



**Principals**  
Richard Rehmann, GISP  
Richard Heggan, PLS, PP  
Jeffery MacPhee, PLS  
Carolyn A. Feigin, PE, PP

March 4, 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 # 2025-01-3779  
Variance Approval  
Caring, Inc.  
2611 & 2619 S. Pacific Avenue (Block 169, Lots 7 & 8)  
Atlantic City, NJ 08401  
ARH # P2025.0125

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
CRDA Land Use Application	Owner / Applicant	01/20/2025	
Escrow Setup Information			
Project Narrative			
Property Survey & Site Plan	Arthur Ponzio Co.	10/09/2024	
Variance Plans Phase II Roof Deck	Daniel S. Mascione, Architect, LLC	08/26/2024	

Per this information, our office offers the following comments:

**I. PROJECT INFORMATION & CONTACT INFORMATION**

The 7,640 SF site is a corner lot with frontage on Pacific Avenue and Spray Avenue. The site is presently developed with a three-story building with two (2) retail uses and one (1) residential unit on the first floor with two (2) 2-story residential units above and a parking lot. The Applicant seeks approval to renovate the roof into a rooftop deck.

**ARH Associates**

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909  
Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

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ARH # 2410106

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

**APPLICANT/OWNER**

Caring, Inc.  
14 S. California Avenue  
Atlantic City, NJ 08401  
Phone: 609-484-7050  
Email: [jdougherty@jdnjlaw.com](mailto:jdougherty@jdnjlaw.com)

**ENGINEER/PLANNER**

Arthur Ponzio Co.  
400 N. Dover Avenue  
Atlantic City, NJ 08401  
Phone: 609-344-7301  
Email: [jbarnhart@aponzio.com](mailto:jbarnhart@aponzio.com)

**ATTORNEY**

Hank N. Rovillard, Esq.  
31 N. Brighton Avenue  
Atlantic City, NJ 08401  
Phone: 609-347-7301  
Email: [hnr@hnrnjlaw.com](mailto:hnr@hnrnjlaw.com)

**ARCHITECT**

Daniel S. Mascione, A.T.A  
1409 New Road  
Northfield, NJ 08225  
Phone: 609-383-9000  
Email: [dsmastaff@gmail.com](mailto:dsmastaff@gmail.com)

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## 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 relief from variance(s) on their application form but did not provide a completed "c" Variance Checklist (Form #12). Our office has reviewed this checklist and the following checklist item(s) are to be addressed:

### "c" Variance Checklist (Form #12)

ITEM	"C" VARIANCE CHECKLIST	Required	Waiver Requested by Applicant / Not Provided	Comments
6	Color Photographs of site from four (4) different viewpoints.	X	X	The Applicant shall supply four (4) photographs of the site as a condition of approval.
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X	The title block of the site plan shall be revised to provide the missing tax map sheet # and the project address as a condition of approval.
14	North arrow, scale, and graphic scale	X	X	The site plan shall be revised to contain a graphic scale as a condition of approval.

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

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### III. RECOMMENDATIONS

We recommend that this application be deemed **COMPLETE** although there are items to be addressed as conditions of approval. 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](mailto:cfeigin@arh-us.com).

Respectfully Submitted,

**ARH ASSOCIATES**

By



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Carolyn A. Feigin, PE, PP  
CRDA Consulting Engineer

cc: Robert L. Reid, AICP, NJPP  
Christine A. Nazzaro-Cofone, AICP, PP  
Scott Collins  
Tetje Linsk

CAF/jmb  
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