

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH BULK VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO CONSTRUCT FAÇADE IMPROVEMENTS ON THE EXISTING BUILDING ON THE SUBJECT PROPERTY LOCATED AT 2712-2714 ATLANTIC AVENUE, BLOCK 174 LOTS 3, 4 AND 8, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-04-3813

WHEREAS, pursuant to P.L. 2011, c. 18, as amended (the “Act”), the Casino Reinvestment Development Authority (the “Authority”): (i) designated the Atlantic City Tourism District by Resolution 11-25, adopted April 19, 2011; (ii) established the Land Use Regulation and Enforcement Division to, among other matters, hear applications for development in the Tourism District by Resolution 11-33, adopted April 19, 2011; and (iii) adopted the master plan, zoning and land use ordinances and regulations, and zoning maps approved by the City by Resolution 11-34, adopted April 19, 2011; and

WHEREAS, pursuant to Resolution 12-14, adopted February 1, 2012, the Authority adopted the “New Jersey CRDA Atlantic City Tourism District Master Plan” prepared by Jones Lang LaSalle, LLC and dated February 1, 2012 (the “Master Plan”) (as affirmed and readopted pursuant to Resolution 12-23, adopted February 21, 2012), subject to further comment and revision, which master plan shall become effective upon the adoption of design, development and land use regulations on January 2, 2018; and

WHEREAS, Caring, Inc. (the “Applicant”), seeks Preliminary and Final Major Site Plan Approval with Bulk Variances pursuant to N.J.S.A. 40:55D-70(c) to construct façade improvements to the existing building at the subject property located at 2712-2714 Atlantic Avenue, Block 174 Lots 3, 4 and 8, on the Tax Map of Atlantic City, located in the Resorts Commercial (RC) Zoning District; and

WHEREAS, on May 15, 2025, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2025-04-3813 in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and the Act, and subsequently prepared and delivered a Hearing Officer’s Report and Recommendation dated June 3, 2025 (the “Report”), incorporated herein by this reference and appended hereto as Exhibit “A”; and

WHEREAS, the Authority intends to adopt the findings, conclusions and recommendations of the Hearing Officer, as detailed in the Report dated June 3, 2025.

NOW THEREFORE, BE IT RESOLVED by the Casino Reinvestment Development Authority that:

1. The above recitals are incorporated herein, as if set forth in full.

2. Based on the record in this matter, Preliminary and Final Major Site Plan approval with Bulk Variances pursuant to N.J.S.A. 40:55D-70(c) under Application 2025-04-3813 are hereby approved in accordance with the Hearing Officer's Report and Recommendation dated June 3, 2025.
3. A copy of this Resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately, but no action authorized herein shall have force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution 25-73 of the Casino Reinvestment Development Authority.

Sharon D. Dickerson

SHARON D. DICKERSON, ASSISTANT SECRETARY

MEETING OF JUNE 17, 2025



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

EXHIBIT "A" TO RESOLUTION 25- , ADOPTED 6/17/2025

TO: Members of the Authority

FROM: Lance B. Landgraf, Jr., Land Use Hearing Officer

COPY: Eric Scheffler, Executive Director

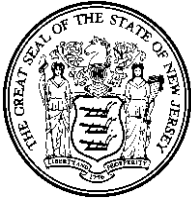
SUBJECT: Hearing Officer's Report and Recommendation
Application #2025-04-3813
Caring, Inc.
Preliminary and Final Major Site Plan Approval with Variance Pursuant to
N.J.S.A. 40:55D-70(c)
2712-2714 Atlantic Avenue
Block 174, Lots 3, 4 & 8
Resort Commercial ("RC") Zoning District

DATE: June 3, 2025

EXECUTIVE SUMMARY

On May 15, 2025, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The Applicant, Caring, Inc. (the "Applicant"), seeks preliminary and final site major plan approval with bulk variances pursuant to N.J.S.A. 40:55D-70(c) to construct façade improvements to the existing building and related site improvements, together with a variance pursuant to N.J.S.A. 40:55D-70(c) for rear yard setback. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal.

The Applicant demonstrated by evidence and testimony that the development proposal generally conforms to the site plan standards and technical requirements of the Authority's Tourism District Land Development Rules. Moreover, the Applicant demonstrated by evidence and testimony that the grant of the requested variance is warranted. Therefore, for the reasons more fully outlined below, the Hearing Officer recommends that the Application be approved by the Authority.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

INTRODUCTION

Application Information

Caring, Inc.

Preliminary and Final Major Site Plan Approval with Variance Pursuant to N.J.S.A.

40:55D-70(c)

2712-2714 Atlantic Avenue

Block 174, Lots 3, 4 & 8

Resort Commercial ("RC") Zoning District

A hearing on the Application was conducted in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and P.L. 2011, c. 18.

The Applicant seeks preliminary and final site major plan approval with bulk variances pursuant to N.J.S.A. 40:55D-70(c) to construct façade improvements to the existing building and related site improvements, together with a variance pursuant to N.J.S.A. 40:55D-70(c) for rear yard setback. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal.

Evidence List

A-1 Application Materials

A-2 Google Earth Aerial

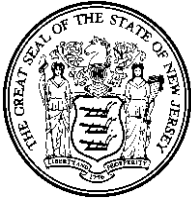
B-1 Letter from Environmental Solutions, Inc. dated May 8, 2025

FINDINGS OF FACT

The Applicant seeks preliminary and final site major plan approval with bulk variances pursuant to N.J.S.A. 40:55D-70(c) to construct façade improvements to the existing building and related site improvements, together with a variance pursuant to N.J.S.A. 40:55D-70(c) for rear yard setback. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal.

The attorney for the Applicant, Hank Rovillard, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant.

The Applicant presented the testimony of Tom Dase, P.E., who was qualified as an expert in the field of professional engineering. Mr. Dase described the location of the site, existing conditions and the development proposal. He testified that the Applicant proposes upgrades to the existing building by way of façade improvements, as well as the repaving



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

and reconfiguration of the parking lot. He further testified that the applicant proposes landscaping and drainage improvements, a 30" ornamental perimeter fence, as well as a storage shed and screening of the trash and recycling storage area.

Mr. Dase testified that the property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. He testified that the Applicant requests variance pursuant to N.J.S.A. 40:55D-70(c) to permit the following: a rear yard setback of 2.5' for the storage shed where a minimum rear yard setback of 20' is required.

Mr. Dase testified that the characteristics of the property and the structures lawfully existing thereon present a hardship in complying with the Tourism District Land Development Rules. Specifically, he opined that the only place that the storage shed could be located on the site while complying with the setback requirement would be in the center of the parking lot. He noted that the storage shed will be tucked into the corner of the property and will not interfere with the air, light and open space of adjoining property owners. With respect to the negative criteria, Mr. Dase testified that the grant of the variances would not have any substantial detriment to the Tourism District Master Plan or Tourism District Land Development Rules.

Jeffrey Hanson, P.E., was qualified as an expert in the field of professional engineering and provided testimony on behalf of the Authority. Mr. Hanson noted that the site will have 47 parking spaces, including 3 EV charging spaces, and testified that he supports the approval of the Application subject to plan revisions requested during the course of the hearing.

The Applicant presented the testimony of Joseph Dougherty, who is a representative of the Applicant. Mr. Dougherty testified that the hours of operation for the Applicant and all tenants in the building will be 8 am to 5 pm Monday through Friday. He noted that the security cameras on site will be connected to the Atlantic City Police Department for monitoring and review. In response to questioning from Mr. Hanson, Mr. Dougherty agreed that the Applicant will provide a sight triangle along Iowa Avenue, a fence detail, and an EV charger detail as a condition of any approval. In addition, the Applicant will obtain any necessary licensing agreements from the City required for work along the public sidewalk.

CONCLUSIONS OF LAW

Preliminary and Final Major Site Plan Approval

A land use agency's authority in reviewing an application for site plan approval is limited to determining whether the development plan conforms to the zoning ordinance and the



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

applicable provisions of the site plan ordinance. See Pizzo Mantin Group v. Township of Randolph, 137 N.J. 216 (1994).

