



Principals
Richard Rehmann, GISP
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October 13, 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: TECHNICAL REVIEW #1: CRDA # 2025-08-3890
Preliminary & Final Major Site Plan Application
The Landings at Caspian Pointe, LLC
Block 102, Lots 4, 5, & 6
Atlantic City, NJ 08401
ARH # 2410109

Dear Mr. Landgraf:

ARH ASSOCIATES has reviewed the following information towards issuance of Preliminary & Final Major Site Plan Approval for the above-referenced Application:

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Cover Letter from Applicant's Attorney	Jack Plackter, Esq.	08/19/2025	
City Of Atlantic City Land Use Application	Jack Plackter, Esq.	08/18/2025	
Application Rider			
Major Preliminary Site Plan Checklist (Form #6)	Amanda Moscillo	08/18/2025	
Major Final Site Plan Checklist (Form #7)			
Preliminary & Final Major Site Plan	Arthur Ponzio Co.	07/07/2025	
Deed	Joseph R. Dougherty, Esq.	12/22/2006	
Traffic Engineering and Air Quality Assessment	Shropshire Associates	04/14/2025	
Architect Plans	Minno Wasko Architects and Planners	07/24/2025	
Stormwater Analysis	Jon Barnhart Arthur Ponzio Co.	Not Dated	

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Per this information, our office offers the following comments:

I. PROJECT INFORMATION & CONTACT INFORMATION

The property is located in the Garwood Mills Midrise Residential Planning Unit Zoning District as delineated in the Northeast Inlet Amended & Restated Redevelopment Plan and is presently vacant land. The applicant seeks approval to construct 180 market-rate rental midrise residential apartment units, with clubhouse, pool, and recreational amenities. Specifically, they seek approval to construct four (4) residential buildings, each consisting of four (4) stories and forty-five (45) apartment units.

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

APPLICANT
Caspian Pointe Urban Renewal Company, LLC 767 Fifth Avenue New York, NY 10153 Phone: 201-456-5803 Email: htripathi@kushner.com

OWNER
The Landings at Caspian Pointe, LLC 767 Fifth Avenue New York, NY 10153 Phone: 201-456-5803 Email: htripathi@kushner.com

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ENGINEER/PLANNER

Thomas Dase
Arthur Ponzio Co.
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ATTORNEY

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TRAFFIC ENGINEER

Nathan B. Mosley, P.E., C.M.E.
Shropshire Associates, LLC
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II. ZONING REVIEW

The subject property is situated within the Gardner's Basin (GB) zoning district. However, the site is governed by the Amended & Restated Redevelopment Plan Northeast Inlet, dated 10/30/2024. The site lies within the Garwood Mills Midrise Residential (GMMR) planning unit within the Redevelopment Plan. The below tables summarize the bulk requirements for the GMMR Planning Unit.

BULK ITEMS	REQUIREMENT	PROPOSED
Max. Residential Density	30 DU/Ac	28.15 DU/Ac
Max. Impervious Coverage	90 %	72 %
Max. Building Coverage	25 %	22 %
Principal (Residential) Structure(s)		
Min. Perimeter Setback (Caspian Ave)	20 feet	20 feet
Min. Perimeter Setback (New Hampshire Ave)	5 feet	5 feet
Min. Perimeter Setback (Abutting Property Lines)	30 feet	30 feet
Min. Distance Between Buildings	30 feet	77.5 feet
Maximum Building Height	4 Stories Over At-Grade Parking	45 feet (Above Grade)
	50' above Habitable Finished Floor	
	+ 20' for Architectural Accents & Appurtenances, including rooftop amenities.	

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Clubhouse, Pool & Recreation Amenities		
Minimum Building Footprint	3,000 s.f.	7,500 s.f.
Maximum Building Height	2 Stories	24 feet (Above Grade)
	35' above Habitable Finished Floor	
Min. Distance Between Buildings	30 feet	90.76 feet

N/A = Not Applicable; NC = No Change; ENC = Existing Non-Conformity;
NP = Not Provided; TBP = To Be Provided; **V = Variance Required**

Standard	Required	Proposed
Ground Signs		
Maximum # of Ground Signs per Street Frontage	1	Caspian Ave: 1
		New Hampshire Ave : 1
Maximum Height of Ground Signs	5 FT	3 FT
Maximum Ground Sign per Face Area	10 sf	TBP
Minimum Setback of Ground Signs from Property Line	5 FT	Caspian Ave: 5 FT
		New Hampshire Ave : 5 FT
Canopy Signs		
Maximum # of Canopy Signs per Building	1	Midrise: 1 each
		Clubhouse: 1
Maximum Gross Surface Area of Signs	25% of wall surface per elevation	< 25% of wall surface per elevation
Maximum Height of Canopy Signs	20 feet or no higher than the second floor windowsill, whichever is less	15 feet and below second floor windowsill

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PARKING	REQUIREMENT	REQUIRED	PROPOSED
Garden Apartment (1-BR)	1.8 spaces per unit (76 units)	136.8 spaces	-
Garden Apartment (2-BR)	2.0 spaces per unit (104 units)	208 spaces	-
		345 Spaces Overall	302 Standard
		8 ADA	8 ADA
		4 % EV of which 5 % are accessible EV	19 EV (6%) (counts as 2 spaces) (0 accessible EV)
		TOTAL: -	348 spaces

