



Principals
Richard Rehmann, GISP
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November 21, 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 #2: CRDA # 2025-10-3936
Preliminary and Final Major Site Plan Approval
LINY Investor, LLC - Sheraton AC Conversion
(Block 391, Lot 1; Block 395, Lot 1; Block 396, Lot 1; Block 472. Lot 2)
Atlantic City, NJ 08401
ARH # 2410110

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
Response Letter from Applicant's Attorney	Jack Plackter, Esq.	10/21/2025	11/13/2025
City Of Atlantic City Land Use Application			
Project Narrative			
Major Preliminary Site Plan Checklist (Form #6)			
Major Final Site Plan Checklist (Form #7)			
Sheraton Hotel Renovation & Conversion – Site Plan	Arthur Ponzio Co.	10/01/2025	11/12/2025
Response Letter from Applicant's Engineer			11/12/2025
Architect Plans	WATG SOSH	10/17/2025	11/12/2025
Property Deed	Atlantic County Clerk's Office	10/16/2024	

Per this information, our office offers the following comments:

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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I. PROJECT INFORMATION & CONTACT INFORMATION

The 3.15 Acre site is an existing lot with frontage on Kirkland Boulevard, Michigan Avenue, Baltic Avenue, and S.J.T.A. Corridor right-of-way. The site is currently an existing Sheraton Atlantic City Convention Center Hotel seeking approval for the conversion of existing hotel rooms to 130 age restricted residential units and renovation of 252 remaining hotel rooms. Ancillary improvements include a proposed covered walkway, patio expansion, and modified signage.

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

APPLICANT/OWNER

LINY Investor, LLC
479 York Road
Jenkintown, PA 19046
Phone: 609-572-2200
Email: cbarr@pgcfund.com

ENGINEER/PLANNER

Jon J. Barnhart, PE, PP, CME
Arthur Ponzio Co.
400 N. Dover Avenue,
Atlantic City, NJ 08401
Phone: 609-344-8194
Email: tdase@aponzio.com

ATTORNEY

Jack Plackter
Midtown Building, Suite 400
Atlantic City, NJ 08401-7212
Phone: 609-572-2200
Email: jplackter@foxrothschild.com

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ARCHITECT
Tom Sykes, AIA, PP WATG SOSH 1020 Atlantic Avenue Atlantic City, NJ 08401 Phone: 609-345-5222 Email: tsykes@watg.org

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:

Major Preliminary Site Plan Checklist (Form #6) & Major Final Site Plan Checklist (Form #7)

ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Provided in Resubmission	Waiver Requested	Comments
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		Provided in Resubmission
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office	TBP		A 200' list shall be provided prior to the board hearing
21	Stormwater management plans and drainage calculations. (19:66-7.5)		X	Waiver Requested by Applicant
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan	X		Sign details are now provided on the Architecturals.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Provided in Resubmission	Waiver Requested	Comments
	showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.			
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X		A Grading Plan is now provided.
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X		A Landscaping Plan is now provided.
25	Lighting plan and details (19:66-7.10)	X		A Lighting Plan is now provided.
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X		An SESC Plan is now provided.
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles		X	Waiver Requested by Applicant
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X		Patio expansion and covered walkway details are now provided.
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	TBP		These items are to be submitted as a condition of approval.
34	Performance guarantee [19:66-3.4 (b)]	TBP		
35	Maintenance guarantee (19:66-16.3)	TBP		
36	Inspection Fees (19:66-16.1)	TBP		

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

The following Checklist item(s) have been requested a waiver from or not provided on the plans and shall be addressed accordingly:

1. Checklist Item #7 - Title block denoting type of application, tax map sheet, project address, block and lot, and street location. Provided. The Title Block has been revised to include the Tax Map Sheet No. and Project Address.
2. Checklist Item #12 - Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office. Not Provided. The certified 200' property owners list shall be provided prior to the hearing.
3. Checklist Item #21 - Stormwater management plans and drainage calculations. (19:66-7.5). Waiver Requested. Our office accepts this waiver request as the site is fully developed in existing conditions, and the proposed improvements minimally increase the impervious coverage on site without triggering any "major development" criteria per N.J.A.C. 7:8.
4. Checklist Item #22 - Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Provided. The architectural plans have been revised to provide signage modifications.
5. Checklist Item #23 - Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1-foot intervals, stormwater management structures. Provided. The site plans have been revised to provide grading.
6. Checklist Item #24 - Landscaping Plan, details and plant schedule (19:66-7.6). Provided. The site plans have been revised to depict landscaping.
7. Checklist Item #26 - Lighting plan and details (19:66-7.10). Provided. The site plans have been revised to note lighting.

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8. Checklist Item #23 - Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater). Provided. An SESC Plan is provided.
9. Checklist Item #30 - Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs, and sight triangles. Waiver Requested. Our office accepts this waiver request as existing vehicular and pedestrian circulation patterns of the developed site will be negligibly affected with this application.
10. Checklist Item #31 - Preliminary architectural plan and elevations, and areas and type of each proposed use. Provided. Patio expansion and covered walkway details have been provided.

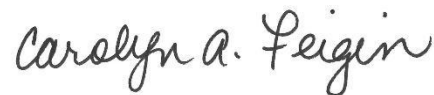
We recommend that this application be deemed **COMPLETE**. Additional commentary will be provided during the technical review portion of this project.

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, Esq.
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