CRDA

15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FOR CERTIFICATE OF LAND USE COMPLIANCE

(PLEASE PRINT CLEARLY)

Fees: Commercial: $50.00. Residential: $32.00*
*Fees in accordance with Resolution 11-60 dated 6/21/11 and Resolution 15-24 dated 3/3/15.
Check or Money Order Payable To "Casino Reinvestment Development Authority". No cash.

BUSINESS NAME: TENNESSEE AVENUE BEER HALL

Applicant's Name: Scott Cronick Phone: (732) 657-2014 609-412-0386

Applicant's Address: 29 Union Ave, Lakehurst, NJ 08733

Applicant's Email: mark@alphafunding.com ; scronick@pressofac.com

Applicant's Signature:

PROPERTY INFORMATION

Street Address: 133 South Tennessee Ave Unit#

Zoning District: RS-C Block(s) 54 Lot(s) 13 & 15 Condo. Qualifier No.

Prior Use (Include total number of units, number of on site parking spaces, number of seats if restaurant and /or bar, describe fully.):
102 seat restaurant and four apartment units with no parking

Proposed Use (Fully describe proposed use and/or signage, including total number of units; number of on-site parking spaces, number seats if restaurant and / or bar, attach sheets if necessary.):
100 seat beer hall and outdoor beer garden, and four apartments with no parking
Note: project approved administratively as application # 2018-01-2318

CERTIFICATION IN LIEU OF OATH (OWNER OR AGENT)

Owner Section (To be completed by the owner in fee of the property that is the subject of this application.)

Owner's Name: SEE ATTACHED EXHIBIT "A" Phone:

Owner's Address:

Owner's Email :

I hereby certify that I am the owner in fee of the property that is the subject of this application.

Property Owner's Signature: Date: 2/20/18

Agent Section (To be completed if owner in fee has authorized an agent for this application.)

Agent's Name: Scott Cronick

Agent's Title: Partner

Agent's Address: 149 Ocean Ave., Somers Point, NJ 08244

Agent's Email: scronick@pressofac.com

I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.

Agent's Signature: Date: 2/20/18

Notice: 1) THIS CERTIFICATION MAY NOT BE THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE, LICENSE TO OCCUPY PUBLIC PROPERTY, LICENSE TO OCCUPY THE PUBLIC RIGHT OF WAY OR OTHER STATE AND LOCAL PERMITS. 2) THE AGENT BY THEIR SIGNATURE REPRESENTS THAT THE PROPERTY OWNER HAS GRANTED CONSENT TO THE AGENT TO SIGN ON THEIR BEHALF. 3) THE CERIFICATE WILL NOT BE ISSUED IF VIOLATIONS EXIST. 4) THIS CERTIFICATE IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS EXIST.

FOR OFFICE USE ONLY

Approved ✓ Denied

Conditions of Approval: Subject to applicant's satisfaction of all applicable requirements of the City of Atlantic City's Land Use Ordinances and regulations and compliance with all Federal, State and Local laws.

SEE EXHIBITS "B" THROUGH "G" ATTACHED

Application Number: # 2018-01-2318 Fee Received: $50.00 CK# 14243995

Date Filed: 2/20/17 Date Issued: 2/20/17

Authorization:
Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer

Casino Reinvestment Development Authority
APPROVED
Land Use Regulation and Enforcement Division

Distribution (City Departments):

Construction Division ____ City Engineer ____ Code Enforcement ____ Fire Department ____
Police Department ____ Mercantile Office ____ Tax Assessor ____ Health Department ____
CDBG Program ____ Other ____

Rev. 12/22/17

EXHIBIT "A"

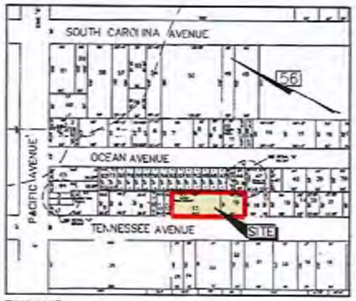
Tennessee Avenue Beer Hall

CLUC #2018-01-2318

List of Property Owners

- Lot 15, Block 54, 161 S. Tennessee LLC
  29 Union Ave.
  Lakehurst, NJ 08733-2803

- Lot 13, Block 54, 133 S. Tenn Ave LLC
  831 N. Main St.
  Pleasantville, NJ 08232-0399



TAX MAP
SCALE: 1" = 200'   SOURCE: TAX SHEETS 10 AND 11 (SITE)

U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP
SCALE: 1" = 2000'

