



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

October 23, 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 # 2024-10-3718  
Minor Site Plan Approval  
SD Manor LLC, c/o Paul Stewart, Member  
115 S. Seaside Avenue (Block 77, Lot 36)  
Atlantic City, NJ 08401  
ARH # 2410101

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	Tara L. Vargo, Esq.	10/09/2024	
Project Narrative			
"c" Variance Checklist (Form #12)		09/14/2024	
CRDA Land Use Application	Applicant	09/25/2024	
Four (4) Color Photographs of Site			
CRDA Variance Plan	Michael J. Intrieri, PE of MPMB Developers, LLC	06/26/2022	08/16/2024
Survey and Topography of Premises	Daniel J. Ponzio Sr. of Daniel J Ponzio Sr. Company and Associates, LLC	08/12/2024	

Per this information, our office offers the following comments:

**I. PROJECT INFORMATION & CONTACT INFORMATION**

The 1,312.5 sf site is situated on S. Seaside Avenue, in between Pacific Avenue and Oriental Avenue. The site is currently a 3-story duplex unit. The Applicant seeks approval of variances for a proposed 3-story deck/balcony structure at the rear of the existing dwelling.

**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 #1: CRDA # 2024-08-3688  
Minor Site Plan Approval  
SD Manor LLC, c/o Paul Stewart, Member  
115 S. Seaside Avenue (Block 77, Lot 36)  
Atlantic City, NJ 08401  
ARH # 2410101  
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Below please find the contact information for the responsible parties associated with this Application:

**APPLICANT/OWNER**

SD Manor, LLC  
c/o Paul Stewart, Member  
2531 Fairmount Avenue  
Atlantic City, NJ 08401  
Phone: 631-896-8259  
Email: [paul@cozycohostcompany.com](mailto:paul@cozycohostcompany.com)

**ENGINEER**

Michael J. Intrieri, PE  
MPMB Developers, LLC  
70 Arthur Drive  
Rutherford, NJ 07087  
Email: [mpmbdevelopers@gmail.com](mailto:mpmbdevelopers@gmail.com)

**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](mailto:jbarnhart@ponzio.com)

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## II. COMPLETENESS REVIEW

Per our review of the CRDA's "c" Variance Checklist (Form #12), the Applicant has satisfied all submission requirements.

## III. RECOMMENDATIONS

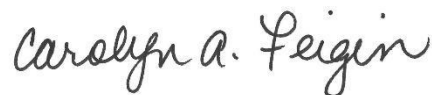
We recommend that this application be deemed **COMPLETE** and be scheduled for a hearing. Additional commentary will be provided during the technical review portion of this project.

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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