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December 28, 2022
31623 33

Re: Amor Real Estate Holdings, LLC
**Minor Site Plan with Variances
Review #1**
Block 36, Lot 25
147 South Texas Avenue
Atlantic City, NJ, 08401

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Dear Mr. Landgraf:

An Application for a Minor Site Plan with Variances has been received for the subject premise:

Applicant Information

- Applicant: Amor Real Estate Holdings, LLC
P.O. Box 556
Elmer, NJ, 08318
- Owner: Same as Applicant
- Engineer: N/A
- Planner: Craig Dothe
33 North Brighton Avenue
Atlantic City, NJ, 08401
- Traffic: N/A
- Attorney: Brian J. Callaghan, Esquire
419 White Horse Pike
Egg Harbor City NJ, 08215
- Architect: Same as Planner

- Surveyor Robert J. Catalano
3325 Atlantic Avenue
Atlantic City, NJ, 08401

Documents Submitted

1. Application Cover Letter, prepared, Brian J. Callaghan Applicant’s Attorney, dated November 8, 2022.
2. Project Narrative, prepared , Brian J. Callaghan Applicant’s Attorney, dated November 8, 2022.
3. City of Atlantic City Land Use Application, undated, certifications signed November 8, 2022.
4. W-9 Form for Amor Real Estate Holdings, LLC, dated November 9, 2022.
5. Survey Of Block 36, Lot 25, prepared by Robert J. Catalano, dated April 13, 2021.
6. Site Plans titled “Steakouts: Off The Boards Restaurant”, prepared by Craig F. Dothe Architect LLC, dated February 18, 2022, and consisting of the following sheets:
 - a. Sheet Z-1, Site Plan/Zoning Analysis/Signage Chart
 - b. Sheet Z-2, 200’ List/Zoning Map/200’ Radius Map
 - c. Sheet Z-3, Proposed Floor Plans
 - d. Sheet Z-4, Proposed Floor Plans
 - e. Sheet Z-5, Proposed Exterior Elevation
 - f. Sheet Z-6, Existing Floor Plans And Images
 - g. Sheet Z-7, Existing Building Elevations

Completeness Review

We have reviewed the Application for completeness, and it appears that the Applicant has not submitted the following checklist items, which are applicable:

1. NJ CRDA – City of Atlantic City – Minor Site Plan Checklist (Form # 5)
2. NJ CRDA – City of Atlantic City – “c” Variance Checklist (Form #12)

We have no objection to the Application being deemed complete, provided that the Applicant submit the omitted checklist items (or obtain submission waivers for same) and that the information requested in this letter is submitted or addressed via testimony.

Technical Review #1

The following comments are offered:

A. Project Description and Background

The proposed development is located within the Resort Commercial (RC) Zoning District and fronts on Texas Avenue between the Boardwalk and Pacific Avenue. The Applicant proposes to convert the three-story property, which currently contains a commercial use on the first floor; and a total of two (2) residential units on the second and third floors to a commercial use on the first floor; two (2) two-bedroom residential units on the second floor; and one (1) four-bedroom residential unit on the third floor and mezzanine, for a total of three (3) dwelling units proposed.

