

Christopher J. Noll, PE, CME, PP
President & CEO

William H. Kirchner, PE, CME, N-2
Vice President

Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary



Joseph P. Orsino, Jr. CET, *Vice President*
Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG

January 21, 2025
31623 22A

Re: Ducktown Tavern, Inc. (CRDA Application #2024-12-3759)
Minor Site Plan with Bulk Variances
Completeness Review #1
2400 Atlantic Avenue
Block 164, Lots 30, 32-34 & 36-37
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 Bulk Variances has been received for the subject premise:

Applicant Information

- Applicant: Ducktown Tavern Inc. / John C. Exadaktilos
130 South Kingston Avenue, Atlantic City, NJ 08401
- Owner: Exadaktilos Family, LLC
2400 Atlantic Avenue, Atlantic City, NJ 08401
- Engineer: Andrew A. Previti, P.E., Colliers Engineering & Design
500 Scarborough Drive, Suite 108, Egg Harbor Township, NJ 08234
- Surveyor: Daniel J. Ponzio Sr., PLS, AW Ponzio Co. & Associates
400 N. Dover Ave., Atlantic City, NJ 08401
- Surveyor: R. Thomas Hugg, PLS
156 Stagecoach Road, Marmora, NJ 08223
- Architect: David Brand, RA, PP
3 Suffolk Court, Cherry Hill, NJ 08034
- Planner: None Noted
- Traffic: None Noted

- Attorney: Brain J. Callaghan, Esquire
101 N. Washington Avenue, Suite 14, Margate, NJ 08401

Documents Submitted

1. Application Cover Letter, prepared by Andrew Previti, PE, Applicant's Engineer, dated December 17, 2024.
2. Letter from Site Owner, John C. Exadaktilos, dated October 30, 2024
3. CRDA City of Atlantic City Land Use Application, dated December 12, 2024, including 200' List, tax certifications, etc
4. CRDA Minor Site Plan Checklist (Form #5)
5. CRDA "c" Variance Checklist (Form #12)
6. "Minor Site Plan for Ducktown Tavern Inc.", 1 Sheet, prepared by Colliers Engineering & Design, dated March 2022 and last revised October 29, 2024.
7. "Survey of Premises for Exadaktilos Family, LLC", 1 Sheet, prepared by Maser Consulting, PA, dated October 25, 2016 (Block 164, Lots 32-34 & 36-37)
8. "Property Survey", 1 Sheet, prepared by AW Ponzio Co. & Associates, dated February 23, 2004 (Block 164, Lots 30-31).
9. Property Deeds.
10. "Proposed Garage Project Narrative", prepared by Andrew Previti, PE, dated December 10, 2024.
11. "List of Varainces Required", prepared by Andrew Previti, PE, dated December 10, 2024.
12. "Project Narrative for "C" Variance", prepared by Andrew Previti, PE, dated December 10, 2024.
13. "List of Approvals or Permits Required by other Regulatory Authorities", prepared by Andrew Previti, PE, dated December 10, 2024.
14. Structural Calculations & Details for the Proposed Garage, prepared by James M. Capitanio, PE, dated November 6, 2024.

A. Project Description and Background

An application for Minor Site Plan with "c" Variance Approval has been submitted by Ducktown Tavern, Inc. to permit the construction of a 36' x 60' (2,160 SF) accessory structure ("garage") with a loft above the ground floor. According the Project Narrative submitted with the application, the purpose of the garage will be for the storage of the various vehicles used in the existing tavern's catering and event business.

The site is located within the Ducktown Arts District (DA) and the overall area of the six (6) subject lots comprises 29,146 SF (0.669 Acres). Restaurants and bars are permitted uses within the DA Zone. The existing building located on Lot 30 was formerly known as Callahan's Bar and the adjoining Cup & Saucer Breakfast Room. A doctor's office, Dr. Boxman, was also present on the site. Callahan's Bar dates back to the 1960s. The parcels consisting of Lots 32, 33, 34, 36 & 37 were formally used as a staging / work yard for Feriozzi Concrete. This dates back to the 1950s. During the 1970s the parcels were used as a parking lot. The Applicant purchased Lot 30 (Callahan's Bar) in 2005 and renamed the bar as Ducktown Tavern. The adjoining Cup & Saucer Breakfast Room also became part of the tavern. Dr. Boxman's office became the liquor store. The Applicant purchased Lots 32, 33, 34, 36 & 37 from the Feriozzi family in 2017. The use as a parking lot has continued on those lots since that time. The Applicant sought and gained approval from CRDA in 2020 to operate an outdoor seasonal bar and also to construct a one (1) story outdoor restroom building in 2022.

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 requires submission waivers for Minor Site Plan Checklist (Form # 5) Item Nos. 6 and 24, 25, 34, 35 & 36. We do not have any objection to the granting of submission waiver Nos. 24 & 25, provided that the Applicant or their professionals give testimony to support the waivers at the land use hearing. Items 34, 35 & 36, all related to site work bonding and escrows, can be waived for completeness only, these items shall be satisfactorily address prior to the issuance of any construction permits should the Applicant gain land use approval for the proposal.

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: Ducktown Tavern Inc., c/o John Exadaktilos, Applicant, ducktowntavern@yahoo.com
Brian J. Callaghan, Esquire, Applicant's Attorney, bjclaw@comcast.net
Andrew Previti, PE, Applicant's Engineer, andrew.previti@collierseng.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney
Tetje Linsk, CRDA Administrative Assistant