



## Principals

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

April 1, 2025

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: CLUC Review #2: CRDA # 2024-11-3739  
Minor Site Plan w/ Variance Approval  
Nancy Claude  
30 S. Florida Avenue (Block 166, Lots 20, 22, 29, & 30)  
Atlantic City, NJ 08401  
ARH # 2410103

Dear Mr. Landgraf:

**ARH ASSOCIATES** has reviewed the following information regarding the issuance of a Certificate of Land Use Compliance for the above-referenced Application:

| TITLE / DESCRIPTION                   | PREPARED / SIGNED / SEALED BY | DATE       | DATE LAST REVISED |
|---------------------------------------|-------------------------------|------------|-------------------|
| Cover Letter from Applicant's Planner | Craig F. Dothe Architect, LLC | 03/20/2025 |                   |
| Property Survey                       | Arthur Ponzio Co.             | 02/15/2022 |                   |
| Site and Floor Plans                  | Craig F. Dothe Architect, LLC | 08/22/2024 | 03/20/2025        |
| Site Photos, series of six (6)        | N/A                           | Undated    |                   |

The above referenced materials have been revised to address the conditions of the CRDA Resolution of Approval (25-05), memorialized January 21, 2025, the CRDA Hearing Officer Report, dated January 9, 2025, and the comments indicated in our CLUC Review #1 Letter, dated March 14, 2025. Per review of this information, the Applicant has **UNSATISFACTORILY** addressed these conditions. The following comments remain:

### OUTSTANDING COMMENTS

1. At the CRDA Hearing on January 2, 2025, the Applicant indicated that the offsite parking would be located at 2415 Pacific Avenue (location of "The Healing Side"). Included within the application materials was an agreement letter from Sonraj LLC to provide 20 parking spaces at the property known as Lots 54, 55, 56, 57, 65, 66, 67, 68, 73, 74, 75, 76, 77, 78, 79 (Block 164). The Healing Side has recently requested Administrative Approval from the CRDA to maintain 15 of their 36 available parking spaces for the retail use, and to convert 21 parking spaces to Paid Parking. Therefore,

### ARH Associates

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there are not 20 parking spaces available at 2415 Pacific Avenue. The cover letter from Mr. Dothe indicates that the Owner will get a letter to clarify the location of the parking lot to be used during banquet hall events and provide a copy to the CRDA. This item remains outstanding, and 20 offsite parking spaces must be provided as testified to at the hearing. **Not satisfied. The Applicant states they are in the process of obtaining agreements from the parking lot's owner. A Certificate of Land Use Compliance will need to be secured for the parking lot for the agreement to be valid.**

2. The revocable license from the City remains outstanding. Mr. Dothe indicates that the attorney/owner will apply to the City for the agreement as required. **Not satisfied. The Applicant states they are in the process of obtaining a revocable license from the City.**

#### **BONDING AND INSPECTION ESCROW ESTIMATE**

The Applicant shall also post the applicable bonding requirements prior to construction. Based upon our review of the proposed site improvements, the Applicant will be required to post the following:

|                                       |             |
|---------------------------------------|-------------|
| Construction Cost Estimate (enclosed) | \$14,182.50 |
| Inspection Fee Escrow                 | \$709.13    |
| Performance Bond                      | \$1,704.00  |
| 15% Maintenance Bond*                 | \$213.00    |

\*Please note that the maintenance bond shall be provided upon completion and acceptance of all work. This bond shall be in place for a period of two (2) years from the date of acceptance.

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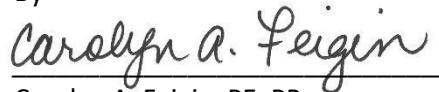
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Our office reserves the right to additional comments based upon future submissions. If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at [cfeigin@arh-us.com](mailto:cfeigin@arh-us.com).