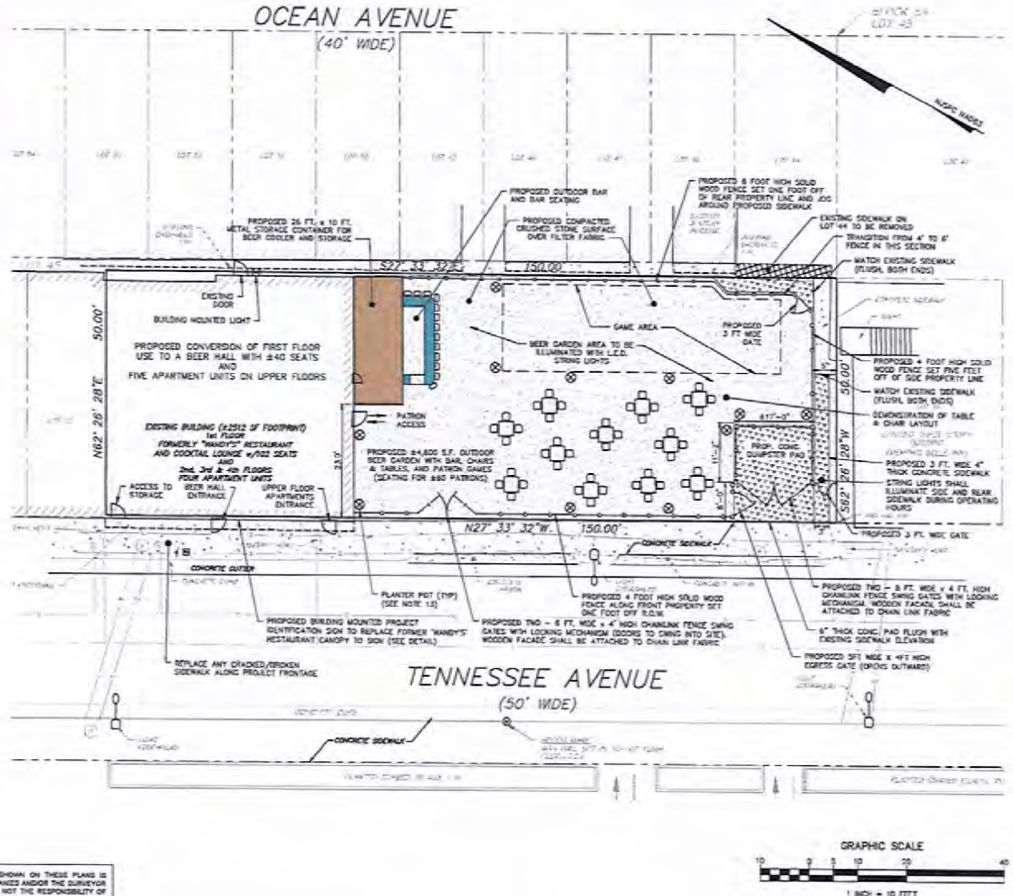
C.R.D.A. TOURISM DISTRICT ZONING MAP
SCALE: 1" = 300'

ZONING SCHEDULE

RESORT COMMERCIAL DISTRICT (RS-C ZONE) "OTHER NON-RESIDENTIAL" USES BULK STANDARDS PROVIDED					
ORD. SECTION	RS-C ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
163-58.0	PERMITTED PRINCIPAL USES	RESTAURANTS WITH OR WITHOUT DANCING & ENTERTAINMENT	FORMER WANDY'S RESTAURANT & COCKTAIL LOUNGE	RESTAURANT /BEER HALL	CONFORMS
163-58.0 SCHEDULE III (RESIDENTIAL USES)	PERMITTED PRINCIPAL USES	MULTI-FAMILY DWELLINGS	MULTI-FAMILY DWELLINGS	MULTI-FAMILY DWELLINGS	CONFORMS
163-58.0 SCHEDULE I	MINIMUM LOT AREA	N/A	N/A	N/A	N/A
163-58.0 SCHEDULE I	MINIMUM LOT DEPTH	N/A	N/A	N/A	N/A
163-58.0 SCHEDULE I	MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A
163-58.0 SCHEDULE I	MAX. PRINCIPAL BLDG. HEIGHT	385 FEET	± 35 FEET	± 35 FEET (EXIST. BUILDING)	CONFORMS
163-58.0 SCHEDULE I	MAX. ACCESSORY BLDG. HEIGHT	25 FEET	N/A	< 15 FEET	CONFORMS
163-58.0 SCHEDULE I	MINIMUM LOT COVERAGE OF PRINCIPAL BLDG.	N/A	N/A	N/A	N/A
163-58.0 SCHEDULE I	MINIMUM LOT COVERAGE OF ACCESSORY BLDG.	N/A	N/A	N/A	N/A
163-58.0 SCHEDULE I	MAX. LOT COVERAGE (ALL IMPERVIOUS SURFACES)	80%	35.1 %	45.2 %	CONFORMS
163-58.0 SCHEDULE I — PRINCIPAL BUILDING SETBACKS	FRONT YARD (From R.O.W.)	10 FEET (For Buildings Under 35')	-0.40 FT. ENC (A) (ENCROACHMENT INTO R.O.W.)	-0.40 FT. (ENC OF EXIST. BLDG.) 23.0 FT. (PROP. OUTDOOR BAR)	ENC (A) CONFORMS
	SIDE YARD	NONE (For Buildings Under 35')	N/A	N/A	N/A
	REAR YARD	NONE (For Buildings Under 35')	N/A	N/A	N/A
163-58.0 SCHEDULE I	MAX. FLOOR AREA RATIO	8.0 (For Non-Residential Uses)	0.335 (FORMER WANDY'S, 1st FLOOR)	0.909 (INDOOR AND OUTDOOR RESTAURANT, BAR & GAME AREAS)	CONFORMS
163-64.C(8)(a)[1]	MAX. FENCE OR WALL HEIGHT (Side/Front Yard)	4 FEET	8 FT. CHAINLINK (SIDE) ENC (B)	4 FT. WOOD FENCE (B)	CONFORMS
163-58.C(8)(a)[2]	MAX. FENCE OR WALL HEIGHT (Rear Yard)	6 FEET (PRIVACY FENCE)	6 FT. CHAINLINK (B)	5 FT. WOOD FENCE	CONFORMS

FOOTNOTES:
ENC = EXISTING NON-CONFORMING CONDITION
N/A = NOT APPLICABLE TO PROJECT SITE OR NOT APPLICABLE PER SCHEDULE I
(A) THE EXISTING BUILDING ENCROACHES INTO THE TENNESSEE PUBLIC RIGHT-OF-WAY BY 0.40 FEET. THE ENCROACHMENT WILL REMAIN.
(B) HISTORICALLY THERE HAS BEEN A 6 FOOT HIGH CHAINLINK FENCE ALONG THE REAR AND SIDE PROPERTY LINES OF THIS PARCEL.

