



Principals
Richard Rehmann, GISP
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July 24, 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: COMPLETENESS REVIEW #1: CRDA # 2025-07-3868
Preliminary & Final Major Site Plan w/ Variance Approval
Fusion Gyms
Block 61, Lot 22.04
Atlantic City, NJ 08401
ARH # P2025.0518

Dear Mr. Landgraf:

ARH ASSOCIATES has reviewed the following information towards issuance of compliance with the required application items within the CRDA's Checklist(s) for the above-referenced Application:

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Cover Letter from Applicant's Attorney	Brain J. Callaghan, Esq.	07/18/2025	
City Of Atlantic City Land Use Application	Applicant	07/17/2025	
Major Preliminary Site Plan Checklist (Form #6)	Arthur Ponzio Co.	07/17/2025	
Major Final Site Plan Checklist (Form #7)			
"c" Variance Checklist (Form #12)			
Preliminary & Final Major Site Plan	Arthur Ponzio Co.	07/16/2025	
Deed	Michael C. Epps, Esq.	02/10/2017	

Per this information, our office offers the following comments:

I. PROJECT INFORMATION & CONTACT INFORMATION

The site is located on New Jersey Avenue west of the Boardwalk. The site is presently vacant and occasionally used for outdoor seasonal events but was a former sand volleyball court. The Applicant now seeks approval for construction of outdoor

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basketball courts, pickleball courts, a gym with free weights and exercise equipment, and two pop up bar areas in shipping containers complete with patio areas and seating.

Below please find the contact information for the responsible parties associated with this Application:

APPLICANT

Tony Chowdhury
2801 Grant Avenue
Philadelphia, PA 19114
Phone: 267-253-2366
Email: tony.fusiongyms@gmail.com

OWNER

Beachview AC c/o Tower Investments
1520 Locust Street
#300 Philadelphia, PA 19102

ENGINEER/PLANNER

Jon Barnhart
Arthur Ponzio Co.
400 N. Dover Avenue,
Atlantic City, NJ 08401
Phone: 609-344-8194
Email: jbarnhart@aponzio.com

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ATTORNEY
Brain J. Callaghan, Esq. 101 N. Washington Avenue, Ste. 14 Margate, NJ 08402 Phone: 609-348-5300 Email: bjcLAW@comcast.net

II. COMPLETENESS REVIEW

The following addresses conformance with the CRDA's Checklist(s) only and does not reflect adequacy of submissions for review purposes. The Applicant has requested waiver(s) from checklist(s) items as noted below:

Major Preliminary Site Plan Checklist (Form #6) & Major Final Site Plan Checklist (Form #7)

ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
1	Completed Land Use Application Form	X		The provided application form is missing the escrow setup information sheet.
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X		A project narrative has not been provided.
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		The type of application, tax map sheet #, and street address are not provided within the title block,
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height, and parking requirements, including existing and proposed with conformity status of each.	X		No parking analysis has been provided.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office	X		No 200' list has been provided.
14	North arrow, scale, and graphic scale	X		North arrow is not provided on the plans.
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, benches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X		A key map of the tax map with a 200' radius around the lot has not been provided.
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same	X		The list of outside agency approvals on Sheet 6 of 10 of the Application Form has not been provided.
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, , fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and	X	X	The survey provided does not accurately depict existing site conditions.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
	identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.			
21	Stormwater management plans and drainage calculations. (19:66-7.5).		X	Please see our concerns in the Recommendations Section of this letter.
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting/ fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X		The proposed site plan does not accurately depict existing conditions or layout of proposed structures currently under construction.
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures.		X	Please see our concerns in the Recommendations Section of this letter.
29	Solid and liquid waste management plan	X		No refuse collection areas have been delineated on the plan.
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.		X	No architectural plans or details have been provided for the proposed structures
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	TBP		These items are to be submitted as a condition of approval.
34	Performance guarantee [19:66-3.4 (b)]	TBP		

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
35	Maintenance guarantee (19:66-16.3)	TBP		
36	Inspection Fees (19:66-16.1)	TBP		

"c" Variance Checklist (Form #12)

ITEM	"c" VARIANCE CHECKLIST	Not Provided	Waiver Requested	Comments
6	Color Photographs of site from four (4) different viewpoints.	X		The required number of colored photos has not been provided nor do the photos provided accurately depict the existing conditions on site.

