



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

October 21, 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 #2: CRDA # 2024-08-3686
 Amended Minor Site Plan Approval
 Starboard Industries 2, LLC
 1810 Baltic Ave.; 122, 124, 126 & 128 N. Indiana Ave.; 1809, 1811, 1813 & 1815 Garfield Ave.
 Block 329, Lots 2-11
 Atlantic City, NJ 08401
 ARH # 2410081.03

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
CRDA Land Use Application	Owner / Applicant	08/05/2024	
Escrow Setup Information			
W-9			
Project Narrative			10/11/2024
Disclosure Statement			
Minor Site Plan Checklist (Form #5)			10/11/2024
Deeds and Lease Agreements			Various
CRDA Resolution #23-83	CRDA	06/20/2023	
Response letter	Fox Rothschild LLP	10/11/2024	
Current Floor Plan of Property	Connor Construction	Undated	
Property Survey/Variance Plan	Jon J. Barnhart, PE, PP & Arthur W. Ponzio, PP, PLS of Arthur Ponzio Co.	05/01/2023	
Architectural Site Plan	Thomas J. Sykes, AIA, PP of Sosh Architects	05/01/2023	10/22/2024

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

www.arh-us.com

I. PROJECT INFORMATION & CONTACT INFORMATION

The Applicant seeks Amended Minor Site Plan Approval to the previously approved application to eliminate the cannabis dispensary use on the site and convert it to manufacturing use.

Block 329, Lots 2-11 is located in Atlantic City's Central Business (CBD) Zoning District, and also within the 1810 Baltic Avenue Redevelopment Plan area. CRDA approved a Site Plan, as described in Resolution #23-83, dated June 20, 2023, for the property to renovate and convert the existing building on the property into a cannabis dispensary and cultivation area as well as office space and other supporting spaces throughout the building. Additionally, our office recommended Administrative Approval to allow manufacturing use in the office space as per our letters dated August 17, 2023 and August 22, 2023.

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

APPLICANT / OWNER

Starboard Industries 2, LLC
740 Springdale Drive Suite 130
Exton, PA 19341
Phone: 609-572-2200
Email: jcohn@agri-kind.com

ENGINEER / PLANNER

Jon J. Barnhart, PE, PP
Arthur Ponzio Co.
400 N. Dover Avenue,
Atlantic City, NJ 08401
Phone: 609-344-8194
Fax: 609-344-1594
Email: jbarnhart@ponzio.com

ARH Associates

COMPLETENESS REVIEW #2: CRDA # 2024-08-3686

Amended Minor Site Plan Approval

Starboard Industries 2, LLC

1810 Baltic Ave.; 122, 124, 126 & 128 N. Indiana Ave.; 1809, 1811, 1813 & 1815 Garfield Ave.

Block 329, Lots 2-11

Atlantic City, NJ 08401

ARH # 2410081.03

Page 3



II. COMPLETENESS REVIEW

The Applicant has submitted a Project Narrative stating there will be a removal of the previously approved dispensary use. The Applicant has not provided the following documents in their submission for adequacy:

1. Application Form indicating the request is for an Amendment to an Approved Site Plan. The current Application Form incorrectly states the request is for an Administrative Review. The appropriate fees for an Amendment to an Approved Site Plan shall be provided to the Board if not provided already. **Satisfied. Although a revised application has not been provided, the appropriate fees have been provided to the Board and our office takes no objection.**
2. Project Narrative indicating what the newly proposed use will be. **Satisfied. A revised Project Narrative has been provided indicating the newly proposed use is to be manufacturing.**
3. Checklist Form #5 – Minor Site Plan with requested waivers as necessary. **Satisfied. The Minor Site Plan Checklist has now been provided. Many items are non-applicable for this submission as no site improvements are proposed and it is a change of use to a previously approved plan. The Applicant has submitted a sufficient application for review.**
4. Amended Site Plans depicting the approved dispensary use and the newly proposed use with revised parking demand calculations. **Partially Satisfied.**

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

www.arh-us.com

COMPLETENESS REVIEW #2: CRDA # 2024-08-3686

Amended Minor Site Plan Approval

Starboard Industries 2, LLC

1810 Baltic Ave.; 122, 124, 126 & 128 N. Indiana Ave.; 1809, 1811, 1813 & 1815 Garfield Ave.

Block 329, Lots 2-11

Atlantic City, NJ 08401

ARH # 2410081.03

Page 4

The Applicant has submitted full size plans of the previously approved Site Plan and states a revised plan will be provided as a condition of approval. Our office takes no objection to the Applicant not revising the Site Plan at this time as adequate Architectural floor plans have now been provided as mentioned in #5 below, and the change of use does not increase the demand in parking. Revised Site Plans will remain as a condition of approval.

5. Architectural Floor Plans indicating the change of use within the building. It is unclear in the Architectural Floor Plans provided where the improvements are to be located, and how it is changing from the previous approval. **Satisfied. Sufficient Architectural Floor Plans have now been provided which show the proposed use in the building overall.**
6. List of all tenants and subtenants on the property with their relation to each other and their uses on the site. **Satisfied. A list of tenants and subtenants has been provided.**

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.

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

www.arh-us.com

COMPLETENESS REVIEW #2: CRDA # 2024-08-3686

Amended Minor Site Plan Approval

Starboard Industries 2, LLC

1810 Baltic Ave.; 122, 124, 126 & 128 N. Indiana Ave.; 1809, 1811, 1813 & 1815 Garfield Ave.

Block 329, Lots 2-11

Atlantic City, NJ 08401

ARH # 2410081.03

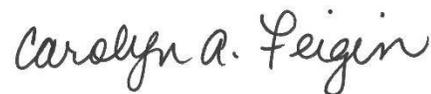
Page 5

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
Tetje Linsk

CAF\jmb

\\arh-us.com\enterprise\fileroom\tf\2\2410081\2410081.03 amended application 08-2024\2024-10-21 completeness review letter #2.docx

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

www.arh-us.com