HISTORIC TAX RECORDS



GENERAL NOTES:

1. APPLICANT AND OWNER: ALPHA FUNDING, INC.
   29 UNION AVENUE
   LAKEHURST, NJ 08733
2. THE SUBJECT PROPERTY CONSISTS OF BLOCK 54, LOTS 13 AND 15 AS INDICATED ON OFFICIAL TAX MAP #11 OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY.
3. THE PROPERTY IS ZONED RS-C, RESORT COMMERCIAL DISTRICT AS INDICATED ON THE OFFICIAL ZONING MAP OF ATLANTIC CITY.
4. THE PROPERTY CONTAINS AN AREA OF 0.172 ACRES (7,500 SF) BASED ON A OUTBOUNDS SURVEY PREPARED BY MARATHON ENGINEERING IN DECEMBER 2017. THE PARCEL HAS FRONTAGE ON SOUTH TENNESSEE AVENUE, A LOCAL IMPROVED ROAD.
5. THE SITE IS PRESENTLY IMPROVED WITH ONE FOUR-STORY STRUCTURE CONTAINING FOUR APARTMENTS (TOTAL OF 5 BEDROOMS - ALL ON UPPER FLOORS), THE FORMER WANDY'S RESTAURANT AND LOUNGE ON THE FIRST FLOOR (102 SEATS), AND ±5,000 S.F. VACANT LAND AREA.
6. NO MODIFICATIONS TO SITE DRIVEWAY OR EXISTING RIGHT OF WAY IMPROVEMENTS ARE PROPOSED.
7. THIS PLAN HAS BEEN PREPARED IN SUPPORT OF THE APPLICANT'S APPLICATION TO THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY FOR THE FOLLOWING USES:
   - CONVERSION OF THE FIRST FLOOR USE TO A ±40 SEAT BEER HALL
   - CONVERSION OF THE 4 APARTMENT UNITS (5 BEDROOMS TOTAL) TO FIVE (5) APARTMENTS @ 1 BEDROOM EACH
   - CREATION OF ±4,800 S.F. OUTDOOR BEER GARDEN WITH ±60 SEATS
8. THE PROPOSED ±4,800 S.F. BEER GARDEN WILL INCLUDE THE FOLLOWING OUTDOOR IMPROVEMENTS: WEATHER RESISTANT MOVEABLE CHAIRS & TABLES, 26' x 10' METAL SHIPPING CONTAINER FOR BEER COOLER & STORAGE, OUTDOOR BAR WITH SEATING, BAR GAMES, 4 AND 6 FOOT HIGH SOLID WOOD PERIMETER FENCING & GATES, GRAVEL SURFACE, PERIMETER CONCRETE SIDEWALK, OUTDOOR STRING LIGHTS AND A FENCED DUMPSTER ENCLOSURE.
9. THE PROJECT WILL INCLUDE A MAXIMUM OF 100 SEATS WITH THE FINAL DISTRIBUTION OF SEATS BETWEEN THE INDOOR AND OUTDOOR FACILITIES TO BE DETERMINED. THE APPROXIMATE DISTRIBUTION HAS BEEN PROVIDED ON THESE PLANS.
10. THE APPLICANT PROPOSES A BUILDING MOUNTED SIGN ALONG THE TENNESSEE AVENUE FACADE AT A SIZE EQUAL TO OR LESS THAN "WANDY'S" FORMER CANOPY SIGN. FINAL SIGN DETAILS TO BE PROVIDED TO CRDA FOR APPROVAL PRIOR TO INSTALLATION.
11. THE SITE HAS HISTORICALLY NOT PROVIDED ON-SITE PARKING FOR THE 4 APARTMENTS AND RESTAURANT WHICH EQUATES TO AN HISTORIC AND GRANDFATHERED SHORTAGE OF 32.6 SPACES PURSUANT TO CITY ORDINANCE STANDARDS. THE PROPOSED CONDITION WILL NOT INCLUDE ANY ON-SITE PARKING. HOWEVER, THE NEW REQUIRED PARKING DEMAND WILL NOT EXCEED THE HISTORIC DEFICIT OF 32.6 PARKING SPACES. REFER TO PARKING ANALYSIS BELOW FOR A BREAKDOWN.
12. PARKING ANALYSIS:
   A. EXISTING HISTORIC PARKING SUMMARY
      FOUR (4) APARTMENT UNITS = 2.0 Spaces (B)
      102 SEAT "WANDY" RESTAURANT = 102 seats x 30% Capacity = 30.6 Spaces (A)
      HISTORICALLY REQUIRED PARKING = 32.6 SPACES
   B. PROPOSED PARKING SUMMARY
      FOUR (4) APARTMENT UNITS = 2.0 Spaces (B)
      INDOOR BEER HALL & OUTDOOR BEER GARDEN = 100 seats x 30% Capacity = 30 Spaces
      TOTAL REQUIRED PARKING = 32.5 SPACES

   PARKING FOOTNOTES:
   (A) HISTORIC USE AND NUMBER OF SEATS IN FORMER RESTAURANT ARE AS BASED ON THE RECORDS DATA (SEE THIS PLAN).
   (B) MULTIFAMILY PARKING BASED ON THE CITY'S SCHEDULE IV - 1 SPACE REQUIRED PER 2 MULTIFAMILY DWELLING UNITS.
13. PLANTER POTS SHOWN SHALL BE MOVEABLE MOBILE, AND ARE INTENDED TO CONTAIN PLANTS THAT MAY VARY SEASONALLY, OR CONVEY A THEME SUCH AS HOLIDAYS OR SPECIAL EVENTS.

EXHIBIT "B"

Approved by Resolution #	Dated:
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE

CLUC# 2018-01-2318

811 Know what's below. Call before you dig.

1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

JASON T. SCIULLO, P.E., P.P.

