



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

April 11, 2025

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 #2: 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
Cover Letter from Applicant's Attorney	Brian J. Callaghan, Esq.	03/26/202	
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 Compliance Review Letter #1, dated November 26, 2024. Per review of this information, the Applicant has **UNSATISFACTORILY** addressed these conditions. Although there are no further plan revisions required, the following comments remain:

OUTSTANDING COMMENTS

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

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

COMPLIANCE REVIEW LETTER #1: CRDA # 2024-06-3650
Preliminary & Final Major Site Plan w/ Variance Approval
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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)	\$3,600.00
Inspection Fee Escrow	\$180.00 (\$500.00 min.)
Performance Bond	\$2,520.00
15% Maintenance Bond*	\$315.00

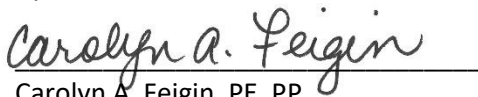
*Please note that the maintenance bond shall be provided upon completion and acceptance of all work. This bond shall be in place for a period of two (2) years from the date of acceptance.

Our office reserves the right to further 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.

Respectfully Submitted,

ARH ASSOCIATES

By



Carolyn A. Feigin, PE, PP
CRDA Consulting Engineer

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OPINION OF PROBABLE CONSTRUCTION QUANTITIES AND COSTS

209 S. Tennessee Avenue
Block 54, Lot 26
Atlantic City, NJ 08401
ARH# 2410096
April 11, 2025



<u>item</u>	<u>description</u>	<u>item quantity</u>	<u>item unit price</u>	<u>amount</u>	<u>bondable (y/n)</u>	<u>bonded quantity</u>	<u>bonded value</u>
#1 EXTERIOR BUILDING IMPROVEMENTS							
<u>SIGNAGE</u>							
1 .	Wall Signs	2 ea	\$750.00	\$1,500.00	n	0 ea	\$0.00
#2 PUBLIC ROW IMPROVEMENTS							
<u>LANDSCAPING</u>							
2 .	Trees and Shrubs (W/ Planter Box)	14 EA	\$150.00	\$2,100.00	y	14 EA	\$2,100.00
				subtotal:		subtotal:	\$2,100.00
						20% Const. Contingency:	\$420.00
				5% Insp. Fee Deposit:		Total Bonded Value:	\$2,520.00
				(\$500 min.)			
<u>Design Architect for Development:</u> Craig F. Dothe Architect LLC					15% Maintenance Contingency:		
							\$315.00