



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

February 26, 2026

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 #1: CRDA # 2026-02-3987  
 Preliminary and Final Major Site Plan Approval  
 Boardwalk Regency LLC (Caesar’s Beach Bar)  
 Beach Lot 25 (Block 1, Lots 87-92)  
 Atlantic City, NJ 08401  
 ARH # 2410000.2026

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
Cover Letter from Applicant’s Attorney	Nicholas F. Talvacchia, Esq. Cooper Levenson, PA	02/20/2026	
CRDA Land Use Application	Owner / Applicant	02/20/2026	
Escrow Setup Information			
Project Narrative			
Corporate Disclosure Statement			
Major Preliminary Site Plan Checklist (Form #6)	Arthur Ponzio Co.	02/19/2026	
Major Final Site Plan Checklist (Form #7)			
“c” Variance Checklist (Form #12)			
Preliminary & Final Major Site Plan	Arthur Ponzio Co.	07/31/2024	
Architectural Plans and Renderings	R2Architects, LLC	02/19/2026	
200’ Property List	City of Atlantic City	02/17/2026	
Beach Lease Agreement		07/15/2024	

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 site is located south of the boardwalk on the beach adjacent to Christopher Columbus Boulevard, Caesars Casino, and the Playground Pier. The site is currently undeveloped on the beach. The Applicant seeks approval to construct/install a beach bar with seasonal amenities.

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

APPLICANT
Boardwalk Regency LLC c/o Nicholas F. Talvacchia, Esq. 2100 Pacific Avenue Atlantic City, NJ 08401 Phone: 609-572-7544 Email: <a href="mailto:ntalvacchia@cooperlevenson.com">ntalvacchia@cooperlevenson.com</a>

OWNER
City of Atlantic City 1301 Bacharach Boulevard Atlantic City, NJ 08401 Phone: 609-347-5528 Email: <a href="mailto:jberenato@acnj.com">jberenato@acnj.com</a>

ENGINEER/PLANNER
Jon J. Barnhart, PE, PP, CME Arthur Ponzio Co. 400 N. Dover Avenue, Atlantic City, NJ 08401 Phone: 609-344-8194 Fax: 609-344-1594 Email: <a href="mailto:bponzio@ponzio.com">bponzio@ponzio.com</a>

**ARH Associates**

**ATTORNEY**

Nicholas F. Talvacchia, Esq.  
 Cooper Levenson, PA  
 1125 Atlantic Avenue, Third Floor  
 Atlantic City, NJ 08401  
 Phone: 609-572-7544  
 Fax: 609-572-7545  
 Email: [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)

**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	Not Provided	Waiver Requested	Comments
21	Stormwater management plans and drainage calculations. (19:66-7.5).		X	Our office accepts this waiver request as the Applicant is not considered a “major development” per N.J.A.C. 7:8 and proposed improvements are located directly on the beach thus no stormwater management measures are required.
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	X (Partial)		Applicant is asked to provide construction details as a condition of approval.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
	lines, parking area plan 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	Our office accepts this waiver request as the proposed improvements are located directly on the beach.
24	Landscaping Plan, details, and plant schedule (19:66-7.6)		X	Our office accepts the waiver request from a Landscaping Plan as the proposed improvements are located directly on the beach sand and not soils suited for vegetation.
25	Lighting Plan and details (19:66-7.10)		X (Partial)	Our office accepts the waiver request from a Lighting Plan as the proposed improvements are located directly on the beach sand and are seasonal. However, we request information regarding safety lighting for evening operations and will require details of such lighting as a condition of approval.
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)		X	Our office accepts the waiver request from a SESC Plan as there will be no soil disturbance greater than 5,000 SF
28	Road and paving cross-sections and profiles		X	Our office accepts the waiver request as no new roadways are proposed.
32	Estimate of costs of on-site improvements [19:66-3.4 (b)]		X	Our office accepts the Applicant's waiver request from providing a cost estimate, performance
34	Performance guarantee [19:66-3.4 (b)]		X	

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Not Provided	Waiver Requested	Comments
35	Maintenance guarantee (19:66-16.3)		X	guarantee, maintenance guarantee, and inspection fees at time of completeness review. However, these items shall be provided prior to project completion.
36	Inspection Fees (19:66-16.1)		X	

“c” Variance Checklist (Form #12)

ITEM	“c” Variance Checklist	Not Provided	Waiver Requested	Comments
6	Color Photographs of site from four (4) different viewpoints	X		Four (4) color photographs of the site shall be provided as a condition of approval.

Per our review of the Checklist, the Applicant has satisfied all other submission requirements, and no additional waivers appear necessary.

**III. RECOMMENDATIONS**

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

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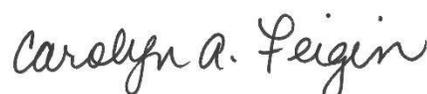
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If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at [cfeigin@arh-us.com](mailto:cfeigin@arh-us.com).

Respectfully Submitted,

**ARH ASSOCIATES**

By



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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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