SCIULLO ENGINEERING SERVICES, LLC

133 S. TENNESSEE AVE BEER HALL
BLOCK 54, LOTS 13 & 15
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

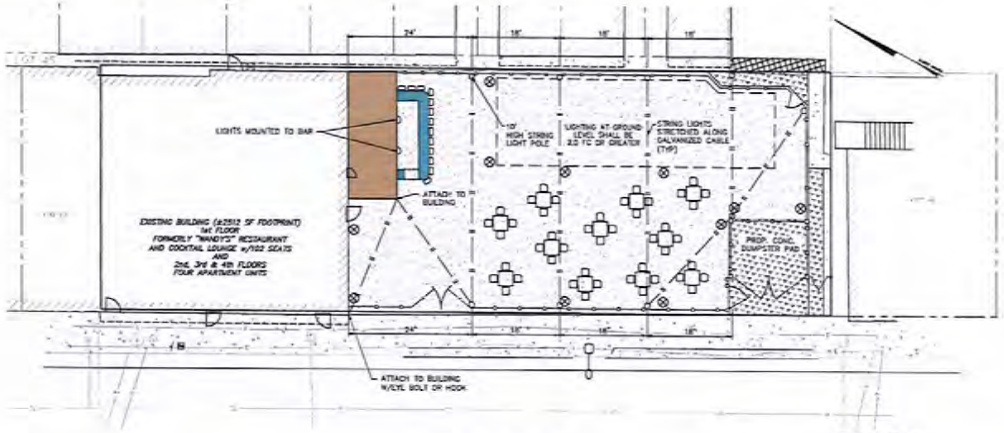
SITE PLAN

ALPHA FUNDING INC.

SUBMISSION TO CRDA

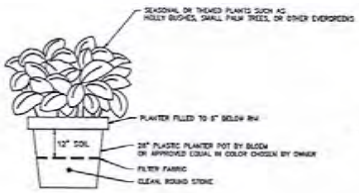
1 OF 2

C0101

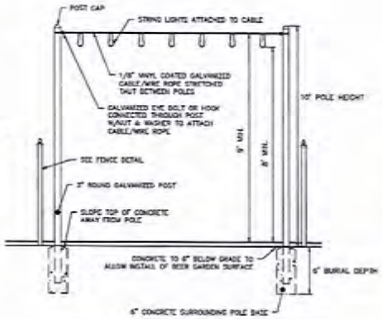


LIGHTING LAYOUT DETAIL
N.T.S.

GRAPHIC SCALE
1 INCH = 10 FEET



PLANTER POT DETAIL
N.T.S.



LIGHT POLE DETAIL
N.T.S.

336 ft Black Commercial Medium Suspended Socket String Light & LED B14 Premium Warm White Bulbs

- 100 screws with 102 of the LED B14 Premium bulbs (0.96 watts each).
- 100 includes one spare LED bulb.
- Bulb size: 1.75" wide and 3.5" high with base.
- Average bulb life: 25,000 hours.
- Not dimmable.
- Bulb of creative product, brown-colored metallic green.
- Bulb's base is 1" wide.
- If one bulb burns out, the rest can it.
- 24' spacing (one foot) exists. This includes our rest. Total length is 336 feet.
- Wattage: 100 bulbs, 96 watts. With LED bulbs, you can use the entire rest.
- The socket's black exterior which is about 1.5" x 1.5" for the rest fits far behind of the socket. With bulbs, they hang down about 1".
- The socket's black exterior which is about 1.5" x 1.5" for the rest fits far behind of the socket. With bulbs, they hang down about 1".
- Bulbs are not dimmable, but they do change in a way that it is not hard to tell.
- Bulbs are not dimmable, but they do change in a way that it is not hard to tell.
- Wired outside with the proper wire and strong quality sockets.
- PVC socket base is light and strong and not wire of the bulb.
- For indoor or outdoor use and typically used in pool chandeliers.
- Light strings shipped with extra bulbs in case any are unavailable.
- Lights shall be continuously mounted from the by an experienced installer's recommendations. Wire should be in the shape of a "U" and not straight so wire shall not be taken. Wire should be in an overhead fashion to prevent sagging or wire shall be taken. Wire should be in an overhead fashion to prevent sagging or wire shall be taken. Lights shall be at a height of less than 3 feet above grade. Supports (poles 4"x4" pressure treated posts or steel posts) shall be installed perpendicularly to the ground if water is possible in order to prevent a stack of water for lights.
- Lights shall be set on fences with the ability to provide approximately 25% of the light to operate in the shade. Fences in the security photometric have 75% to be off during closed hours.
- Assembly required. Bulbs will need to be screwed in.

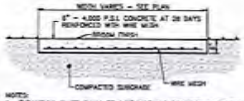
STRING LIGHT DETAIL & NOTES

NOTES:
1. REPLACED SIGN SHALL NOT EXCEED SIZE OR SIGN FACE AREA OF ORIGINAL "WANDY'S" CANOPY SIGN.
2. DETAILS OF FABRICATION, MATERIAL SELECTION, COLORS, AND GRAPHICS SHALL BE PROVIDED TO THE ORDA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PROPOSED BUILDING MOUNTED SIGN
N.T.S.

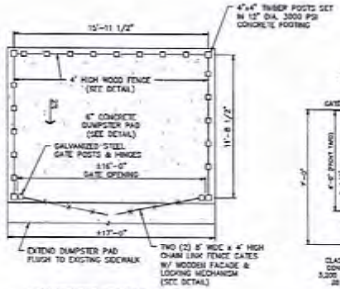
NOTES:
1. EXPANSION JOINTS TO BE AT 20 FT. C.C. CONTROL JOINTS TO BE AT 4 FT C.C. EXPANSION JOINT MATERIAL TO BE CORK OR MASTIC MATERIAL OR APPROVED EQUAL.
2. 2% SLOPE INDICATES FLOW AWAY FROM BUILDING TO ROADWAY OR PARKING AREA.
3. SIDEWALK SURFACE TO BE BROOM FINISH.
4. CONCRETE TO HAVE 8-10% AIR ENTRAINMENT.