Per our review of the Checklist, the Applicant has satisfied all other submission requirements, and no additional waivers appear necessary.

III. RECOMMENDATIONS

The following Checklist item(s) have been requested a waiver from or not provided on the plans and shall be addressed accordingly:

1. Checklist Item #1 – Completed Land Use Application Form. Not adequately provided. A completed escrow setup information sheet shall be provided.
2. Checklist Item #6 – Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any. Not provided. A project narrative shall be provided.
3. Checklist Item #7 – Title block denoting type of application, tax map sheet, project address, block and lot, and street location. Not adequately provided. The type of application, tax map sheet #, and project address shall be provided in the title block on the plans.

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4. Checklist Item #11 – Zoning Schedule. Not adequately provided. No parking analysis has been provided demonstrating the required amount of parking on-site. Furthermore, it appears no parking is available on-site, a shared parking agreement from a neighboring property shall be provided if necessary.
5. Checklist Item #12 - Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office. Not Provided. The certified 200' property owners list shall be provided.
6. Checklist Item #14 - North arrow, scale, and graphic scale. Partially not provided. The north arrow shall be provided on the plans.
7. Checklist Item #16 - Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, benches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records. Not Provided. The Tax Map with a 200' radius around the lot shall be provided as a key map on the plans.
8. Checklist Item #19 - List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same. Not provided. The list of outside agency approvals, Section 23 on sheet 6 of 10 of the Application Form, shall be completed. In particular, the Applicant shall clarify if permits from NJDEP's Flood Hazard Area Rules - N.J.A.C. 7:13 and Coastal Zone Management Rules – N.J.A.C. 7:7 are required and provide a jurisdictional determination letter from these agencies.
9. Checklist Item #20 - Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. Not adequately provided. The Survey provided does not accurately depict existing conditions of the site. This discrepancy shall be addressed.
10. Checklist Item #21 - Stormwater management plans and drainage calculations. (19:66-7.5). Waiver requested. The Applicant has requested a waiver from providing stormwater management stating it is a seasonal operation. Our office does not suggest granting this waiver request. There is an increase in permanent

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impervious surfaces even if operations are to be seasonal. The Applicant shall demonstrate the proposed development's conformance with N.J.A.C. 7:14.

11. Checklist Item #22 - Site Plan depicting proposed buildings, structures, etc. Not adequately provided. The proposed site plan does not accurately depict existing conditions or layout of proposed structures currently under construction. This discrepancy shall be addressed.
12. Checklist Item #23 - Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures. Waiver Requested. The Applicant states no grade changes are proposed. Our office does not suggest granting this waiver request. It appears grade changes are proposed for this project due to the numerous surfaces and structures proposed. A grading plan shall be provided.
13. Checklist Item #29 - Solid and liquid waste management plan. Not provided. No refuse collection areas have been provided on the plans nor have any refuse collection operations have been mentioned. Refuse collection areas shall be provided on the plans.
14. Checklist Item #31 - Preliminary architectural plan and elevations, and areas and type of each proposed use. Waiver Requested. Our office does not suggest granting this waiver request. Architectural plans and/or details of the various structures, surfaces, and amenities on site shall be provided.
15. Checklist Item #6 ("*c*" Variance Checklist – Form #12) - Color Photographs of site from four (4) different viewpoints. Not adequately provided. The Applicant has provided less than the required number of photographs of the site and the photos provided do not accurately depict the existing conditions. Colored photographs from four different viewpoints accurately depicting the existing conditions of the site shall be provided.

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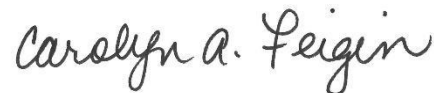
The Applicant shall address the deficiencies referenced in the checklist item(s) not submitted. We recommend that this application be deemed **INCOMPLETE**. No technical review will be performed until the application is deemed Complete. Additional commentary will be provided during the technical review portion of this project.

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
Christine A. Nazzaro-Cofone, AICP, PP
Scott Collins, Esq.
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