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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:

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

**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](mailto:jbarnhart@aponzio.com)  
Hank N. Rovillard, Esq., Applicant's Attorney, [hnr@hnrnjlaw.com](mailto:hnr@hnrnjlaw.com)  
Mark Petrella, AIA, Applicant's Architect, [mpetrella@watg.com](mailto:mpetrella@watg.com)  
Joseph Adamson, LLA, PP, Applicant's Landscape Architect, [jadamson@adamsonland.com](mailto: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

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