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

December 13, 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 # 2024-11-3740
Minor Site Plan w/ Variance Approval
K. Hovnanian Terraces at Absecon Inlet, LLC
Dewey Place, New Hampshire Avenue, Pacific Avenue and Boardwalk
(Block 79, Lots 3-7 and 9-21)
Atlantic City, NJ 08401
ARH # 2410104

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
Property and Topographical Survey	Robert E. Vargo, PLS, of Vargo Associates	03/04/2024	
Community Signage	Applicant	11/05/2024	
Site Plan, Floor Plans, and Proposed Elevations	Joseph Lipanovski, RA, of K. Hovnanian Companies	11/06/2024	
CRDA Land Use Application	Applicant	11/07/2024	
Escrow Setup Information			
Major Preliminary Site Plan Checklist (Form #6)			
Major Final Site Plan Checklist (Form #7)			
Major Preliminary Subdivision Application Checklist (Form #9)			
Final Major Subdivision Application Checklist (Form #10)			
Stormwater Management Report	Denise W. Bove, PE, of Sciullo Engineering Services, LLC	11/2024	
Preliminary and Final Subdivision and Site Plans	Jason T. Sciullo, PE, PP, of Sciullo Engineering Services, LLC	11/07/2024	
Cover Letter	Nicholas F. Talvacchia, Esq. of Cooper Levenson	11/13/2024	

Per this information, our office offers the following comments:

I. PROJECT INFORMATION & CONTACT INFORMATION

The 64,730 SF site is a vacant lot with frontage on New Hampshire Avenue, Pacific Avenue, and Dewey Place. The site is presently vacant. All existing structures and land cover will be cleared for development. The Applicant seeks approval to build 38 fee simple townhomes in accordance with site specific Redevelopment Plan.

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

APPLICANT
K. Hovnanian Terraces at Absecon Inlet, LLC 110 Fieldcrest Avenue, 5th Floor Edison, NJ 08837 Phone: 732-623-6880 Email: tsiebold@khov.com

OWNER, BLOCK 79, LOTS 3-7, 9, 16-21
Block 79 QOZB, LLC 1005 Main Street Asbury Park, NJ 07712

OWNER, BLOCK 79, LOTS 10, 14, 15
North Beach Holdings 226 Woodward Avenue Rutherford, NJ 07070

OWNER, BLOCK 79, LOT 11

221-235 Boardwalk, LLC
1650 Limekiln Boulevard 19-1043
Drescher, PA 19025

OWNER, BLOCK 79, LOTS 12 & 13

City of Atlantic City
1301 Bacharch Boulevard
Asbury Park, NJ 08401

ATTORNEY

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Cooper Levenson
33 N. Brighton Avenue
Atlantic City, NJ 08401
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ENGINEER

Jason Sciullo, PE, PP
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TRAFFIC ENGINEER
Nathan Mosely Shropshire Associates, LLC 277 White Horse Pike, Suite 203 Atco, NJ 08004 Phone: 609-714-0400 Email: nmosely@sallc.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:

Final Major Subdivision Application Checklist (Form #10)

ITEM	FINAL MAJOR SUBDIVISION APPLICATION CHECKLIST	Required	Not Submitted	Waiver Requested by Applicant	Comments
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X (Partial)		The site plan shall be revised to provide the missing tax map sheet # and the block and lot(s) as a condition of approval.
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 (condition of approval)	Our office accepts this waiver request as a completeness item. Easements, deed restrictions, HOA agreements, etc. shall be provided as a condition of approval.
29	Solid and liquid waste management plan.	X	X		The Applicant shall provide testimony regarding the refuse collection operations during the hearing including if a refuse collection vehicle is to traverse the proposed internal roadway.
32	Final Plan of Lots prepared in accordance with the New Jersey Map Filing Law (M. J. S. 46:23-9), prepared by a Licensed professional land surveyor	X		X (condition of approval)	Our office accepts this waiver request as a completeness item. The Applicant has prepared a preliminary plat and states they will provide the final plat as a condition of approval.
33	Estimate of costs of on-site and off-site improvements (19:66-4.3)			X (condition of approval)	Our office accepts this waiver request as a completeness item. The Applicant states they will provide these necessary
35	Performance guarantee (19:66-4.3, 19:66-58)				

ITEM	FINAL MAJOR SUBDIVISION APPLICATION CHECKLIST	Required	Not Submitted	Waiver Requested by Applicant	Comments
36	Maintenance guarantee (19:66-58)				items as a condition of approval.
37	Inspection Fees (19:66-73)				

The Applicant has provided the necessary checklists for preliminary major subdivision, preliminary site plan, and final site plan. Per our review of these 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**, although there are items to be addressed as conditions of approval, should the Board act favorably on the application. 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

Carolyn A. Feigin, PE, PP
CRDA Consulting Engineer

cc: Robert L. Reid, AICP, NJPP
Christine A. Nazzaro-Cofone, AICP, PP
Scott Collins
Tetje Linsk

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