

SECCA, LLC
PRELIMINARY & FINAL MAJOR SITE PLAN APPLICATION

GOLDFISH BEACH CLUB
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
BLOCK 1 LOTS 43,44,45,46,47
BEACH LEASE 17 & 18

LIST OF PROPERTY OWNERS WITHIN 200 FT UNDER
SEPARATE COVER

INDEX OF CIVIL DRAWINGS:
C-1 TITLE SHEET
C-2 EXISTING CONDITIONS SURVEY
C-3 SITE DEVELOPMENT PLAN
C-4 AERIAL PHOTO 07-01-24

Approved by Resolution # _____	Dated: _____
CRDA Planner _____	Date: _____
CRDA Engineer _____	Date: _____
CRDA Land Use Regulation & Enforcement Officer _____	Date: _____
CRDA Hearing Officer _____	Date: _____

PRELIMINARY & FINAL MAJOR SITE PLAN
COCORICO BEACH BAR
TAX MAP SHEET #4 & 5
ATLANTIC CITY BEACH LEASE #17 & 18

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							



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ENGINEERS & SURVEYORS
PLANNERS
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PHONE: 609-344-8104 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300



ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

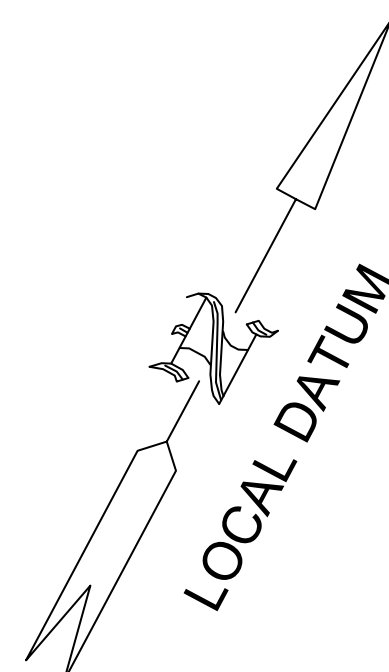
TITLE SHEET
BLOCK 1
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1"=30'
DATE: 07-31-24

LOT 43,44,45,46,47
BY: WJP
PROJ. NO.: 41318

SHEET NO.
C-1
SHEET 1 of 4

1. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 262.104 SF;
6.01 ACRES TO MEAN HIGH WATER LINE 03-2024.
2. PERMANENT MARKERS HAVE BEEN OMITTED.
3. OFFSETS WHERE SHOWS ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED,
RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED
FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR
RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS SURVEY PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED
OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY
LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE
NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY
SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS
PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED AND SEALED
COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR
REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT
INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR
RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST
THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES
SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY SHOULD THIS
SURVEY BE USED FOR RESALE OF PROPERTY, FOR USE WITH SURVEY
AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY
NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE LOCATION, DETECTION OR IDENTIFICATION OF ANY HAZARDOUS MATERIALS
STORAGE TANKS, AND THE LIKE, BURIED OR OTHERWISE, IS EXPRESSLY NOT
INCLUDED IN SURVEYOR'S SCOPE OF WORK.

NJDEP PERMIT NO. 0102-15-0007.3
LUP220001, EXPIRATION JULY 28, 2027



Approved by Resolution # _____ Date: _____

CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____

30 0 30 60 90

GRAPHIC SCALE IN FEET

[illegible]

A2co ARTHUR PONZIO CO.
ENGINEERS ♦ SURVEYORS
PLANNERS

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NEW JERSEY STATE AUTH. NO.: 24G28001300


ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 331100267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

EXISTING CONDITIONS SURVEY	
BLOCK 1	LOT 43,44,45,46,47
ATLANTIC CITY	ATLANTIC COUNTY NEW JERSEY
SCALE: 1"=30'	BY: WJP
DATE: 07-31-24	PROJ. NO.: 41318

SHEET NO.
C-2
SHEET 2 of 4

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ARTHUR J. PONCZO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

SIGN 1 & 2

SIGN 3

SIGN 5

SIGN 6

SIGN 7



NOTE:
BEACH BAR TO BE
RE-BRANDED AS
GOLDFISH BEACH CLUB.

