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April 30, 2025  
31623 22A

Re: Ducktown Tavern, Inc. (CRDA Application #2024-12-3759)  
**Minor Site Plan with Bulk Variances**  
**Conformance 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:

A revised / supplemental submittal for the subject application for a Minor Site Plan with Bulk Variances has been received for the subject premise for the purposes of review for compliance with the approval granted:

**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

## **Revised / Supplemental Documents Submitted**

1. Final Approval Compliance Cover Letter, prepared by Andrew Previti, PE, Applicant's Engineer, dated April 28, 2025.
2. Site Plan titled "Minor Site Plan for Ducktown Tavern", prepared by Colliers Engineering and Design, dated March, 2022, and last revised April 22, 2025.
3. CRDA Resolution of Approval No. 25-30, memorializing the Minor Site Plan and Variance approval granted on March 18, 2025.
4. CRDA Land Use Hearing Officer's Report and Recommendations (Exhibit 'A' to Resolution 25-30), dated February 25, 2025.

## **A, Project Description and Background**

The Applicant received Minor Site Plan and Bulk Variance approval at the CRDA Land Use Regulation and Enforcement hearing of March 18, 2025 to permit the construction of a 36' x 60' (2,160 SF) accessory structure ("garage") with a loft above the ground floor. 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).

## **B. Conformance Review #1**

We have reviewed the current submission for conformance with the conditions of approval granted by the Authority on March 18, 2025; and reviewed for conformance with ERI's most recent technical review letter dated January 30, 2025. The following items shall be addressed by the Applicant prior to the issuance:

1. The Applicant agreed to the performance of a night light function test to demonstrate that lighting levels comply with ordinance requirements. A note stating the Applicant's Engineer will perform the test and provide a copy of the report to CRDA and this office has been added to the Site Plan. The test shall be performed and a report of the results provided for review prior to the granting of a Certificate of Occupancy for the structure.
2. The Applicant agreed to consolidate the existing six (6) lots as a condition of approval. The deed of consolidation and accompanying legal description shall be provided to this office and CRDA's attorney for review. A note stating such has been added to the Site Plan that Lots 33, 34, 36 & 37 will be consolidated into Lot 32. Lot 30 shall also be included in the consolidation and the note shall be revised accordingly. The consolidation shall be perfected prior to the issuance of a Certificate of Occupancy.
3. The nature of the improvements are such that posting of a performance guarantee is not required, however the Applicant should post an inspection escrow of \$500.00 so that the improvements can be inspected.

With the exception of the above comments, the most recent submittal appears to be in substantial conformance with our technical review letter and the CRDA Board approval granted. Once the plan revision requested in Comment #2 above is made, we have no objection to the issuance of a Certificate of

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Conformance Review #1  
April 30, 2025

Land Use Compliance. Eleven (11) copies of the final revised Site Plan should be sent to this office for signatures.

It should be noted that the issuance of a CLUC does not absolve the Applicant from the requirement to obtain all applicable outstanding required outside agency approvals.

If you require any additional information or have any questions, please contact the undersigned. We are pleased to be of service.

Sincerely yours,



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

Cc: Ducktown Tavern Inc., c/o John Exadaktilos, Applicant, [ducktowntavern@yahoo.com](mailto:ducktowntavern@yahoo.com)  
Brian J. Callaghan, Esquire, Applicant's Attorney, [bjclaw@comcast.net](mailto:bjclaw@comcast.net)  
Andrew Previti, PE, Applicant's Engineer, [andrew.previti@collierseng.com](mailto: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, [tlinsk@njcrda.com](mailto:tlinsk@njcrda.com)

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