on sheet Z-1.
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same		X	The Applicant states no outside agency approvals are required on the Application form. However, this shall be clarified via testimony and prior to any final approvals.
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.
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

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Page 4

ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested	Comments
24	Landscaping Plan, details, and plant schedule (19:66-7.6)	X	X	cross-sections as the proposed improvements are interior only, no new utilities are proposed, and no new roadways are proposed.
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	
29	Solid and Liquid waste Management Plan	X	X	The refuse collection areas are delineated in the building for the cannabis and residential areas. Further discussion regarding refuse collection operations shall be provided via testimony at the hearing.
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X	Our office accepts the Applicant's waiver request from providing circulation plans as the proposed improvements are interior only, and no new roadways are proposed
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. Although the proposed improvements are interior, if the Agency deems these items necessary, they shall be provided prior to final approval.
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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The Applicant has not provided the "c" Variance Checklist (Form #12), however upon review, the same comments in the above Minor Site Plan Checklist are applicable to the "c" Variance Checklist and does not generate any new comments.

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

### III. RECOMMENDATIONS

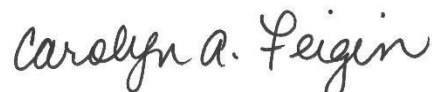
We recommend that this application be deemed **COMPLETE** and scheduled for a hearing. Additional commentary will be provided during the technical review portion of this project.

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](mailto:cfeigin@arh-us.com).

Respectfully Submitted,

**ARH ASSOCIATES**

By



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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

CAF/jmb

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