ALL SIGNAGE TO REMAIN
AND TO BE REPLACED
WITH NEW LOGO AS
SHOWN

SIGNAGE FOR BEACH BAR

POLE SIGNS

(1)	TWO POST SIGN AT BOARDWALK (QTY 2)	32 SF.(EA)	C
(2)	TWO POST SIGN AT BOARDWALK (QTY 2)	12 SF.(EA)	V
(3)	ENTRY WAY SIGNS (QTY 2)	6 SF. (EA)	V
(4)	SIGN HAS BEEN OMITTED FROM APPLICATION		
TOTAL # OF POLE SIGNS		QTY.7 103 SF.	V
WALL SIGNS			
(5)	WALL SIGN ON DJ BOOTH AT BAR & OUR SUN SHELTERD (QTY 2)	16 SF. (EA)	C
(6)	WALL SIGN ON FOOD CONCESSION TRAILER (QTY.2)	120 SF. (EA)	V
(7)	WALL SIGN ON BAR (QTY.4)	12 SF. (EA)	V
(8)*	WALL SIGN TRAILER (QTY.2)	30 SF. (EA)	V
TOTAL # OF WALL SIGNS		QTY.9 377 SF.	V

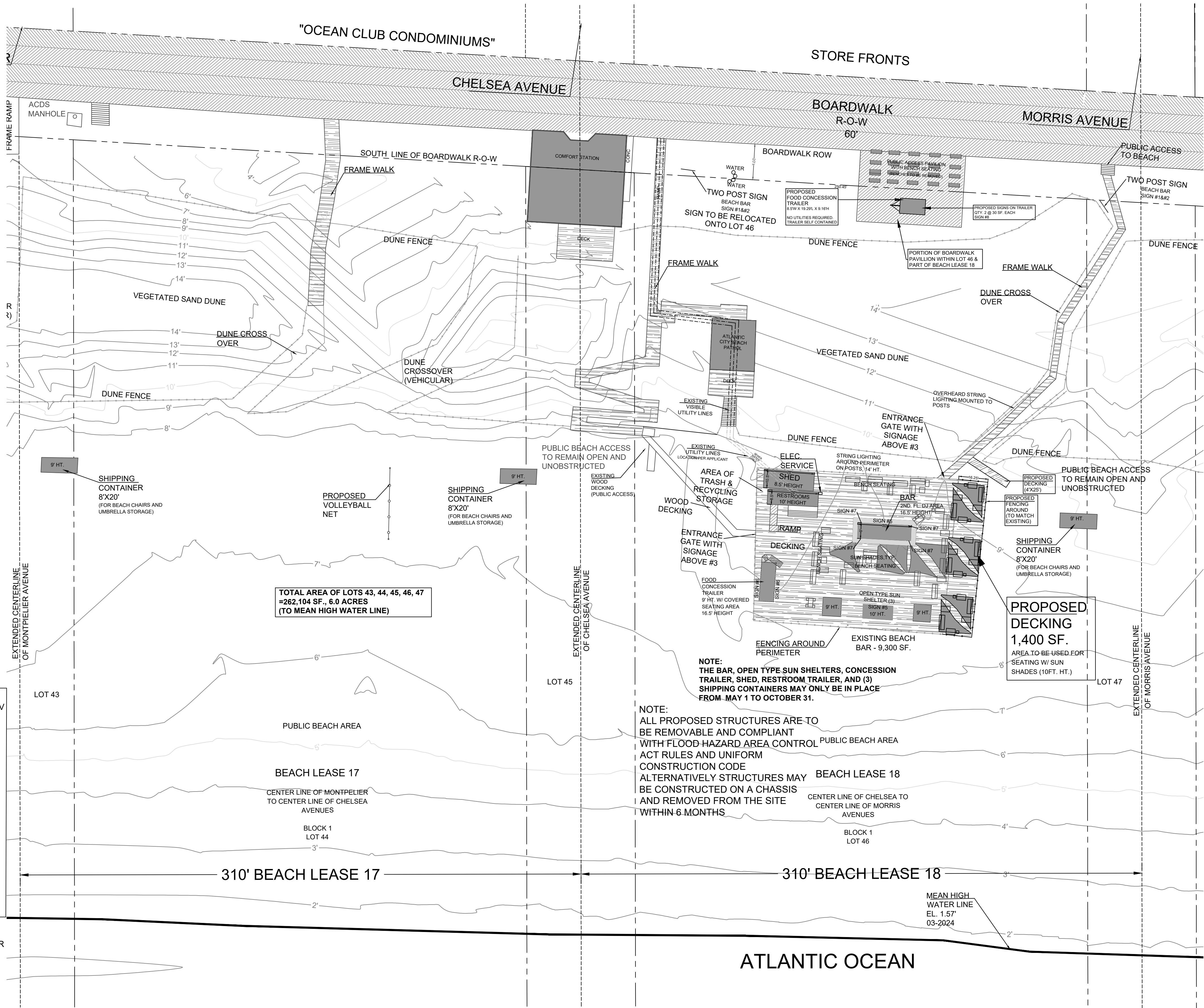
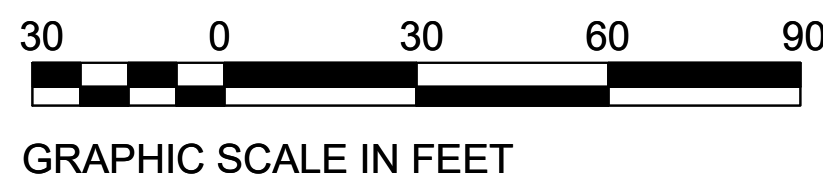
LEGEND:
C - CONFORMING
V - VARIANCE
* - SIGN 8 IS PROPOSED