Respectfully Submitted,  
**ARH ASSOCIATES**

By



Carolyn A. Feigin, PE, PP  
CRDA Consulting Engineer

cc: Robert L. Reid, AICP, NJPP  
Scott Collins, Esq.  
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**OPINION OF PROBABLE CONSTRUCTION QUANTITIES AND COSTS**

30 S. Florida Avenue  
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 April 1, 2025



| <u>item</u>                                     | <u>description</u>             | <u>item</u><br><u>quantity</u> | <u>item</u><br><u>unit price</u> | <u>amount</u>                | <u>bondable</u><br><u>(y/n)</u> | <u>bonded</u><br><u>quantity</u> | <u>bonded</u><br><u>value</u> |
|---|--------------------------------|--------------------------------|----------------------------------|------------------------------|---------------------------------|----------------------------------|-------------------------------|
| <b><u>#1 ON-SITE IMPROVEMENTS</u></b>           |                                |                                |                                  |                              |                                 |                                  |                               |
| <b><u>STRIPING</u></b>                          |                                |                                |                                  |                              |                                 |                                  |                               |
| 1 .   | Traffic Stripes, 4"            | 600 LF                         | \$1.00                           | \$600.00                     | n                               | 0 LF                             | \$0.00                        |
| 2 .   | Traffic Marking Symbols        | 5 SF                           | \$2.50                           | \$12.50                      | n                               | 0 SF                             | \$0.00                        |
| 3 .   | Regulatory and Warning Signage | 8 SF                           | \$45.00                          | \$360.00                     | n                               | 0 SF                             | \$0.00                        |
| <b><u>LANDSCAPING &amp; MISCELLANEOUS</u></b>   |                                |                                |                                  |                              |                                 |                                  |                               |
| 4 .   | Topsoil, Fertilizer, & Seed    | 30 SY                          | \$5.00                           | \$150.00                     | n                               | 0 SY                             | \$0.00                        |
| 5 .   | Trees and Shrubs               | 13 EA                          | \$300.00                         | \$3,900.00                   | n                               | 0 EA                             | \$0.00                        |
| 6 .   | Fence, 6' Height               | 71 LF                          | \$60.00                          | \$4,260.00                   | n                               | 0 LF                             | \$0.00                        |
| 7 .   | Fence, 4' Height               | 85 LF                          | \$40.00                          | \$3,400.00                   | n                               | 0 LF                             | \$0.00                        |
| 8 .   | Bollards                       | 2 EA                           | \$40.00                          | \$80.00                      | n                               | 0 EA                             | \$0.00                        |
| <b><u>#2 PUBLIC ROW IMPROVEMENTS</u></b>        |                                |                                |                                  |                              |                                 |                                  |                               |
| <b><u>CONCRETE/GRANITE</u></b>                  |                                |                                |                                  |                              |                                 |                                  |                               |
| 9 .   | Granite Curb                   | 5 LF                           | \$70.00                          | \$350.00                     | y                               | 5 LF                             | \$350.00                      |
| 10 .  | Granite Curb. 2' Radii         | 1 EA                           | \$300.00                         | \$300.00                     | y                               | 1 EA                             | \$300.00                      |
| 11 .  | Concrete Sidewalk, 4" Thk      | 4 SY                           | \$135.00                         | \$540.00                     | y                               | 4 SY                             | \$540.00                      |
| 12 .  | Concrete Driveway, 6" Thk      | 2 SY                           | \$115.00                         | \$230.00                     | y                               | 2 SY                             | \$230.00                      |
|   |                                |                                |                                  | subtotal:                    |                                 | subtotal:                        | \$1,420.00                    |
|   |                                |                                |                                  |                              |                                 | 20% Const. Contingency:          | \$284.00                      |
|   |                                |                                |                                  | <b>5% Insp. Fee Deposit:</b> |                                 | <b>Total Bonded Value:</b>       | <b>\$1,704.00</b>             |
|   |                                |                                |                                  |                              |                                 | 15% Maintenance Contingency:     | \$213.00                      |
| <b><u>Design Architect for Development:</u></b> |                                |                                |                                  |                              |                                 |                                  |                               |
| Craig F. Dothe Architect LLC                    |                                |                                |                                  |                              |                                 |                                  |                               |