Here, based on the evidence and testimony, the Applicant has demonstrated that development plan generally conforms to the site plan standards and technical requirements of the Tourism District Land Development Rules.

Variances Pursuant to N.J.S.A. 40:55D-70(c)

For variances requested pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2), an applicant must demonstrate through evidence and testimony that the positive and negative criteria of the statutory requirements have been met.

Positive Criteria

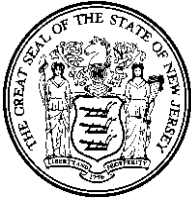
The positive criteria for variances requested pursuant to N.J.S.A. 40:55D-70(c)(1) is satisfied if relief can be granted for a specific piece of property upon the finding of hardship arising out of the exceptional narrowness, shallowness, shape, or exceptional topographic conditions of specific piece of property or from a structure lawfully existing thereon. See Lang v. Zoning Board of Adjustment, 160 N.J. 41 (1999). The positive criteria for variances requested pursuant to N.J.S.A. 40:55D-70(c)(2) is satisfied if one or more purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of that deviation would substantially outweigh any detriment to the public good. Ketcherick v. Bor. Mountain Lakes, 256 N.J. Super. 646 (App. Div. 1992); Green Meadows v. Planning Board, 329 N.J. Super. 12 (App. Div. 2000).

Here, the Applicant requests variance pursuant to N.J.S.A. 40:55D-70(c) to permit the following: a rear yard setback of 2.5' for the storage shed where a minimum rear yard setback of 20' is required. The characteristics of the property and structures lawfully existing thereon present a hardship in complying with the Tourism District Land Development Rules.

Negative Criteria

Relief under N.J.S.A. 40:55D-70(c)(1) and (c)(2) cannot be granted unless the negative criteria is satisfied. The negative criteria required for all "c" variances is that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and the zoning ordinance.

The evidence and testimony demonstrate that the grant of the requested variance will not create any detriment to the public good and will not substantially impair the purpose and intent of the Tourism District Mast Plan and the Tourism District Land Development Rules.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

RECOMMENDATION

For all of the foregoing reasons, the Hearing Officer recommends that the Application for preliminary and final site major plan approval to construct façade improvements to the existing building and related site improvements, together with a variance pursuant to N.J.S.A. 40:55D-70(c) for rear yard setback be approved. The grant of approval of this Application shall be expressly conditioned upon the Applicant complying with all conditions of prior approvals, satisfying all representations made by the Applicant or by others on its behalf during the course of the hearing on this matter before the Hearing Officer.

The grant of approval shall be further conditioned upon compliance with all applicable requirements of the Tourism District Land Development Rules, Atlantic City Ordinances, and the requirements of any City agency, board or authority. Any approval granted in accordance herewith shall be further expressly conditioned upon the Applicant obtaining all other necessary governmental approvals, and compliance with all Federal, State and local laws.

4898-7593-7095, v. 1

Christopher J. Noll, PE, CME, PP
President & CEO

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Joseph R. Hirsh, PE, CME, CPWM

C. Jeremy Noll, PE, CME, CPWM

Marc H. Selover, LSRP, PG

May 8, 2025
31623 65

Re: Caring, Inc. (CRDA Application #2025-04-3813)
Major Site Plan with Bulk Variances
Technical Review #1
2712-2714 Atlantic Avenue & 11 S. Iowa Avenue
Block 174, Lots 3, 4 & 8
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:

An Application for a Preliminary & Final Major Site Plan with Bulk Variances has been received for the subject premise:

Applicant Information

- Applicant /:
Owner Caring, Inc.
14 South California Avenue
Atlantic City, NJ 08401
- Engineer /:
Planner Jon Barnhart, PE, PP, Arthur Ponzio Co.
400 North Dover Avenue
Atlantic City, NJ 08401
- Surveyor: Arthur W. Ponzio, Jr., PLS, PP, Arthur Ponzio Co.
400 North Dover Avenue
Atlantic City, NJ 08401
- Architect: Mark Petrella, AIA, WATG SOSH
1020 Atlantic Avenue
Atlantic City, NJ 08401
- Traffic: None Noted

- Attorney: Hank N. Rovillard, Esq.
31. N. Brighton Avenue
Atlantic City, NJ 08401

