



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

January 24, 2025

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 # 2024-04-3628
Preliminary & Final Major Site Plan w/ Variance Approval
SECCA, LLC (d/b/a Cocorico f/k/a The Chelsea Beach Bar)
Block 1, Lots 43-47
Atlantic City, NJ 08401
ARH # P2025.0051

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 Attorney	CSG Law	01/03/2025	
CRDA Land Use Application	Owner / Applicant	09/12/2024	
Escrow Setup Information			
Project Narrative			
Corporate Disclosure Statement			
Four (4) Color Photographs of Site			
Major Preliminary Site Plan Checklist (Form #6)	Arthur Ponzio Co.	09/12/2024	
Major Final Site Plan Checklist (Form #7)			
"c" Variance Checklist (Form #12)			
Preliminary & Final Major Site Plan	Arthur Ponzio Co.	07/31/2024	
200' Property List	City of Atlantic City	05/23/2024	
Beach Lease Agreement		02/16/2018	
Certificate of Land Use Compliance	CRDA	05/20/2015	
Certificate of Land Use Compliance		05/03/2018	

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 site is located south of the boardwalk on the beach between Montpelier and Morris Avenues. The site is presently developed as a beach bar which has been the subject of previous Certificate of Land Use Compliance approvals dated 05/20/2015 and 05/03/2018. The Applicant also has an existing NJDEP permit for the beach bar set to expire on July 28, 2007. The Applicant now seeks approval to expand the beach bar for construction a proposed outdoor swimming pool with decking and a food truck.

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

APPLICANT
SECCA, LLC (d/b/a Cocorico f/k/a The Chelsea Beach Bar) 3101 Boardwalk No R-18 Atlantic City, NJ 08401 Phone: 212-542-0999 Email: chelseabeaches@gmail.com

OWNER
City of Atlantic City 1301 Bacharach Boulevard Atlantic City, NJ 08401 Phone: 609-347-5528

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ENGINEER/PLANNER
Arthur Ponzio Arthur Ponzio Co. 400 N. Dover Avenue, Atlantic City, NJ 08401 Phone: 609-344-8194 Fax: 609-344-1594 Email: bponzio@ponzio.com

ATTORNEY
Lisa A. John-Basta, Esq. CSG Law 1301 Atlantic Avenue, Suite 400 Atlantic City, NJ 08401 Phone: 973-530-2083 Email: ljohn-basta@csglaw.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:

Major Preliminary Site Plan Checklist (Form #6) & Major Final Site Plan Checklist (Form #7)

ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
21	Stormwater management plans and drainage calculations. (19:66-7.5).		X	Our office accepts this waiver request as the Applicant is not considered a "major development" per N.J.A.C. 7:8 and proposed improvements are located directly on the beach thus no

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
				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	Our office accepts this waiver request as the proposed improvements are located directly on the beach.
29	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)		X	Our office accepts the waiver request from a SESC Plan as there will be no soil disturbance greater than 5,000 SF
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.		X	Our office accepts this waiver request as the proposed improvements do not contain any structures requiring architectural drawings.

"c" Variance Checklist (Form #12)

No additional item(s) listed within the "c" Variance Checklist that are not already listed within the above checklists are deficient in submission. Please refer to the above checklist for review.

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** and scheduled for a hearing. Additional commentary will be provided during the technical review portion of this project.

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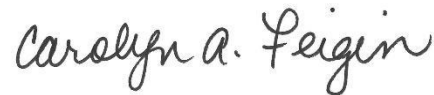
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If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

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, Esq.
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