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April 9, 2024

VIA HAND DELIVERY

Casino Reinvestment Development Authority
Division of Land Use and Regulatory
Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

**Re: CRDA Application #2024-03-3615
Six Nineteen Property Management LLC
Block 137, Lot 10**

Dear Sir/Madam:

Please recall that this firm is counsel to Six Nineteen Property Management LLC, relative to their application before the CRDA for Preliminary and Final Major Site Plan and Variance Approval (the “Application”) for property located at 1015 Pacific Avenue, and designated as Lot 10 of Block 137 on the official tax map of the City of Atlantic City. Enclosed please find two (2) copies of each of the following in response to the Completeness Review Memorandum dated April 4, 2024, prepared by ARH Associates:

1. Completeness Review Response Memorandum prepared by Jon J. Barnhart, P.E., P.P. & Bridget A. Sykes, Esq.;
2. Revised Major Site Plan prepared by Jon J. Barnhart, P.E., P.P., inclusive of Property Survey (7 sheets); and
3. Revised Architectural Floor Plans and Elevations prepared by Matthew McGeorge, AIA (5 sheets).

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Casino Reinvestment Development Authority

April 9, 2024

Page 2

Should you require anything further to complete your review of the Application, please contact my office.

Thank you for your assistance in this matter and do not hesitate to reach out to me with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bridget A. Sykes", with a long horizontal flourish extending to the right.

Bridget A. Sykes

BS/nr

cc: Client



M E M O R A N D U M

TO: Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement

FROM: Bridget A. Sykes, Esq., Jon J. Barnhart, PE, PP

DATE: April 9, 2024

RE: **CRDA #2024-03-3615**
Applicant: Six Nineteen Property Management LLC
Property: 1015 Pacific Avenue (Block 137, Lot 10)
Response to Completeness Review #1

Please accept the following responses to the items set forth in Section II of the Completeness Review Memorandum prepared by Carolyn A. Feigin, PE, PP, of ARH Associates dated April 4, 2024 with respect to the above referenced Applicant’s Application for Preliminary and Final Major Site Plan and Variance Approval:

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

Item 7. The type of application, tax map sheet #, and project address shall be provided in the title block.

Response: Information has been added to title block of all Civil Drawings.

Item 11. The Applicant shall review the proposed front yard setback and building height as the height is not measured to the highest point of the roof (the vestibule on the roof level). It appears this will make the building height greater than 35 feet and thus create a potential variance for the proposed front yard setback not meeting the minimum requirement of 20 feet for structures greater than 35 feet in height.

Response: The roof vestibule has been eliminated and the building will not exceed 35 ft.

Item 16. The Tax Map on the Title Sheet shall be revised to show all lots within a 200’ radius around the site and the CRDA Tourism Map shall be revised to locate the site within the map.

Response: Tax map on title sheet has been revised.

Item 20. The Property Survey shall be revised to provide existing one foot elevation contours and locate the existing curb cuts for the driveway.

Response: A waiver is requested from this requirement. The project site contains less than 1 foot of elevation change. Existing spot elevations have been provided in lieu of contours. The existing driveways have been added to the survey.

Item 21. Our office accepts this waiver request as the Applicant is not considered a “major development” per N.J.A.C. 7:8 and thus no stormwater management measures are required.

Response: A waiver is requested as noted.

Item 22. The site plan shall be revised to provide a clear distinction between existing and proposed improvements. It appears on the site plan that the proposed improvements in front of the building along Pennsylvania Avenue are existing due to the screened linework. It shall be noted the Applicant states the proposed signage shown on the Architectural Elevations is a placeholder and intended for approval. The Applicant will submit a sign package at a later date for approval.

Response: The plans are noted accordingly. All existing gutter and curb shall remain in place. All sidewalk shall be removed and replaced on all three site frontages. Works limits are shown.

Item 23. The site plan shall be revised to provide proposed spot elevations. Furthermore, there should be a clear distinction between existing and proposed contours/spot elevations.

Response: Spot elevations have been added. A legend has been added to the grading plan identifying existing and proposed elevations.

Item 27. Proposed gas, telephone, cable and electric utilities shall be provided on the site plan. Sewer and water are provided.

Response: A partial waiver is requested. Sewer, water, and gas are shown. Electric, phone, and cable are generally dictated by utility companies and have not been determined.

Item 29. The interior refuse area for cannabis waste shall be provided on the architectural plans.

Response: See Architectural Plans

Item 30. Circulation for a refuse vehicle accessing the trash enclosure and demonstration of the ADA pedestrian route from the ADA parking stalls to the ADA entrance of the building, with proposed grades for review of ADA compliant slopes, shall be provided on the site plan.

Response: Turning templates have been added to sheet C-3. ADA compliant spaces have been relocated to the northerly side of the building to reduce travel distance and allow access to the public sidewalk leading to the proposed ADA building ramp. Elevations and notes regarding ADA space slope have been added to sheet C-4.

Item 31. Floor plans shall be provided on the architectural plans for the roof level demonstrating its use. The elevations shall be revised to provide the building height to the top of the vestibule on the roof level.

Response: See Architectural Plans

“c” Variance Checklist (Form #12):

Item 8. The type of application, tax map sheet #, and project address shall be provided in the title block.

Response: Information has been added to title block of all Civil Drawings.

Item 11. The Applicant shall review the proposed front yard setback and building height as the height is not measured to the highest point of the roof (the vestibule on the roof level). It appears this will make the building height greater than 35 feet and thus create a potential variance for the proposed front yard setback not meeting the minimum requirement of 20 feet for structures greater than 35 feet in height.

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Response: The plans are noted accordingly. All existing gutter and curb shall remain in place. All sidewalk shall be removed and replaced on all three site frontages. Works limits are shown.

It shall be noted the Applicant states the proposed signage shown on the Architectural Elevations is a placeholder and intended for approval. The Applicant will submit a sign package at a later date for approval.

Response: Comment noted, no action required.

Item 22. Floor plans shall be provided on the architectural plans for the roof level demonstrating its use. The elevations shall be revised to provide the building height to the top of the vestibule on the roof level.

Response: See Architectural Plans

Revised Plans have been submitted in conjunction with this Memorandum reflecting the above responses. Should you need anything further to complete your review of the Application please contact my office.

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cc: