



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

December 19, 2025

Robert L. Reid, 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 # 2025-11-3950
Preliminary & Final Subdivision and Preliminary & Final site Plan Approval
Inlet AC Partners, LLC
New Hampshire Ave. to Rhode Island Ave. between Oriental Ave. and the Boardwalk
(Block 73 Lots: 1-7, 9-11, 13, 14, 16-18, 26, 31-38 and 40-47; Block 74 Lots: 4-12, 15,
17, 27-42 45 and 46; Block 76 Lots: 1-6, 12, 13, 20-29 and 32; Block 78 Lots: 1, 2, 5, 8-
11, 15-19, and 21-25)
Atlantic City, NJ 08401
ARH # 2410111

Dear Mr. Reid:

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
Property and Topographical Survey	Samuel S. Previtera, PLS, of Taylor Wiseman & Taylor	03/12/2025	10/09/2025
Rendering, Floor Plans, and Proposed Elevations	Jason C. Christiansen, AIA	10/30/2025	
CRDA Land Use Application (221-235 Boardwalk LLC Authorization)	Applicant	11/26/2025	(12/19/2025)
Escrow Setup Information			
Major Preliminary Site Plan Checklist (Form #6)			
Major Final Site Plan Checklist (Form #7)			
Major Preliminary Subdivision Application Checklist (Form #9)			
Final Major Subdivision Application Checklist (Form #10)			
Stormwater Management Report	Jason T. Sciallo, PE, PP, of Sciallo Engineering Services, LLC	9/2024	11/2025
Preliminary and Final Subdivision and Site Plans	Jason T. Sciallo, PE, PP, of Sciallo Engineering Services, LLC	10/07/2025	11/24/2025
Cover Letter	Nicholas F. Talvacchia, Esq. of Cooper Levenson	11/26/2025	

ARH Associates

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Per this information, our office offers the following comments:

I. PROJECT INFORMATION & CONTACT INFORMATION

The cumulative area of all the subject vacant lots are 278,973 SF with frontages along New Hampshire Avenue, Seaside Avenue, Vermont Avenue, Rhode Island Avenue, Oriental Avenue, and the Boardwalk. The applicant seeks to create 149 new lots along with three existing lots to develop 152 single-family townhouse units. The proposed townhouses will be in various sized buildings scattered throughout. The subject application is governed by the Southeast Inlet Redevelopment Plan as prepared by Jason. T. Sciallo, PE, PP, last revised November 6, 2025.

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

APPLICANT
Inlet AC Partners, LLC 1650 Limekiln Pike, Suite B19 1043 Dresher, Pennsylvania 19025 Email: faron@traxpartners.com

OWNER, BLOCK 73, LOTS 1-5, 7, 9-11, 13, 14, 16-18, 26, 31-35, 37, 40, 42-47; BLOCK 74, LOTS 5, 6, 8, 10-12, 15, 17, 28-34, 36, 39-42, 45 & 46
Inlet AC Partners, LLC 1650 Limekiln Pike, Suite B19 1043 Dresher, Pennsylvania 19025

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OWNER, BLOCK 73, LOT 6

City of Atlantic City
1301 Bacharach Boulevard
Asbury Park, NJ 08401

**OWNER, BLOCK 73, LOTS 36, 38, 41; BLOCK 74,
LOTS 4, 7, 9, 37, 38; BLOCK LOT 6**

GS Land Holdings LLC
226 Woodward Avenue
Rutherford, NJ 07070

OWNER, BLOCK 73, LOT 41

North Beach Holdings
226 Woodward Avenue
Rutherford, NJ 07070

OWNER, BLOCK 74, LOT 27 & 35

Casino Reinvestment Development Authority
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401

**OWNER, BLOCK 76, LOTS 1-5, 12, 13, 20-29 &
32; BLOCK 78, LOTS 1, 2, 5, 8-11, 15-19 & 21-
25**

221-235 Boardwalk, LLC
1650 Limekiln Boulevard 19-1043
Drescher, PA 19025

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ATTORNEY

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ENGINEER & PLANNER

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Atlantic City, NJ 08401
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ARCHITECT

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Westfield, NJ 07090
Phone: 267-808-9472
Email: jason@revision21vis.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 waiver(s) from checklist(s) items as noted below. Furthermore, deficiencies from checklist(s) items that have not been requested a waiver from are also noted below:

Final Major Subdivision Application Checklist (Form #10)

ITEM	FINAL MAJOR SUBDIVISION APPLICATION CHECKLIST	Required	Not Submitted	Waiver Requested by Applicant	Comments
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X (Partial)		The site plan shall be revised to provide the missing tax map sheet # and the block and lot(s) as a condition of approval.
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X		X (condition of approval)	Our office accepts this waiver request as a completeness item. Easements, deed restrictions, HOA agreements, etc. shall be provided as a condition of approval.
29	Solid and liquid waste management plan.	X	X		The Applicant shall provide testimony regarding the refuse collection operations during the hearing.

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ITEM	FINAL MAJOR SUBDIVISION APPLICATION CHECKLIST	Required	Not Submitted	Waiver Requested by Applicant	Comments
32	Final Plan of Lots prepared in accordance with the New Jersey Map Filing Law (M. J. S. 46:23-9), prepared by a Licensed professional land surveyor	X		X (condition of approval)	Our office accepts this waiver request as a completeness item. The Applicant has prepared a preliminary plat and states they will provide the final plat as a condition of approval.
33	Estimate of costs of on-site and off-site improvements (19:66-4.3)			X (condition of approval)	Our office accepts this waiver request as a completeness item. The Applicant states they will provide these necessary items as a condition of approval.
35	Performance guarantee (19:66-4.3, 19:66-58)				
36	Maintenance guarantee (19:66-58)				
37	Inspection Fees (19:66-73)				

The Applicant has provided the necessary checklists for preliminary major subdivision, preliminary site plan, and final site plan. Per our review of these Checklist(s), 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 should the Board act favorably on the application. 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.

Respectfully Submitted,

ARH ASSOCIATES

By



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

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