



Principals
Richard Rehmann, GISP
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November 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 # 2024-11-3739
Minor Site Plan w/ Variance Approval
Nancy Claude
30 S. Florida Avenue (Block 166, Lots 20, 22, 29, & 30)
Atlantic City, NJ 08401
ARH # 2410103

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	10/23/2024	
Escrow Setup Information			
Project Narrative		11/01/2024	
Minor Site Plan Checklist (Form #5)		11/10/2024	
Property Survey	Arthur Ponzio Co.	02/15/2022	
Site and Floor Plans	Craig F. Dothe Architect, LLC	08/22/2024	09/27/2024
Parking Designation Letter	Sonraj LLC	08/19/2024	
Property Deed	Steven M. Abramoff, Esq.	07/25/2024	

Per this information, our office offers the following comments:

I. PROJECT INFORMATION & CONTACT INFORMATION

The 13,700 SF site is a through lot with frontage on Florida Avenue and Bellevue Avenue. The site is presently developed with a 2-1/2 story building with a restaurant/bar and two retail uses on the first floor with apartments above and a

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parking lot. The Applicant seeks approval to convert the first floor uses into a banquet hall. Landscaping and refuse area improvements are proposed for the parking lot.

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

APPLICANT/OWNER
Nancy Claude 30 S. Florida Avenue Atlantic City, NJ 08401 Phone: 215-715-1871 609-697-0999 Email: claudenancy@ymail.com

ARCHITECT/PLANNER
Craig F. Dothe 33 N. Brighton Avenue Atlantic City, NJ 08401 Phone: 609-348-2236 Email: craig@cfidarchitect.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 by Applicant / Not Provided	Comments
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X	Waiver Requested. However, the applicant has listed the professional who prepared the proposed plan in their application. It shall be noted the professional who prepared the proposed plans is an architect and planner, not an engineer as listed. No attorney has been listed on the Application. If there is an attorney associated with the project, their contact information shall be provided.
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X	The site plan shall be revised to provide the missing tax map sheet # and the block and lot(s) as a condition of approval.
9	Consent of property owner to applicant to development project.	X	X	Waiver Requested. However, it appears the Applicant is the property owner from the deeds provided and thus this is N/A.
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X	X	Waiver Requested. However, it appears this is N/A as variances are proposed on the site plan for the parking disorder.

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ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested by Applicant / Not Provided	Comments
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	Waiver requested. However, the zoning schedule is provided on the site plans and thus no waiver is required.
14	North arrow, scale, and graphic scale	X	X	The site plan shall be revised to contain a north arrow and graphic scales as a condition of approval.
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X	The site plan shall be revised to provide the CRDA professionals signature block on the first sheet adjacent to the plan's title block.
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X	The site plan shall be revised to provide key maps showing surrounding existing features, zoning, and tax lots. This can be achieved by providing an aerial image, the CRDA zoning map, and the tax map with a 200' radius around the lot.
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X	Waiver Requested. However, deeds for the property have been provided and no restrictions or easements appear to exist thus this is N/A.
18	List of development stages or phases, if any.	X	X	Waiver Requested. Our office accepts this waiver request as no phasing for the project is proposed or is necessary.

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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	A reduced size scanned copy of the Survey has been provided. A full-size legible copy of the Survey shall be provided as a condition of approval.
21	Stormwater management plans and drainage calculations. (19:66-7.5).	X	X	Waiver Requested. Our office accepts this waiver request as the Applicant 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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23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures.	X	X	Waiver Requested. The Applicant shall demonstrate there is ADA access into the building as a condition of approval. There appears to be a step up into the building in the proposed front elevation view which will prevent ADA access into the building.
24	Landscaping Plan, details, and plant schedule (19:66-7.6)	X	X	The site plan shall be revised to provide quantities and the exact species for the plant schedule as a condition of approval. If non-tree vegetation is to be proposed (i.e. shrubs or flowers), the appropriate planting detail in addition to the tree planting detail shall be provided.
25	Lighting Plan and details (19:66-7.10)	X	X	Waiver Requested. Existing photometric lines are provided on the plans and are labeled as assumed. The site plans shall be revised to provide the schedule and statistics of the existing modeled lighting in order to know the light fixture, mounting height, etc.
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X	Our office accepts this waiver request as the site does not disturb soils in excess of 5,000 sf.
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	Waiver Requested. Our office accepts this waiver request as existing utilities already service the site and no new utility connections in the roadway is proposed.

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ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested by Applicant / Not Provided	Comments
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X	Sight triangles shall be provided as a condition of approval for the two driveways onto Bellevue Avenue. Landscaping shall be reanalyzed for compliant clear heights if it falls within the sight triangle. If a garbage truck is to access the site's modified refuse area, a vehicle circulation shall be provided as a condition of approval.
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X	Architectural floor plans and partial elevation views have been provided. However, elevation views of the rear (Bellevue Avenue frontage) and the sides shall also be provided as a condition of approval.

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The Applicant has requested relief from variance(s) on their application form but did not provide a completed "c" Variance Checklist (Form #12). Our office has reviewed over this checklist and the following checklist item(s) not mentioned in the Minor Site Plan Checklist shall be addressed:

ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested by Applicant / Not Provided	Comments
6	Color Photographs of site from four (4) different viewpoints.	X	X	One existing photo from the S. Florida Avenue frontage has been provided on the site plan. Three (3) additional photos from different viewpoints shall be provided as a condition of approval. These do not need to be placed on the plans.

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

III. RECOMMENDATIONS

We recommend that this application be deemed **COMPLETE** although there are items to be addressed as conditions of approval. Additional commentary will be provided during the technical review portion of this project.

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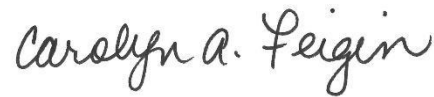
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If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

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
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