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C.R.D.A
JUN 29 2015

June 28, 2015

Lance Landgraf
Director of Planning
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Dock's Oyster House, Inc.
Application for Site Plan Approval and other relief
Restaurant expansion project
Block 279, Lots 45, 46 & 48-52

Dear Lance:

Enclosed are one original and four copies of an application for approval of a Preliminary and Final Site Plan approval for the above referenced Project. Included in that application are:

1. Five paper copies and two electronic copies of the Site Plan prepared by Arthur W. Ponzio and Associates;
2. two checks, one in the amount of \$1,100 for application fees and one in the amount of \$6,690.00 for the escrow deposit;
3. a copy of the 200 foot list; and
4. a proposed form of advertisement of the application to be published after a hearing date is provided;

As we have discussed, the approvals requested will permit a substantial expansion of Atlantic City's oldest restaurant. By way of background, Dock's was opened in 1897, in or about the same year as Steel Pier, the Atlantic City Country Club and the Atlantic City Hospital, by Harry Dougherty, great grandfather of the current principals. It moved from its original location at 1817 Atlantic Avenue to its current location at 2405 Atlantic Avenue when the Convention Hall was under construction and it has expanded once and been renovated several times in that location since that move in or about 1929.

The current proposed Project will allow Dock's to significantly expand the bar area and add seats to the first floor dining area. It will add dining space and private dining space opportunities on the second and third floor as well. As importantly, it will permit the renovation of the entire kitchen which was last fully upgraded in the 1960's. The proposal

requires the grant of a use variance to permit commercial parking in an R-3 zone because the Project straddles two zones, NC-2 and R-3, with the rear two lots, owned by Dock's and proposed for inclusion in the Project for the parking lot expansion, being in the residential zone. The applicant is also requesting variance relief to permit the installation of a sign that re-creates one of the traditional signs used for the business in the 1940's and 1950's.

I have also requested a tax certification from the Atlantic City Tax Collector showing that the taxes on all properties involved in the Project are current. I will forward that document as soon as I receive it.

I look forward to working with you and your staff on this Project. Of course, should you have any questions or require any further information, please do not hesitate to call.

Very truly yours,



Joseph R. Dougherty

cc: Frank Dougherty, Dock's Oyster House
Elizabeth Terineck, Atlantic City Director of Planning