CONCRETE SIDEWALK DETAIL
N.T.S.

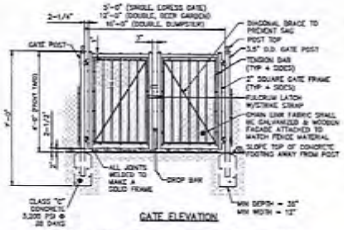


NOTES:
1. EXPANSION JOINTS SHALL BE 1/2" WIDE AND PROVIDED AT INTERVALS TO PREVENT CRACKING AND SHALL BE FILLED WITH 1/2" THICK CELLULAR COMPRESSION MATERIAL TO WITHIN 1/4" OF TOP OF PAD.
2. SURFACE GROVES SHALL BE CUT AT LEAST 3/4" DEEP AT RIGHT ANGLES TO THE OUTSIDE OF PAD.
3. SURFACE EDGES SHALL BE ROUNDED TO 1/2" RADIUS.
4. FINISH SHALL BE SCRED FLAT, FOLLOWED BY BROOMING TO A NEAT, WORKMANLIKE SURFACE.

CONCRETE DUMPSTER PAD DETAIL
N.T.S.

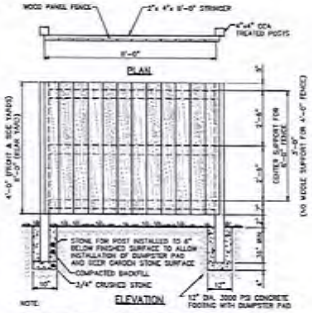


DUMPSTER PAD LAYOUT
N.T.S.



GATE ELEVATION

SINGLE AND DOUBLE SWING GATE DETAIL
N.T.S.



ELEVATION

NOTE:
1. ALL WOOD MATERIAL TO BE OTHER PRESSURE TREATED OR CEDAR.
2. FINISHED SIDE OF FENCE SHALL FACE OUTWARD.

WOOD PANEL FENCE DETAIL
N.T.S.

EXHIBIT "C"
CLUC # 2018-01-2318

811 Know what's below. Call before you dig.

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JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER NO. 27001 LICENSE NO. 0 ENGINEER
PROFESSIONAL PLANNER NO. 2100 LICENSE NO. 0 ESTABLISHED

SCIULLO ENGINEERING SERVICES, LLC
1010 CORPORATE DRIVE, SUITE 3
MARIETTA, GEORGIA 30062
(770) 578-0000
FAX (770) 578-0001
WWW.SCIULLOENGINEERING.COM

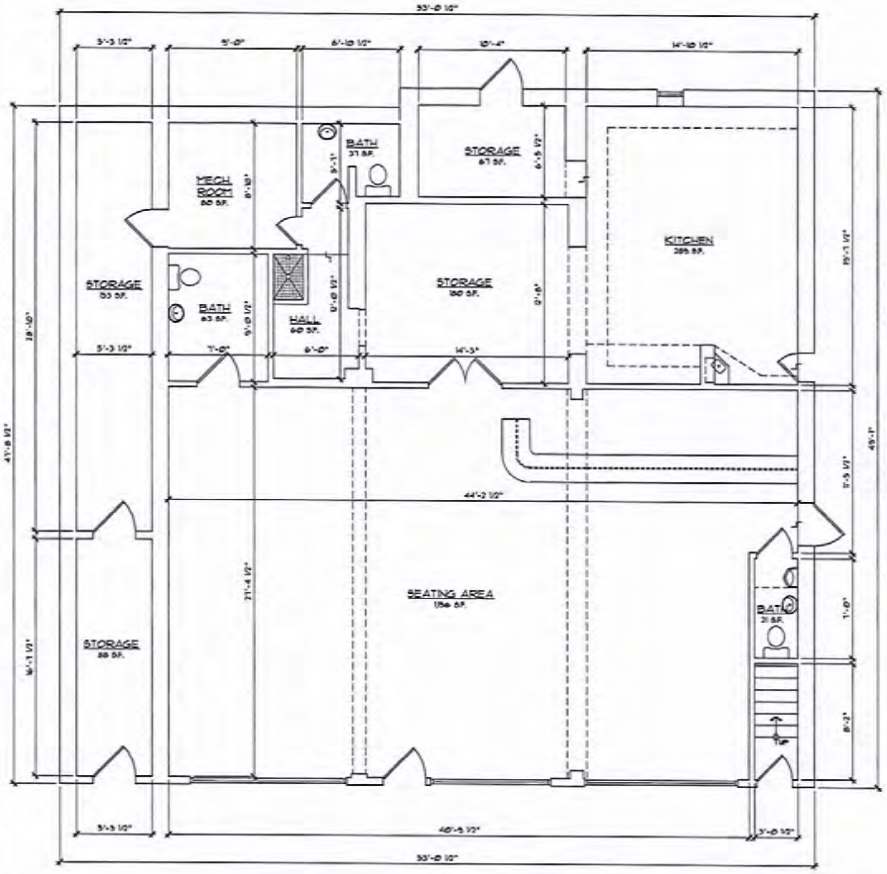
133 S. TENNESSEE AVE BEER HALL
BLOCK M, LOTS 13 & 14
ATLANTA CITY, ATLANTA COUNTY, NAD 83/1983

