



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

November 26, 2024

Lance B. Landgraf, Jr., P.P., AICP  
Casino Reinvestment Development Authority  
Division of Land Use and Regulatory Enforcement  
15 S Pennsylvania Avenue  
Atlantic City, NJ 08401

Re: COMPLIANCE REVIEW LETTER #1: CRDA # 2024-06-3650  
Preliminary & Final Major Site Plan w/ Variance Approval  
209 S. Tennessee LLC  
209 S. Tennessee Avenue  
Block 54, Lot 26  
Atlantic City, NJ 08401  
ARH # 2410096

Dear Mr. Landgraf:

**ARH ASSOCIATES** has reviewed the following information towards issuance of a Certificate of Land Use Compliance for the above referenced project:

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Response Letter	Craig F. Dothe, LLC	10/30/2024	
Cover Letter from Applicant's Attorney	Brian J. Callaghan, Esq.	10/31/2024	
Reconstruction and Change of Use Plans and Elevations	Craig F. Dothe, LLC	05/07/2024	10/30/2024

The above referenced materials have been revised to address the conditions of the comments discussed at the CRDA Hearing held on August 1, 2024, and the comments indicated in our Technical Review Letter, dated July 29, 2024. Per review of this information, the Applicant has **UNSATISFACTORILY** addressed these conditions. The following comments remain:

1. The Parking Calculation has been revised correctly to depict a proposed parking demand of 24 spaces. However, the proposed parking demand in the Zoning Schedule shall be revised to reflect 24 spaces as well.
2. The landscaping schedule on the site plan shall be revised to contain the proposed species name in addition to the common name, quantity, the mature height, and plant spacing for the Sky Pencil Hollies. A planting detail shall be provided.
3. The Applicant has provided an internal ramp inside the building at the easterly entrance for ADA compliance, however, the site plan still portrays external ramps into the building at all entrances. The external ramps shall be removed from the site plan. The Applicant shall confirm that there will be ADA access to the residential and commercial retail uses within the building.

**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**

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4. A revocable license for the improvements in the City's ROW including signage and planter boxes shall be provided.
5. An agreement from the neighboring parking lot indicating an agreement of shared parking shall be provided.

Our office reserves the right to further comments based upon future submissions.

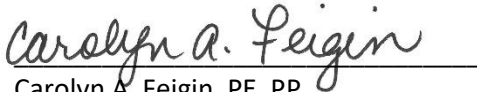
Please revise the plans to address the above comments and resubmit to CRDA for our review.

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



Carolyn A. Feigin, PE, PP  
CRDA Consulting Engineer

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