B. Bulk Variance Review

1. Section 19:66-5.10(a)(1)(iv)(2) of the Land Development Rules requires a minimum lot area of 7,500 square feet (SF) where 2,730 SF is proposed. It should be noted that this is a pre-existing, non-conforming condition.
2. Section 19:66-5.10(a)(1)(iv)(3) of the Land Development Rules requires a minimum lot depth of one-hundred-and-fifty feet (150') where 65.0' is proposed. It should be noted that this is a pre-existing, non-conforming condition.
3. Section 19:66-5.10(a)(1)(iv)(4) of the Land Development Rules requires a minimum lot width of 50' where 42.0' is provided. It should be noted that this is a pre-existing, non-conforming condition.
4. Section 19:66-5.10(a)(1)(iv)(5) of the Land Development Rules requires a minimum lot frontage of 50' where 42.0' is provided. It should be noted that this is a pre-existing, non-conforming condition.
5. Section 19:66-5.10(a)(1)(iv)(8) of the Land Development Rules requires a minimum front yard setback of 0' on Texas Avenue, whereas 0' is provided and an encumbrance of 2'-1½" into the City right-of-way exists. No variance is required, however a license from the City of Atlantic City is required for the encumbrance.
6. Section 19:66-5.10(a)(1)(iv)(6) of the Land Development Rules permits a maximum building coverage of seventy percent (70%), whereas 90.2% is proposed. A variance is required.
7. Section 19:66-5.10(a)(1)(iv)(7) of the Land Development Rules permits a maximum impervious coverage of 80%, whereas 100% is proposed. It should be noted that this is a pre-existing, non-conforming condition.
8. Section 19:66-5.10(a)(1)(iv)(10) of the Land Development Rules requires a minimum rear yard setback of 20', whereas 3'-9¾" is proposed. A variance is required.
9. Section 19:66-7.3(a)(3) of the Land Development Rules requires a loading space and no loading space exists or is proposed. It should be noted that this is a pre-existing, non-conforming condition.
10. The project proposes awning signs of 42 SF and 57 SF on the Charles Court and Texas Avenue frontages, respectively, whereas one (1) total awning sign is permitted pursuant to Section 19:66-5.7(j)(3)(ii) of the Land Development Rules. A variance is required.
11. Section 19:66-5.7(c)(4) of the Land Development Rules all signs require a Certificate of Land Use Compliance (CLUC) for all non-compliant signs. Licenses from the City for same are required.

12. With respect “c” variances the Applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property.

C. Site Plan Review

1. The Applicant should provide testimony regarding how the building foundation will be constructed and how the building will be maintained in light of the 0.74’ setback along the Charles Court frontage. The Applicant should consider setting the building back further to avoid the conflict or the Applicant shall obtain easement(s) to be permitted to encroach onto the right-of-way for these purposes.
2. The Applicant should provide testimony regarding how stormwater management will be achieved on the project. In essence, testimony should be provided regarding where the roof leaders will be discharged and what, if any, runoff mitigation measures are proposed.
3. The proposed parking space configuration results in it being necessary for vehicles to maneuver (i.e. back out) in the right-of-way, which is not permitted. The parking configuration should be re-evaluated to determine whether the conflict can be avoided, otherwise a design waiver is necessary.
4. The Applicant should provide testimony regarding whether the building entrances are to be lighted. If so, the proposed lighting levels (i.e. isolux information) should be illustrated on the Site Plans for the sidewalk / pedestrian travel areas.
5. The Applicant does not propose sufficient on-site residential parking. A de-minimis exception to the Residential Site Improvement Standards (RSIS) is required. It should be noted that the property as it exists does not contain any parking spaces and that a grandfathered shortage of ten (10) spaces exists. The Applicant now proposes a shortage of eight (8) spaces.
6. The Applicant is proposing awnings with signs and deck overhangs extending beyond the property lines. License Agreements are required from the City of Atlantic City for these encumbrances. A license agreement is also required for the front yard encumbrance along the Texas Avenue frontage.

D. Site Photographs



Photo 1 – Site View Looking Northeast



Photo 2 – Site View Looking East



Photo 3 – Site View looking Southeast

E. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. City of Atlantic City (for right-of-way encumbrances)
 - b. Atlantic City Building Code Official
 - c. Atlantic City Board of Health
 - d. Atlantic City Fire Marshal
 - e. All others as necessary

31623 33 – Amor Real Estate Holdings, LLC
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If you require any additional information or have any questions, please contact the undersigned. We are pleased to be of service.

Sincerely yours,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineering and Planning
Consultant

Cc: Amor Real Estate Holdings, LLC, Email: juniorsrestaurant@gmail.com
Brian J. Callaghan, Esq., Email: bjclaw@comcast.net
Craig Dothe, Architect/Planner, Email: craig@cfdachitect.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney

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