Documents Submitted

1. Application Cover Letter prepared by Hank N. Rovillard, Esquire, Applicant's Attorney, dated April 9, 2025.
2. "Variance Justification", preparer unspecified, undated.
3. Site Plans titled "Caring, Inc. Proposed Renovations", prepared by Arthur Ponzio Co., dated October 5, 2024 and consisting of the following sheets:
 - a. Sheet C-1, Title Sheet / Area Maps
 - b. Sheet C-2, Property Survey
 - c. Sheet C-3, Site Development Plan – Iowa Ave.
 - d. Sheet C-4, Soil Erosion & Sediment Control Plan
 - e. Sheet C-5, Site Details
4. Architectural Plans titled "Caring, Inc.", prepared by WATG SOSH, dated January 7, 2025, last revision date of March 10, 2025, and consisting of the following sheets:
 - a. Sheet A-100, First Floor Plans
 - b. Sheet A-300, Exterior Elevations
5. Landscaping Plans titled "Caring, Inc.", prepared by Joseph P. Adamson, LLA, PP, dated January 10, 2025, last revision date of March 10, 2025, and consisting of the following sheets:
 - a. Sheet L1, Landscape Plan
 - b. Sheet L2, Site Lighting Plan
 - c. Sheet L3, Site Details
 - d. Sheet L4, Planting Details

Completeness Review / Submission Waivers Required

The Applicant requires submission waivers from CRDA's Preliminary Major Site Plan Checklist (Form #6) Item Nos. 6, 8, 12, 13, 17, 28 and 29. We have no objection to waivers being granted for Item Nos. 6, 28 and 29, as sufficient information has been provided by the Applicant or the items are not applicable to the proposal. Regarding Item Nos. 8, 12, 13 and 17, we recommend waivers for completeness only.

The Applicant requires submission waivers from CRDA's Final Major Site Plan Checklist (Form #7) Item Nos. 6, 8, 12, 13, 17, 28 29, 32, 34, 35 & 36. We have no objection to waivers being granted for Item Nos. 6, 28 and 29, as sufficient information has been provided by the Applicant or the items are not applicable to the proposal. Regarding Item Nos. 8, 12, 13 and 17, we recommend waivers for completeness only. Regarding Item Nos. 32, 34, 35 & 36, related to project bonding and inspection escrow, we recommend waivers for completeness only and these items shall be satisfactorily addressed prior to the issuance of a Certificate of Land Use Compliance (CLUC) , should the Applicant gain approval.

The Applicant requires submission waivers from CRDA's "c" Variance Checklist (Form #12) Item Nos. 6, 7, 9, 12, 13 and 17. We have no objection to waivers being granted for Item Nos. 6 and 7, as sufficient information has been provided by the Applicant or the items are not applicable to the proposal. Regarding Item Nos. 9, 12, 13 and 17, we recommend waivers for completeness only.

With respect to the various waivers listed above, we defer to CRDA's Land Use Regulation Enforcement Officer regarding whether the 200' Property Owners' List and Public Notice requirements and all other applicable requirements have been met and whether the Board has jurisdiction to hear the application.

We have no objection to the application being deemed complete provided that all required outstanding items be provided and that all of the comments in this letter are addressed via supplemental information / testimony at the Land Use hearing:

Technical Review #1

The following comments are offered:

A. Project Description and Background

An application for Preliminary & Final Major Site Plan with "c" Variance approval has been submitted by Caring, Inc. for proposed renovations to the subject site, which the Applicant currently occupies. The Site, Architectural and Landscaping / Lighting Plans provided by the Applicant illustrate that the intent of the project is for the renovation of the existing parking areas; renovation of the existing building façade; replacement of site lighting; installation of extensive landscape plantings; and installation of wall signage.

