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February 13, 2025
31623 64

Re: Realty Management Services, Inc. (CRDA Application #2025-01-3770)
**Minor Site Plan with Bulk Variances and Use Variance
Technical 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 Bulk Variances and Use Variance 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. Sciallo, PE, PP, Sciallo 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, 3rd 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 Sciuolo 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, 1st & 2nd Floor Plans
 - b. Sheet A-102, 3rd & 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.

Completeness Review / Submission Waivers Required

Our office prepared a completeness review letter dated January 29, 2025 recommending that the application be deemed conditionally complete, with the Applicant being required to address the following items via supplemental submission and / or 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.

The Applicant requires submission waivers for Minor Site Plan Checklist (Form # 5) Item Nos. 32, 34, 35 & 36, which are related to cost estimates, site work bonding and inspection escrows. We do not have any objection to the granting of submission waivers for completeness only. Appropriate bonding and

inspection escrow shall be posted before any construction permits are issued, should the Applicant gain land use approval for the proposal.

Technical Review #1

The following comments are offered:

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) on-site, 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 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, impervious 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. Zoning Review

1. The following is a summary of the existing and proposed conditions with respect to the bulk requirements for the RC Zone:

DIMENSION	REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS
Height, Max. (Feet)	19:66-5.10(a)(1)iv(1)	300	N/A	36	C
Lot Area (Sq Ft)	19:66-5.10(a)(1)iv(2)	7,500	1,750	1,750	V
Lot Depth (Feet)	19:66-5.10(a)(1)iv(3)	150	50	50	V
Lot Width (Feet)	19:66-5.10(a)(1)iv(4)	50	35	35	V
Lot Frontage (Feet)	19:66-5.10(a)(1)iv(5)	50	35	35	V
Building Cover. Max. (%)	19:66-5.10(a)(1)iv(6)	70	0	90	V
Impervious Cover, Max. (%)	19:66-5.10(a)(1)iv(7)	80	100	100	V
Front Yard, Min. (Feet)	19:66-5.10(a)(1)iv(8)	20	N/A	0	V
Side Yard, Min. (Feet)	19:66-5.10(a)(1)iv(9)	20	N/A	0	V
Rear Yard, Min. (Feet)	19:66-5.10(a)(1)iv(10)	20	N/A	5	V
Dwellings / Acre, Max.	19:66-5.12(a)(1)iv(13)	50	N/A	25	C

C – Conforming

ENC - Existing Nonconforming Conditions

V – Variance Required

2. The following summarizes the off-street parking requirements for the proposed uses for the RC Zone:

USE	REQUIRED PER DWELLING UNIT	REQUIRED PER SQUARE FEET	PARKING REQUIRED	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	STATUS
First Floor -						
Retail (1 space/300 Sq Ft)		1,058	3.53	4	0	
Second / Third Floors – Residential						
1 Six Bedroom Unit	3.0		3.0	3	0	
TOTAL PARKING REQUIRED				7	0	V

V – Variance Required

3. Section 19:66-5.10(a)(1)iv(2) of the Land Development Rules requires a minimum lot area of 7,500 SF within the RC Zone whereas 1,750 is proposed. A variance is required.
4. Section 19:66-5.10(a)(1)iv(3) of the Land Development Rules requires a minimum lot depth of 150’ within the RC Zone whereas 50’ is proposed. A variance is required.
5. Section 19:66-5.10(a)(1)iv(4) of the Land Development Rules requires a minimum lot width of 50’ within the RC Zone whereas 35’ is proposed. A variance is required.
6. Section 19:66-5.10(a)(1)iv(5) of the Land Development Rules requires a minimum lot frontage of 50’ within the RC Zone whereas 35’ is proposed. A variance is required.
7. Section 19:66-5.10(a)(1)iv(6) of the Land Development Rules permits a maximum building coverage of seventy percent (70%) within the RC Zone whereas 90% is proposed. A variance is required.
8. Section 19:66-5.10(a)(1)iv(7) of the Land Development Rules permits a maximum impervious coverage of eighty percent (80%) within the RC Zone whereas 100% is proposed. A variance is required.
9. Section 19:66-5.10(a)(1)iv(8) of the Land Development Rules requires a minimum front yard setback of 20’ within the RC Zone for buildings exceeding 35’ in height whereas a front yard setback of 0’ is proposed. A variance is required.
10. Section 19:66-5.10(a)(1)iv(9) of the Land Development Rules requires a minimum side yard setback of 20’ within the RC Zone for buildings exceeding 35’ in height whereas a side yard setback of 0’ is proposed along the northerly property line. A variance is required.
11. Section 19:66-5.10(a)(1)iv(9) of the Land Development Rules requires a minimum side yard setback of 20’ within the RC Zone for buildings exceeding 35’ in height whereas a side yard setback of 0’ is proposed along the southerly property line. A variance is required.
12. Section 19:66-5.10(a)(1)iv(10) of the Land Development Rules requires a minimum rear yard setback of 20’ within the RC Zone whereas a rear yard setback of 5’ is proposed. A variance is required.
13. Section 19:66-5.8(b)4 of the Land Development Rules results in an off-street parking requirement of seven (7) spaces whereas zero (0) on-site, off-street spaces are proposed. A variance is required.