III. ENGINEERING COMMENTS

A. PARKING, LOADING, & CIRCULATION

- Our office provides the following comments on the overall parking stall count for the site and shall be recounted accordingly:
 - The row of 14 parking stalls west of the pool shall eliminate the non-conforming width southerly end stall and revise the parking count accordingly.
 - The row of parking stalls to the east of Building #2 shall be revised to not account for the dedicated loading space as a parking stall.
 - Our office counts 19 EV parking stalls whereas 18 stalls are noted in the parking count chart. The Applicant shall confirm if the isolated EV space to the west of Building #1 is to be proposed.
- Per New Jersey's EV Ordinance, a minimum of 4% of the total parking spaces, at least 5% of which shall be accessible for people with disabilities, must be installed as electric vehicle make-ready parking spaces for parking lots with more than 150 off-street parking spaces. The Applicant has provided the adequate amount of EV parking space but none are accessible. The plans shall be revised to provide the adequate amount of accessible EV parking in accordance with "ADA Technical Assistance Document – Design Recommendations for Accessible Electric Vehicle Charging Stations" as provided by the U.S. Access Board.
- The Applicant shall provide testimony regarding support of the narrow two-way aisle width of 22' near the Absecon Inlet. Our office acknowledges there is no parking in the reduced width aisle.
- The Applicant shall provide circulation plans for loading, refuse collection, and emergency response operations to the site in accordance with Section 9.4 of the Redevelopment Plan.

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5. Our office has concerns with the most northerly end stall in the row of 16 parking spaces to the north of Building 4, as it does not provide a barrier between the perpendicular parking from the New Hampshire Ave driveway entrance parking stalls. A barrier shall be provided or this area reconfigured.

B. SITE LAYOUT, GRADING, DRAINAGE & UTILITIES

1. The Applicant shall extend the front sidewalk along New Hampshire Ave to the proposed project limits.
2. Curb ramps and detectable warning surfaces shall be provided along the accessible route as these are not provided in conjunction with ADA parking stalls.
3. The proposed contour lines shall be bold to distinguish from existing contour lines.
4. Additional grading shall be provided to demonstrate an accessible path towards the walkway along the Absecon Inlet in accordance with ADA Guidelines.
5. Additional grading is necessary at the ADA parking spaces and their accessible route into the buildings in accordance with ADA Guidelines.
6. The Applicant has provided a Stormwater Analysis for the site demonstrating stormwater management conformance with the “major development” criteria per N.J.A.C. 7:8. Our office defers to NJDEP CAFRA for the overall stormwater management system approval and to the appropriate outside agencies for sanitary sewer and water approval, including local and State permits.
7. Pipe capacity calculations shall be provided for the proposed stormwater system on site.
8. The Applicant shall provide additional information at utility crossings to demonstrate no conflicts. Profiles of stormwater, sanitary, and water utilities may be necessary to achieve this.

C. LANDSCAPING, STREETSCAPING, & LIGHTING

1. The Applicant shall confirm if the lawn/landscape area between Building #'s 2 and 3 is to contain any landscape plantings as none are proposed on the landscaping plan.
2. The Applicant shall provide testimony regarding the proposed project's conformance with Section 11.0 – Landscaping, Streetscaping, and Lighting Provisions of the Redevelopment Plan.

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D. SIGNAGE & DETAILS

1. The Applicant shall confirm the area of the proposed monument signs as the maximum allowable area per sign face is 10 sf, whereas the monument sign detail on the architectural plans appears to provide conflicting dimensions totaling over 10 SF. However, it is noted on the architectural plan the sign area shall have a maximum of 10 SF. This discrepancy shall be addressed.
2. A detail for the proposed trench drain shall be provided.

IV. COFONE CONSULTING PLANNING REVIEW

Zoning Compliance

1. The property is located in the Garwood Mills Midrise Residential Planning Unit Zoning District as delineated in the Northeast Inlet Amended & Restated Redevelopment Plan and is presently vacant land. No variances are required.
2. The proposal is generally consistent with the Redevelopment Plan and the CRDA Tourism District Master Plan. It supports goals for resilient, mixed-use, pedestrian-friendly development and housing diversity in the Northeast Inlet area.

We offer the following for your consideration in reviewing the Application:

1. The buildings are well-proportioned with strong vertical rhythm and flat roofs consistent with a modern coastal aesthetic.
2. Elevations show a mix of neutral siding panels, glazing, and trim, all of which are consistent with the Redevelopment Plan's goal for maritime influence.
3. The applicant should consider continuous pedestrian walkways connecting internal paths to Caspian and New Hampshire Avenues, strengthen street-edge landscaping and lighting to define a more active public frontage, and include bicycle parking and coordinated wayfinding signage.
4. The Applicant shall discuss how the application will advance the intent of the New Jersey CRDA Atlantic City Tourism District Master Plan and the Tourism District.

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V. POST APPROVAL CONSIDERATIONS

Should the Board grant the desired approval for this Application, Applicant, and/or its professionals must:

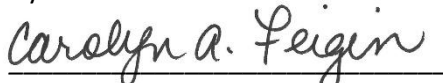
- A. Submit any required revisions to the Board as outlined above for review.**
- B. Obtain approvals from all outside agencies, if necessary. Provide copies to the Board.**
- C. Contact the Board Secretary to reconcile any outstanding review escrow accounts prior to Final Plan Certification, Signature, or the issuance of building permits, as applicable.**

Any resubmissions in response to this report should be accompanied by a point-by-point response to all items. To facilitate the Board's decision-making process, Applicants are strongly encouraged to resolve as many items as possible prior to the hearing on this matter.

Respectfully Submitted,

ARH ASSOCIATES

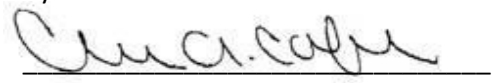
By



Carolyn A. Feigin, PE, PP, CME
CRDA Consulting Engineer

COFONE CONSULTING GROUP

By



Christine A. Nazzaro-Cofone, AICP, PP
CRDA Consulting Planner

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