

Nehmad Perillo & Davis, PC
Counselors at Law
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177 f 609 926 9721
www.npdlaw.com

Salvatore Perillo
Stephen R. Nehmad
Keith A. Davis *
Eric S. Goldstein
Anthony M. Bongiovanni *
Raymond J. Went, Jr. *
Michael R. Peacock *

Of counsel:
Tracy A. Siebold *
Kimberly A. Procopio
Vincent L. Lamanna, Jr.
*Also a member of PA BAR

Cape May County Office:
2123 Dune Drive, Suite 2
P.O. Box 337
Avalon, NJ 08202
t 609 368 5500 f 609 368 6930

Reply to Atlantic County Address

C.R.D.A
JUN 19 2015

June 19, 2015

VIA HAND DELIVERY

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
New Jersey Casino Reinvestment Development Authority
Land Use Regulation and Enforcement Division
15 S. Pennsylvania Ave.
Atlantic City, NJ 08401

RE: Preliminary/Final Major Site Plan Application
of Cedar Properties, LLC
Proposed Rite-Aid Pharmacy with Drive-Thru
3218 Atlantic Avenue
Block 183, Lots 1-8 and Lots 20-28
Our File No. 11132-1A

Dear Mr. Reid: *Rob*

Our firm represents Cedar Properties, LLC ("Applicant") for this application to the CRDA's Land Use Regulation and Enforcement Division for Preliminary and Final Major Site Plan approval with certain bulk variance relief in order to allow the applicant to construct a proposed Rite-Aid Pharmacy building with drive-thru along with off street parking, landscaping, identification signage and other associated site improvements as depicted on the enclosed site plans. With this application, the Applicant is seeking the following approvals:

1. Preliminary and Final Major Site Plan approval for the proposed Rite-Aid Pharmacy; and
2. Bulk variance relief from the minimum requirements for number of off street parking spaces, dimensions of parking spaces, parking setbacks and parking in the side yard setback with certain waivers.

In support of this application, enclosed herein please find the following:

1. Original and four (4) copies of the CRDA application forms, which include a sample notice to be served on property owners within 200 feet of the subject property;
2. Five (5) copies of the Applicant's LLC Disclosure Certification;
3. One (1) redacted copy of the Applicant's Agreement of Sale, along with two Addendums thereto, with the property owner (TJM AC Hotel, LLC) evidencing the Applicant's standing to file this application as a contract purchaser;
4. Five (5) full size copies and two CD Rom copies of the Site Plans for the proposed Rite Aid Pharmacy prepared by Duffy Dolcy McManus & Roesch dated June 15, 2015 and consisting of twelve (12) sheets;
5. Five (5) full size copies of the ALTA/ACSM Land Title Survey for the subject property prepared by DPK Consulting, dated October 8, 2014 and revised through December 23, 2014 (1 sheet);
6. Five (5) reduced sized copies of the proposed signed package for the proposed Rite Aid Pharmacy (18 sheets);
7. Five (5) full size copies of the architectural elevations for the proposed Rite Aid Pharmacy Building prepared by Stampfl Associates, LLC revised through March 16, 2015 (1 sheet);
8. Five (5) full size copies of the floor plans for the proposed Rite Aid Pharmacy building prepared by Stampfl Associates, LLC dated June 15, 2015 (1 sheet). The architectural elevations and floor plans are included, along with the site plans, on the two CD Roms enclosed herewith;
9. Five (5) copies of the Certified List of Property Owners from the City of Atlantic City Tax Assessor's Office dated June 10, 2015;
10. Five (5) copies of the Proof of Paid Taxes for the subject property dated June 9, 2015; and
11. One (1) copy of Applicant's W-9.

Also enclosed please find our client's checks in the amounts of \$1,100 and \$5,450 representing the required application fees and escrow deposit respectively.

Please notify us as to whether the enclosed application has been deemed complete, and if so, the date of our client's hearing before the CRDA's hearing officer. We will, of course, provide the required public notices in advance of the hearing.

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
June 19, 2015
Page 3

**It is the Applicant's utmost desire to be scheduled for the July 16, 2015 hearing agenda.
Please advise as soon as convenient as to whether the Applicant can be heard on that date.**

Thank you for your attention and usual courtesies.

Very truly yours,

NEHMAD FERILLO & DAVIS, P.C.

By: _____

KEITH A. DAVIS

kdavis@npdlaw.com

Thanks!

KAD/ch
Enclosures

cc: Kenneth E. Lowther, President – InterState Development Services (w/encls. – application and checks only - Via Email: lowther@ic-re.com)
William P. McManus, PLS, PP (w/encls. – application and checks only –
Via Email: wpm-ddm@comcast.net)
William Grant, Project Manager (w/encls. – application and checks only –
Via Email: wgrant@stampflassociates.com)
Peter Dolcy, PE (w/encls. - application and checks only - Via email: pdolcy@comcast.net)