Selective concrete sidewalk, granite curbing, concrete curbing and concrete gutter replacement is proposed along the Iowa Avenue and Monterrey Avenue frontages of the site. The Applicant also proposes to close off the three (3) existing driveway aprons along Monterrey Avenue and Iowa Avenue and to provide a new two-way driveway apron / site access to the north of the existing curb cuts along Iowa Avenue. A 30" high masonry wall with 30" high ornamental fence is proposed along the Iowa Avenue and Monterrey Avenue frontages; and a 6' high fence is proposed along the northerly property line shared with adjacent Lot 1. A "drainage scupper" system is proposed along the Monterrey Ave. and Iowa Ave. frontages between the bituminous parking lot and public sidewalk. A new 10' x 12' (120 SF) shed is proposed adjacent to the existing existing trash and recycling containers and a 6' high gate and fence are proposed to screen the area. A rear yard setback variance is required for the proposed shed.

Twenty-two (22) on-site, off-street parking spaces, including one (1) handicapped accessible space, exist and are proposed within the area of the subject improvements. It also appears that three (3) EV-charging stations are proposed. An additional twenty-five (25) on-site, off-street parking spaces are provided on the east side of the building on Lot 8 with ingress / egress provided to California Avenue via an existing two-way driveway apron. It does not appear that any improvements are proposed on this portion of the site based upon the information submitted by the Applicant.

The site is located within the Resort Commercial (RC) Zoning District and comprises three (3) tax map lots comprising a total area of 44,125 SF (1.01 Acres). As noted above, bulk variance relief is required for the rear yard setback of the proposed shed. There is also an existing non-conforming condition with respect to impervious coverage of the site.

B. Zoning Review

1. The following is a summary of the existing and proposed conditions with respect to the bulk requirements for the RC Zone:

DIMENSION	REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS
Height, Max. (Feet)	19:66-5.10(a)(1)iv(1)	35	<35	<35	C
Min. Lot Area (Sq Ft)	19:66-5.10(a)(1)iv(2)	7,500	44,125	44,125	C
Min. Lot Depth (Feet)	19:66-5.10(a)(1)iv(3)	150	350	350	C
Min. Lot Width (Feet)	19:66-5.10(a)(1)iv(4)	50	147.5	147.5	C
Min. Lot Frontage (Feet)	19:66-5.10(a)(1)iv(5)	50	147.5	147.5	C
Max. Building Cover (%)	19:66-5.10(a)(1)iv(6)	70	64	64	C
Max. Impervious Cover (%)	19:66-5.10(a)(1)iv(7)	80	96	96	ENC
Min. Front Yard (Feet), Iowa Ave.	19:66-5.10(a)(1)iv(8)	0	0	0	C
Min. Front Yard (Feet), Monterrey Ave.	19:66-5.10(a)(1)iv(8)	0	0	0	C
Side Yard, Min. (Feet)	19:66-5.10(a)(1)iv(9)	0	2.5	2.5	C
Rear Yard, Min. (Feet)	19:66-5.10(a)(1)iv(10)	20	>20'	2.5	V (shed)
Max. Dwellings / Acre	19:66-5.12(a)(1)iv(13)	50	N/A	N/A	C

C – Conforming**ENC - Existing Nonconforming Conditions****V – Variance Required**

2. Section 19:66-5.10(a)(1)iv(7) of the Land Development Rules permits a maximum impervious coverage of eighty percent (80%) within the RC Zone whereas 96% is proposed. This is a non-conforming condition that is not being exacerbated by the current proposal.
3. Section 19:66-5.10(a)(1)iv(10) of the Land Development Rules requires a minimum rear yard setback of 20' within the RC Zone whereas a rear yard setback of 2.5' is proposed for the proposed 120 SF shed on Lot 8. A variance is required.
4. Sheet C-3 of the Site Plans indicates that a variance is required for the number of wall signs along proposed along the Iowa Avenue frontage. It appears that only two (2) wall signs are proposed along the Iowa Avenue frontage and that the total area of the signage is less than twenty-five percent (25%) of the wall area which conforms to Section 19:66-5.7(j)(3) of the Land Development Rules which regulates signage in the RC Zone. Clarification shall be provided regarding the need for the variance.
5. With respect to Item Nos. 2 through 4, for "c" variances the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property.

C. Site Plan Comments

1. The Applicant shall provide testimony regarding the operation of the business, including days and hours of operation, number of employees present, the nature of all goods and services provided and all other pertinent information.
2. The Applicant shall provide testimony regarding the nature and details of the use of the "new tenant space" illustrated on Sheet C-3 of the Site Plans.

