

**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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Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

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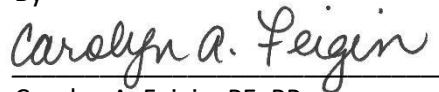
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Our office reserves the right to additional comments based upon future submissions. If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

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
Block 166, Lots 20, 22, 29, & 30
Atlantic City, NJ 08401
ARH# 2410103
April 1, 2025



<u>item</u>	<u>description</u>	<u>item</u> <u>quantity</u>	<u>unit price</u>	<u>amount</u>	<u>bondable</u> <u>(y/n)</u>	<u>bonded</u> <u>quantity</u>	<u>bonded</u> <u>value</u>
#1 ON-SITE IMPROVEMENTS							
STRIPING							
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 Signgagge	8	SF	\$45.00	\$360.00	n	0 SF \$0.00
LANDSCAPING & MISCELLANEOUS							
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
#2 PUBLIC ROW IMPROVEMENTS							
CONCRETE/GRANITE							
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:	\$14,182.50	subtotal: \$1,420.00	
				5% Insp. Fee Deposit:	\$709.13	20% Const. Contingency: \$284.00	
						Total Bonded Value:	\$1,704.00
Design Architect for Development:							
Craig F. Dothe Architect LLC				15% Maintenance Contingency: \$213.00			