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August 28, 2025  
31623 69

**Re:** 145-147 S. South Carolina Ave, LLC (CRDA Application #2025-07-3866)  
Minor Site Plan & Minor Subdivision with Use and Bulk Variances  
**Completeness Review #1**  
Block 57, Lot 7 & 8  
145 - 147 S. South Carolina Avenue  
Atlantic City, NJ

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 Minor Site Plan, Minor Subdivision, Use Variance and Bulk Variances has been received for the subject premises:

**Applicant Information**

- Applicant/Owner: 145-147 S. South Carolina Avenue, LLC  
c/o Nicholas F. Talvacchia, Esquire, Applicant's Attorney  
Cooper Levenson, P.A.  
1125 Atlantic Avenue  
Atlantic City, NJ 08401
- Engineer/Planner: Jason Sciuillo, PE, PP  
Sciuillo Engineering Services, LLC  
137 S. New York Avenue, Suite 2  
Atlantic City, NJ 08401
- Surveyor: Daniel J. Ponzio, Sr. Company & Associates, LLC  
3910 South Boulevard  
Atlantic City, NJ 08401
- Architect: Obelenus Architecture LLC  
108 S. Montpelier Avenue  
Atlantic City, NJ, 08401-6271

- Traffic: None Noted
- Attorney: Nicholas F. Talvacchia, Esquire  
Coope Levenson, PA  
1125 Atlantic Avenue  
Atlantic City, NJ 08401

### **Documents Submitted**

1. Cover Letter, prepared by Nicholas F. Talvacchia, Esq., Applicant's Attorney, dated July 29, 2025.
2. CRDA City of Atlantic City Land Use Application, including associated forms, prepared by Applicant's Attorney, dated July 2, 2025.
3. Project Narrative, undated, preparer unspecified.
4. NJ CRDA City of Atlantic City Minor Site Plan Checklist (Form #5), prepared by Sciullo Engineering Associates, undated.
5. NJ CRDA City of Atlantic City Minor Subdivision Checklist (Form #8), prepared by Sciullo Engineering Associates, undated.
6. NJ CRDA City of Atlantic City "d" Variance Checklist (Form #11), prepared by Sciullo Engineering Associates, undated.
7. NJ CRDA City of Atlantic City "c" Variance Checklist (Form #12), prepared by Sciullo Engineering Associates, undated.
8. Site Photos, consisting of 3 photos.
9. Site Plans titled "145-147 S. South Carolina, Attached Single Family", prepared by Sciullo Engineering, dated June 24, 2025, consisting of the following sheets:
  - a. Sheet C0001, Cover Sheet
  - b. Sheet C0002, Information Sheet
  - c. Sheet C0101, Site, Grading & Utility Plan.
  - d. Sheet C1301, Soil Erosion & Sediment Control Notes
10. "Minor Subdivision Plan" prepared by Daniel J. Ponzio, Sr. Company and Associates LLC, dated June 19, 2025.
11. Architectural Plans titled "145-147 S. South Carolina Ave LLC, New Residences" prepared by John Obelenus, Architect, dated June 2, 2025 and consisting of the following sheets:
  - a. Sheet A1, Ground Level Plan
  - b. Sheet A2, First Floor Plan & Second Floor Plan.
  - c. Sheet A3, Front, Rear, Left Side and Right Side Elevations.
12. Property Deed, dated March 31, 2025, including associated documents demonstrating transfer of ownership between 209 S Tennessee Ave LLC and 145-147 S. South Carolina Avenue, LLC.
13. City of Atlantic City Certification of Payment of Taxes, prepared by Cynthia Vu, Senior Cashier, Collector of Taxes, dated June 26, 2025.

### **A. Project Description and Background**

This Applicant, 145-147 S South Carolina Ave, LLC, is seeking Minor Site Plan, Minor Subdivision, Use Variance and Bulk Variance approval to construct a three (3) unit attached single-family building at 145-147 S. South Carolina Avenue. Proposed improvements include the demolition of existing site improvements, construction of the new structure, new utility connections, construction of new concrete

curb, sidewalk and driveway aprons, relocation of an existing City parking kiosk along S. South Carolina Avenue, installation of 6' high privacy fence and gate, and associated improvements. Trash and recycling storage areas are proposed within the inside of the garage area of each dwelling unit.

The minor subdivision proposes to adjust and reconfigure the existing two (2) lots associated with the overall parcel to create three (3) new lots, with one dwelling unit being located on each lot.

The site is located within the Resort Commercial (RC) Zoning District. The proposed three (3) unit attached single-family building is not specifically permitted within the RC Zone, therefore use variance approval is required. Bulk variances for lot area, lot depth, lot width, lot frontage, building coverage, impervious coverage, front yard setback, side yard setback and rear yard setback are also required.

The existing overall parcel comprises two (2) tax map lots and approximately 4,820 SF (0.111 Acres). The property is bound by various parking lots on all sides.

## **B. Completeness Review / Submission Waivers Required**

We have reviewed the Application for completeness, and have the following comments:

1. The Applicant requires submission waivers from the following items on the “NJ CRDA – City of Atlantic City – Minor Site Plan Checklist” (Form #5):
  - i. 24 Landscaping plan, details and plant schedule. (19:66-7.6).
  - ii. 25 Lighting plan, and details. (19:66-7.10).
  - iii. 29 Solid and liquid waste management plan.
  - iv. 32 Estimate of costs of on-site and off-site improvements (19:66-3.4 (b)).
  - v. 34 Performance guarantee (19:66-3.4 (b)).
  - vi. 35 Maintenance guarantee (19:66-16.3).
  - vii. 36 Inspection Fees (19:66-16.1).

We have no objection to the Minor Site Plan submission waivers requested by the Applicant being granted, with the exception of Item Nos. 32, 34, 35 & 36, which shall be granted for completeness only and shall be submitted prior to the issuance of a Certificate of Land Use Compliance. Appropriate testimony shall be provided at the land use hearing to justify the submission waivers for Item Nos. 24, 25 & 29.

2. The Applicant requires a submission waiver from the following item on the “NJ CRDA – City of Atlantic City – ‘d’ Variance Checklist” (Form #11):
  - i. 6 Narrative providing justification for the ‘d’ variance relief sought.<sup>25</sup>

We have no objection to the granting of the submission waiver for completeness only. The Applicant has indicated that appropriate professional planning testimony, including ‘c’ and ‘d’ variance proofs will be provided at the land use hearing to justify the requested bulk and use variances, respectively.

We have no objection to the application being deemed complete, and the submission waivers requested by the Applicant being granted subject to the conditions listed above.

If you require any additional information or have any questions, please get in touch with the undersigned.  
We are pleased to assist you.

Sincerely yours,



G. Jeffrey Hanson, PE, CME  
CRDA Land Use Board Engineering Consultant



David J. Benedetti, AICP, PP  
CRDA Land Use Board Planning Consultant

Cc: 145-147 S South Carolina Ave LLC, c/o Nicholas F. Talvacchia, Esq, Applicant's Attorney, via email: [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)  
Jason Sciuillo, PE, PP, Applicant's Engineer & Planner, via email [jsciullo@sciulloengineering.com](mailto:jsciullo@sciulloengineering.com)  
Daniel J. Ponzio, Sr., Applicant's Surveyor, via email: [ponziosurvey@gmail.com](mailto:ponziosurvey@gmail.com)  
John Obelenus, Applicant's Architect, via email [obelenusarchllc@comcast.net](mailto:obelenusarchllc@comcast.net)  
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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