NOTE
SIGN 6 GRAPHIC TO BE
CHANGED TO NEW BEACH BAR
NAME UPON APPROVAL

NOTE:
CONTOURS SHOWN
REFERENCE NAVD 1988

NJDEP PERMIT NO. 0102-15-0007.3

LUP220001, EXPIRATION JULY 28, 2027



GENERAL NOTES

1. APPLICANT:
SECCA, LLC
GOLDFISH BEACH CLUB
C/O LISA A. JOHN-BASTA, ESQ.
CHIESA SHANHINIAN & GIANTOMASI PC
105 EISENHOWER PARKWAY, ROSELAND NJ 07068

OWNER:
CITY OF ATLANTIC CITY
2. PROPERTY INFORMATION:
BLOCK 1
LOTS 43, 44, 45, 46, 47
BEACH LEASE 17 & 18
3. LAND AREA = 6.01 ACRES TO MHWL
EXISTING BEACH BAR & AMENITIES = 10,000 SF.
PROPOSED BEACH BAR & AMENITIES= 14,000 SF.

ZONING = B (BEACH)
EXISTING USE = CHELSEA BEACH BAR & AMENITIES
PLAN HORIZONTAL DATUM - NAD83
PLAN VERTICAL DATUM - NAVD88

4. PROPOSED DEVELOPMENT
APPLICANT PROPOSES TO CONTINUE USE OF THE EXISTING BEACH BAR AND EXPAND THE DEVELOPMENT ON THE BEACH TO INCLUDE NEW DECKING AND ABOVE GROUND SWIMMING POOL. A FOOD CONCESSION TRAILER IS PROPOSED ON THE BOARDWALK WITHIN THE PAVILION THAT OCCUPIES A PORTION OF LOT 46.

ZONING SCHEDULE
TOURISM DISTRICT ZONE "B"

ITEM HEIGHT	REQUIRED	EXISTING	PROPOSED	STATUS
PRINCIPAL BAR W/ ROOFTOP DJ BOOTH	20 FT.	16.5 FT.		C
ACCESSORY TO BEACH BAR				
SHED	10 FT.	8.5 FT.		C
FOOD CONCESSION	10 FT.	16.5 FT.		V
W/ COVERED SEATING AREA				
RESTROOM	10 FT.	10 FT.		C
TRAILER				
SHIPPING	10 FT.	9 FT.		C
CONTAINERS				
SUN SHELTERS	10 FT.	9 & 10 FT.		C
FOOD CONCESSION	10 FT.			C
(PAVILLION)				
BEACH VOLLEYBALL	10 FT.	8 FT.		C

LEGEND:
C - CONFORMING
ENC - EXISTING NON-CONFORMING
V - VARIANCE

PARKING CALCULATION (RESTAURANT/BAR)

EXISTING	
1SP/150SF. OF FLOOR AREA	9,300 SQ.FT = 62 SPACES

PROPOSED	
1SP/150SF. OF FLOOR AREA	10,700 SQ.FT = 72 SPACES

NOTE:
EXISTING PARKING DEFICIENCY OF 34 SPACES PER 2015 CLUC APPROVAL FOR 5,000 SF. BEACH BAR
CURRENT APPLICATION REQUIRES 72 SPACES LESS 34 (EXISTING DEFICIENCY) = 38 SPACES REQUIRED.

OFFSITE PARKING IS PROPOSED

Approved by Resolution # _____ Dated: _____

CRDA Planner _____ Dated: _____

CRDA Engineer _____ Dated: _____

CRDA Land Use Regulation & Enforcement Officer _____ Dated: _____

CRDA Hearing Officer _____ Dated: _____

PRELIMINARY & FINAL MAJOR SITE PLAN
COCORICO BEACH BAR
TAX MAP SHEET #4 & 5
ATLANTIC CITY BEACH LEASE #17 & 18

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.01	04-08-26	WJP		PER CLIENT						
NO.	DATE	BY		DESCRIPTION	NO.	DATE	BY		DESCRIPTION	
				REV(S)	(S)N					



ARTHUR PONZIO CO.
ENGINEERS ♦ SURVEYORS
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PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DEVELOPMENT PLAN	
BLOCK 1	LOT 43,44,45,46,47
ATLANTIC CITY ATLANTIC COUNTY	NEW JERSEY
SCALE: 1"=30'	BY: WJP
DATE: 07-31-24	PROJ.NO.: 41318

SHEET NO.

C-3

Sheet 3 of 4



SHEET NO.
C-4
SHEET 4 of 4

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