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January 29, 2025  
31623 64

Re: Realty Management Services, Inc. (CRDA Application #2025-01-3770)  
**Major Site Plan with Bulk Variances  
Completeness Review #1**  
215 South Tennessee Avenue  
Block 54, Lots 27  
Atlantic City, NJ, 08401

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

Dear Mr. Landgraf:

An Application for a Minor Site Plan with Use Variance and Bulk Variances has been received for the subject premise:

### **Applicant Information**

- Applicant /: Realty Management Services, Inc. c/o Mark Callazzo  
Owner 106 Union Avenue  
Atlantic City, NJ 08733
- Engineer /: Jason T. Sciuлло, PE, PP, Sciuлло Engineering Services, LLC  
Planner 137 S. New York Ave., Suite 2  
Atlantic City, NJ 08401
- Surveyor: John W. Lord, PE, PLS, FP & L Associates, Inc.  
263 Brick Blvd., Suite 5  
Brick, NJ 08723
- Architect: Rosa Gamarra, RA, Parallel Architecture Group  
494 Broadway, Suite 3  
Long Branch, NJ 07440
- Traffic: None Noted
- Attorney: Nicholas F. Talvacchia, Esquire, Cooper Levenson, PA  
1125 Atlantic Avenue, 3<sup>rd</sup> Floor  
Atlantic City, NJ 08401

## **Documents Submitted**

1. Application Cover Letter prepared by Nicholas F. Talvacchia, Esquire, Applicant’s Attorney, dated January 7, 2025.
2. “Project Narrative”, preparer unspecified, undated.
3. CRDA City of Atlantic City Land Use Application, signed January 7, 2025.
4. CRDA Minor Site Plan Checklist (Form #5), undated.
5. CRDA “d” Variance Checklist (Form #11), undated.
6. CRDA “c” Variance Checklist (Form #12), undated.
7. Property Deed and Legal Description for Block 54, Lot 27, dated July 10, 2024.
8. City of Atlantic City Tax Collector Certification of Property Taxes Paid through December 31, 2024 for 215 S. Tennessee Avenue, dated December 31, 2024.
9. Request for 200’ Property Owners’ List, prepared by Nicholas F. Talvacchia, Esquire, dated December 31, 2024.
10. “Map of Survey for Lot 27 – Block 54”, prepared by FP & L Associates, dated September 10, 2021.
11. “Minor Site Plans – Monopoly House”, prepared by Sciullo Engineering Services, LLC, dated December 20, 2024 and consisting of the following sheets:
  - a. Sheet C0001, Cover Sheet
  - b. Sheet C0002, Information Sheet
  - c. Sheet C0003, Site, Grading & Utility Plan
12. Architectural Plans titled “Callazzo Bdg – 215 S Tennessee Ave”, prepared by Parallel Architecture Group, dated January 10, 2025 and consisting of the following sheets:
  - a. Sheet A-101, 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans
  - b. Sheet A-102, 3<sup>rd</sup> & Roof Plans
  - c. Sheet A-103, Stair Bulkhead Plan
  - d. Sheet A-200, Exterior Elevations
  - e. Sheet A-201, Exterior Elevations
13. Color Photographs of Subject Tract, 2 Sheets.

## **A. Project Description and Background**

An application for Minor Site Plan with “c” Variance and “d” Variance Approval has been submitted by Realty Management Services, Inc. to permit the construction of a mixed use building on a currently vacant lot. The Project Narrative provided by the Applicant states that the building will contain “a retail use on the first floor and one (1) residential unit on the second and third floors”. A roof top deck with an “ornamental projection” is also proposed, along with a stairway to access the deck. The “residential dwelling” includes six (6) bedrooms, and six (6) full bathrooms. Proposed site improvements include removal and reconstruction of the concrete curb and sidewalk along the frontage of the property; the installation of a façade sign between the second and third floors and a projecting sign, both on the building’s Tennessee Avenue frontage; and utility connections. Zero (0) off-street parking spaces are proposed. The Site Plan indicates that “parking will be provided offsite in the same zone at lots owned by the Applicant”.

The site that is located within the Resort Commercial (RC) Zoning District. Mixed use buildings are permitted within the RC Zone, however single family dwellings are not permitted, therefore a use variance is required. Bulk variance relief is required for building coverage, front yard setback, side yard setback, rear yard setback, and number of off-street parking spaces provided. There are also several existing non-conforming conditions. The 35’ x 50’ lot comprises 1,750 SF (0.040 Acres).

**B. Completeness Review / Submission Waivers Required**

**We have no objection to the application being deemed complete provided that the following items are addressed via supplemental information / testimony at the Land Use hearing:**

1. The Applicant shall provide detailed information regarding how the second and third floors will operate.
2. The Applicant's design professionals shall provide detailed information regarding how all applicable fire prevention measures are being satisfied.

We reserve the right to make further comments as revised submittals are received. If you require any additional information or have any questions, please contact the undersigned.

Sincerely yours,



G. Jeffrey Hanson, PE, CME  
CRDA Land Use Board Engineering Consultant

Cc: Realty Management Services, Inc., c/o Nicholas F. Talvacchia, Applicant's Attorney [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)  
Jason T. Sciullo, PE, PP, Applicant's Engineer & Planner, [jsciullo@sciulloengineering.com](mailto:jsciullo@sciulloengineering.com)  
Rosa Gamarra, RA, Applicant's Architect, [rgamarra@parallegrp.com](mailto:rgamarra@parallegrp.com)  
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer  
Scott Collins, Esquire, CRDA Land Use Board Attorney  
Tetje Linsk, CRDA Administrative Assistant