SITE DETAILS

ALPHA FUNDING INC.
1010 CORPORATE DRIVE, SUITE 3
MARIETTA, GEORGIA 30062
JASON SCIULLO, NAD 83/1983 SITE

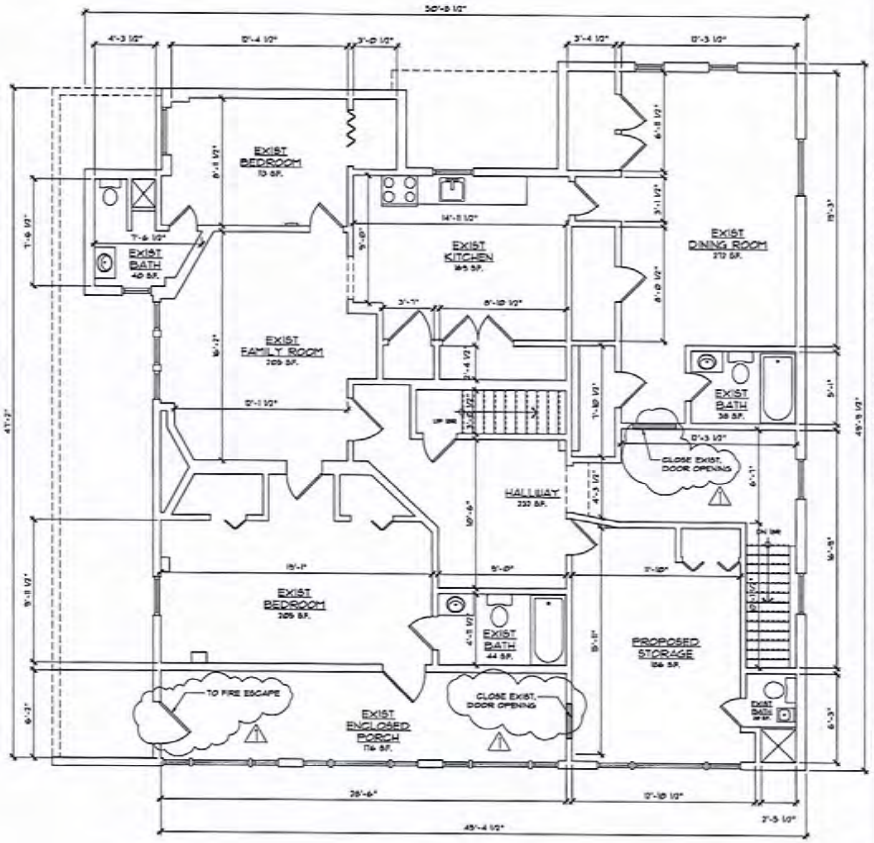
2/20/2018	1	REVISED TO ORDA	JTS
2/15/2018	0	ISSUED FOR REVIEW	JTS

DATE	02/15/2018
DRAWN	JTS
CHECKED	JTS
SCALE	AS SHOWN
SHEET	2 OF 2
PROJECT	ALP-DR-01
DRAWING	C1101



1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN (ONE UNIT)

SCALE: 1/4"=1'-0"

EXHIBIT "D"
CLUC # 2018-01-2318

FIRST FLOOR AREA: 2,571 S.F.
SECOND FLOOR AREA: 2,179 S.F.
THIRD FLOOR AREA: 1,136 S.F.
FOURTH FLOOR AREA: 1,053 S.F.
TOTAL FLOOR AREA: 6,939

Parallel Architectural Group

Tenant Fit-up at:
BEER GARDEN
133/135 South Tennessee Avenue
Atlantic City, NJ 08201

Antonio Scalise, AIA
NJ AI06703
NY 031733-1
PA RA403905

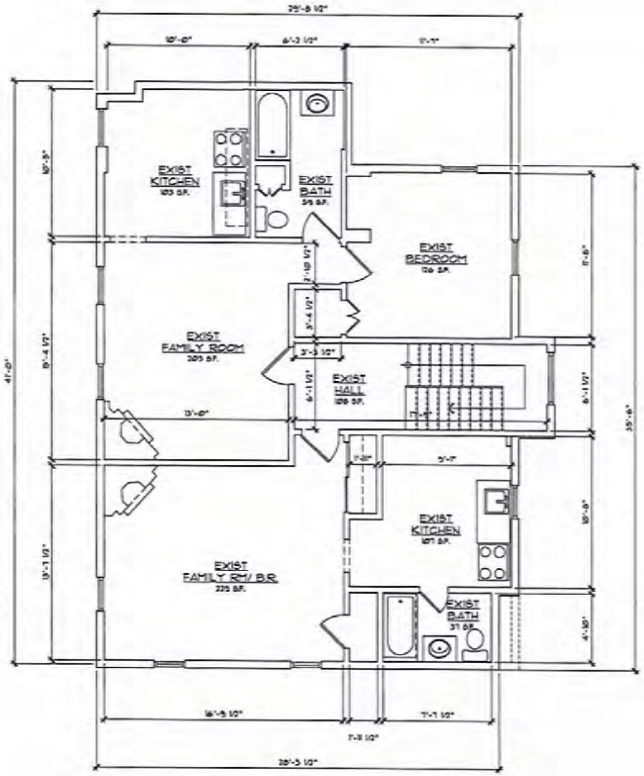
Title:
EXISTING FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN

Scale: As Shown
Drawn By: NS
Checked By: AS
Date: DECEMBER 21, 2017

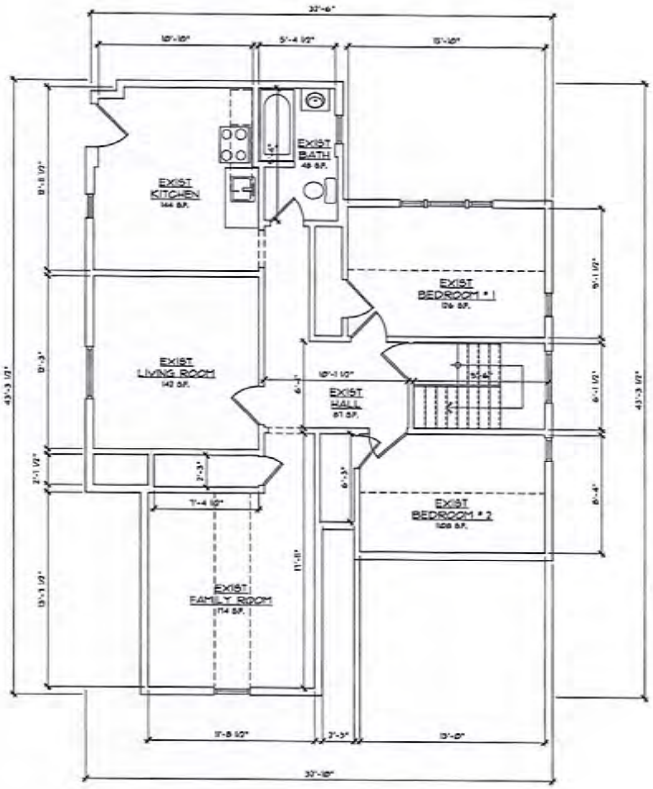
No.	Date	Description
1	3/5/18	CMSA SUBMISSION

133/135 S. TENNESSEE AVE.
ATLANTIC CITY, NEW JERSEY

A-101
1 OF 2



1 EXISTING THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



2 EXISTING FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

EXHIBIT "E"
CLUC # 2018-01-2318

FIRST FLOOR AREA: 2571 S.F.
SECOND FLOOR AREA: 2179 S.F.
THIRD FLOOR AREA: 1136 S.F.
FOURTH FLOOR AREA: 1053 S.F.
TOTAL FLOOR AREA: 6,939

Parallel Architectural Group

Tenant Fit-up at:
BEER GARDEN
133/135 South Tennessee Avenue
Atlantic City, NJ 08201

Title
EXISTING THIRD FLOOR
EXISTING FOURTH FLOOR

Scale: As Shown
Drawn By: NB
Checked By: AB
Date: DECEMBER 21, 2017

133/135 S. TENNESSEE AVE.
ATLANTIC CITY, NEW JERSEY

A-102
2 OF 2

CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

EXHIBIT "F"
CLUC #2018-01-2318

February 8, 2018

C.R.D.A
FEB 12 2018

Robert Reid, AICP, PP
Land Use Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

RE: **Mark Callazzo, 133 S. Tennessee Avenue, LLC**
133 South Tennessee Avenue
Block 54, Lots 13 & 15
Minor Site Plan – Response to Applicant's Engineer's letter
Application #2018-01-2318

Dear Mr. Reid:

We are in receipt of a letter from Jason T. Sciullo, PE, PP, of Sciullo Engineering Services, LLC, the engineer for 133 S. Tennessee Avenue, LLC, dated February 5, 2018.

Sciullo's letter is a point by point response to an administrative review from CRDA's consulting planner and engineer, dated January 23, 2018, and contains updated engineering and architectural plans.

The following is the point by point response from CRDA's consulting planner and engineer to the Sciullo letter. We have **no objections** to Sciullo's responses.

Planning Issues

1) We find the proposed landscaping plan acceptable.
2) Noted.
3) Noted.
4) Noted.
5) We find that a wooden façade for the chain link mesh fence is acceptable.
6) Noted.
7) Noted.

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CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

Engineering Issues

1) Noted.
2) Noted.
3) Noted.
4) Noted.
5) We find that not removing and replacing the driveway aprons and keeping the southern driveway apron are acceptable.
6) Noted.
7) Noted.
8) Noted.
9) Noted.

We would be happy to address any questions or comments.

Respectfully submitted,

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

William England, PE
CRDA Consulting Engineer

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February 5, 2018

ALP 001.03

EXHIBIT "G"
CLUC # 2018-01-2318

Robert Reid, AICP, PP, Land Use Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

RE: Mark Callazzo, 133 S. Tennessee Avenue, LLC
133 South Tennessee Avenue
Block 54, Lots 13 & 15
Minor Site Plan Administrative Review Application #2018-01-2318

Dear Mr. Reid:

Sciullo Engineering Services, LLC ("SE") is assisting the Applicant, Alpha Funding Solutions, with the subject project. This letter is being provided in response to the review letter from Cofone Consulting Group and ARH Associates dated January 23, 2018 for the Administrative Minor Site Plan Approval application submitted for the project.

Below is a point-by-point response to the comments in the review letter. For ease of reference, the review comments are included below in *italicized* text, followed by our responses in **bold**. Only those comments requiring a response are included:

Planning Analysis and Issues for Consideration:

1. *The Applicant shall provide landscaping details for the Beer Garden area in accordance with Section 163. None are provided on the plan. It is our opinion that the Beer Garden shall contain some landscaping. Specifically, the Applicant shall provide locations and details for proposed landscaping.*

   The plan is revised to include planter pots to add landscaping within the footprint of the beer garden. The Applicant does not intend to plant landscape materials as part of the project since there are obstructions underground (old foundations, etc.), and the beer garden is not envisioned as the permanent use of this space. The Applicant desires to avoid undue cost on the project. Additionally, having movable planters allows flexibility in the layout of the beer garden space, and also creates opportunity for seasonal or themed plantings to be utilized. A detail for the planter pot is located on the Details Sheet C1101 in the enclosed revised plan set.

2. *The Applicant shall provide lighting details on the plan, specifically for the rear door access to the alley, the alley area, and the overall site.*

   The requested lighting details are included on the plans, both the Site Plan sheet C0101 and Details Sheet C1101.

3. *A gate should be provided at the entrance to the access alley, linking Tennessee Avenue to the alley at the rear of the site.*

   The requested gate is added to the plan. It should be noted that there is open space between the added gate and the neighboring structure to the south that will remain open, and the Applicant cannot add fence to completely block off the alley access since the aforementioned open space is on a neighboring lot.