3. It is unclear from the Site Plans what the intent of the “drainage scupper” system along the Monterrey and Iowa Avenue frontages is. In essence, does the system function as an infiltration measure or does it eventually discharge off-site? Appropriate testimony shall be provided by the Applicant’s Engineer. Details of the system shall be provided on the Site Plans.
4. A site triangle easement shall be provided at the site egress along Iowa Avenue in order to demonstrate that no visual impairment is experienced by motorists exiting the site.
5. Details of the proposed 7’ high metal fence and gate along the site’s Atlantic Avenue frontage shall be provided on the Site Plans.
6. Details for the proposed EV-charging stations illustrated shall be provided on the Site Plans.
7. The Applicant shall coordinate the extents of the proposed sidewalk, driveway apron, curb and gutter replacement with the City of Atlantic City.
8. The proposed improvements within the Iowa Avenue and Monterrey Avenue rights-of-way shall require street opening permits from the City of Atlantic City.
9. It appears that a licensing agreement with the City of Atlantic City is required for the proposed drainage improvements within the Iowa Avenue and Monterrey Avenue rights-of-way and for the proposed encumbrances building façade / awning encumbrances into the Atlantic Avenue and California Avenue rights-of-way.
10. Information shall be provided regarding proposed security and surveillance methods for the building / site. It is our recommendation that any approval granted be conditioned upon review and approval of same from the Atlantic City Police Department (ACPD).
11. The site and architectural plans shall be submitted to the Atlantic City Fire Marshal for review and approval.
12. The City’s requirements for posting of a performance bond and inspection escrow shall be met prior to the issuance of a Certificate of Land Use Compliance (CLUC).

D. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. City of Atlantic City CLUC
 - b. Atlantic City Building Code Official
 - c. Atlantic City Construction Department
 - d. City of Atlantic City Licensing Agreement for R.O.W. Encumbrances
 - e. Atlantic City Police Department
 - f. Atlantic City Fire Marshal
 - g. All others as necessary

We reserve the right to make further comments as revised submittals are received. Please contact me if you require any additional information or have any questions. We are pleased to be of service.

31623 65 – Caring, Inc.
Review #1
May 8, 2025

Sincerely yours,



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

Cc: Caring, Inc., 14 S. California Ave., Atlantic City, NJ 08401
Jon Barnhart, PE, PP, Applicant's Engineer & Planner, jbarnhart@aponzio.com
Hank N. Rovillard, Esq., Applicant's Attorney, hnr@hnrnjlaw.com
Mark Petrella, AIA, Applicant's Architect, mpetrella@watg.com
Joseph Adamson, LLA, PP, Applicant's Landscape Architect, jadamson@adamsonland.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney
Tetje Linsk, CRDA Administrative Assistant

31623 65 - Technical Review #1 - 05-08-25

Tally

DATE: JUNE 17, 2025

CARING, INC. – RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH BULK VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO CONSTRUCT FAÇADE IMPROVEMENTS ON THE EXISTING BUILDING ON THE SUBJECT PROPERTY LOCATED AT 2712-2714 ATLANTIC AVENUE, BLOCK 174 LOTS 3, 4 AND 8, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2025-04-3813

Motion: **BM**

Second: **ML**

Michael Beson	<u>Absent</u>
Chris Brown <i>for the DCA Commissioner</i>	<u>Y</u>
Daniel Cosner	<u>Y</u>
Christopher Glaum <i>for the State Attorney General</i>	<u>Y</u>
Michael Hanley	<u>Y</u>
Michael Laughlin	<u>Y</u>
Brett Matik	<u>Y</u>
William Mullen	<u>Absent</u>
Paulina O'Connor	<u>Absent</u>
James Plousis	<u>Y</u>
Mayor Marty Small, Sr.	<u>Absent</u>
William Sproule	<u>Y</u>
Ryan Feeney <i>for the State Treasurer</i>	<u>Y</u>
Joseph Tyrrell	<u>Absent</u>
Chairman Mo Butler	<u>Y</u>