14. With respect to the three (3) off-street parking spaces required for the residential use, further variance relief is required to permit the spaces to be located off-site.
15. With respect to Item Nos. 3 through 14, for "c" variances the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property.
16. Section 19:66-5.10(a)(1)i(7) of the Land Development Rules permits mixed use properties including retail uses within the RC Zone, however single dwelling units such as what is proposed by the Applicant on the second and third floors of the proposed building are not permitted. A use variance is required.
17. With respect to Item No. 16, for "d" variances it is the Applicant's burden of proof to present "positive" and "negative" criteria to justify the variance. The Applicant must prove to the satisfaction of the Board that there are "special reasons" to exercise its jurisdiction to grant the requested relief, demonstrating that the site is particularly suited to the proposed use and that the proposal will advance the purposes of the Municipal Land Use Law and the Zoning Ordinance (POSITIVE). Additionally, the Applicant must show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinances (NEGATIVE).

C. Site Plan Comments

1. The Applicant's submission indicates that although no off-street parking spaces are proposed to be provided on site, that parking will be provided offsite in the same zone at lots owned by the Applicant. The location(s) of the available parking spaces shall be provided via testimony and / or supplemental information. We recommend that as a condition of any approval granted, that written agreement(s) from the Owner shall be provided to memorialize and preserve the rights for use of these spaces in perpetuity.
2. The Applicant shall provide testimony / supplemental information regarding handicapped accessible parking arrangements, accessible route and ingress / egress to the building as it will be open to the public and is therefore required under the Americans with Disabilities Act (ADA).
3. Trash and recycling are proposed to be stored within the building towards the rear of the building. The Applicant should provide testimony regarding how collection of same will be achieved and frequency of collection.
4. A licensing agreement from the City of Atlantic City shall be obtained for all projections and encumbrances into the City's South Tennessee Avenue right-of-way.
5. Information shall be provided regarding proposed security and surveillance methods for the building / site. It is our recommendation that any approval granted be conditioned upon review and approval of same from the Atlantic City Police Department (ACPD).
6. The site and architectural plans shall be submitted to the Atlantic City Fire Marshal for review and approval.
7. It appears that access to adjacent properties will be necessary to execute the construction of the building as well as for future maintenance purposes. The Applicant shall secure appropriate written access agreement(s) from these property owners.

8. The Applicant should provide testimony regarding whether the building entrances are to be lighted. If so, the proposed lighting levels (i.e. isolux information) should be illustrated on the Site Plans for the sidewalk / pedestrian travel areas.
9. The Applicant should testify to the nature of any existing or proposed easements or deed restrictions. If no such easements or deed restrictions exist a note shall be added to the Site Plans stating such.
10. No details have been provided for the proposed signage called out on the Site Plans. Appropriate details, locations, etc. shall be provided. Any proposed signage not conforming to the Land Development Rules shall require variance relief.

D. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. City of Atlantic City CLUC
 - b. Atlantic City Building Code Official
 - c. Atlantic City Construction Department
 - d. City of Atlantic City Licensing Agreement for R.O.W. Encumbrances
 - e. Atlantic City Police Department
 - f. Atlantic City Fire Marshal
 - g. All others as necessary

We reserve the right to make further comments as revised submittals are received. Please contact me if you require any additional information or have any questions. We are pleased to be of service.

Sincerely yours,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineer and
Planning Consultant

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