4. *The existing doorway access to a fire escape on the second floor off the existing enclosed porch is proposed to be closed off. However, the access should remain open. Other doorway closings should be labeled as such.*

   The enclosed architectural plans are revised to clarify the noted items.

5. *As a design consideration, we recommend that the swing gates should not be chain link. The Applicant should consider another style of fencing in the two highly visible locations along Tennessee Avenue.*

   The detail is revised to show the chain link mesh to receive a wooden façade to match the look of the rest of the wooden fence along the property frontage. This approach is proposed so that the structural stability and constructability of the chain link gates are maintained and the aesthetic of the wooden fence is achieved along the entire frontage.

6. *The Applicant shall provide details on how the "Patrol Controlled Access" area between the indoor restaurant and the outdoor area will function.*

   The note stating "Patron Controlled Access" was a typo. It should have read "Controlled Patron Access." The plans are now clarified to remove "Controlled" from the note. The purpose of the note was to demonstrate that is was the point where patrons could move from the Beer Hall to the Beer Garden without going onto the sidewalk, and that access would be controlled by staff on site.

7. *The Applicant shall provide details regarding access to the apartment units.*

   A note is added to the plans labeling the doorway access from the sidewalk on Tennessee Avenue to the stairwell up to the apartments. Access is from the outside, not through the Beer Hall.

Engineering Analysis and Issues for Consideration:

1. *The Beer Garden Area is to be compacted crushed stone over filter fabric. Specify stone material, filter fabric and provide a cross section. Identify drainage patterns (flow arrows) for overland flow routes. Does offsite water traverse the site?*

   The plans are revised to include a detail for the stone surface in the Beer Garden area. The high point of the block is the mid-block alley between the Beer Garden and the residential properties to the east. There is no offsite water traversing the site other than the five foot wide alley area from the rear of the residential buildings. All stormwater runoff will flow from the alley west towards Tennessee Avenue.

2. *The Beer Garden identifies an area for Patron Games. Provide examples.*

   Games anticipated at this time are those such as "corn hole." The Applicant intends to adapt as new or other games become popular.

3. *String lights are shown to illuminate the beer garden and side/rear sidewalks. Show the locations of the string lights, support poles, and mounting heights. Notes indicate that the lights are to be a minimum of 8 feet above ground, which will require poles of at least 9 feet in height (light hangs down 7", exclusive of sag). Provide locations, details, cross sections, and effective illumination levels of the ground.*

   The requested lighting layout and details are added to the Detail Sheet C1101, including locations of the string lights and support poles. A cross-section detail is also included showing pole heights, materials and installation method. The effective illumination level is anticipated to be 2.0 footcandles, and the lights will only on when the Beer Garden is open. The type of string lights proposed can accept bulbs of varying wattage so there will be flexibility in the lighting levels that can be provided (i.e. lower level lighting at the rear property line and more intense lighting levels in the site and out to Tennessee Avenue). The Applicant intends to adjust the lighting during installation to ensure no glare extends off-site and lighting levels on site are adequate.

4. *There is a 3 foot gate shown in the southeast corner of the property. Is this height or width? Clarify. Identify where the 6 foot and 4 foot high fences transition on this corner.*

   The plans are revised to indicate the gate as 3 feet wide. The transition from a fence height of 4 feet to 6 feet will be in the first section of fence from the corner gate heading north along the rear property line.

5. *Remove the driveway aprons and install new curb and sidewalk to match existing. Provide details.*

The Applicant respectfully requests that removal and replacement of the driveway aprons not be required. The Applicant recognizes that the Beer Garden, while permitted, may not be the highest and best use for the site, and in addition to wanting to minimize cost for installation of this interim use, they would also like to preserve the driveway aprons in the event they are valuable to future development of the site. Additionally, the southern driveway apron needs to remain for access to the dumpster.

6. *The dumpster pad detail shows the doors attached to the fence end posts. Clarify that metal hinge posts are to be used in accordance with the single and double swing gate detail.*

   The dumpster pad detail is revised to clarify that the gates are connected to separate galvanized steel posts to be consistent with the gate detail.

7. *Provide larger outer diameter posts for the Beer Garden and dumpster gate to support the weight of the larger gates. Add diagonal bars to help keep the gates square.*

   The gate detail is revised to specify 3" round galvanized gate posts. In addition to the wooden façades on the gates, the detail also specifies a diagonal brace to prevent sag.

8. *The wood panel fence detail indicates that the stone for the posts are to be located outside the dumpster pad. Revise the dumpster pad layout to be consistent with this note.*

   The fence detail is revised to show the stone fill around the posts to end 6 inches below grade to allow the dumpster pad and Beer Garden surface to be installed above the stone.

9. *Replace all cracked/broken sidewalk and curb along the property frontage.*

   A note is added to the Site Plan sheet C0101.

Enclosed with this response are the following documents for review and approval:

- Three (3) copies of the Floor Plans sheets A-101 and A-102 prepared by Parallel Architecture last revised February 5, 2018;
- Three (3) copies of the Minor Site Plan sheet C0101 and Details Sheet C1101 prepared by SE and issued February 2, 2018.
- One (1) compact disc of the documents included with this submission.

We trust this response addresses the concerns raised in the review letter and look forward to receipt of Administrative Minor Site Plan Approval. Should you have any questions or require additional information, please feel free to contact me at (609) 287-3027 or jsciullo@sciulloengineering.com.

Sincerely,

Sciullo Engineering Services, LLC

Jason T. Sciullo, P.E., P.P.
Principal Engineer

Enclosures

Cc: Mark Callazzo, 133 Tenn Ave, LLC
Evan Sanchez, 133 Tenn Ave, LLC
Zenith Shah, 133 Tenn Ave, LLC
Nick Talvacchia, Esq., Cooper Levenson
Anthony Scalese, AIA, Parallel Architecture