



September 18, 2015

Joseph Dougherty, Esq.
5409 Winchester Avenue
Ventnor, NJ 08406

RE: Proposed Dock's Oyster House Site Plan
2405 Atlantic Avenue
Block 279, Lots 45, 46, 48 through 52
CRDA Application No. 2015-06-1550

Dear Mr. Dougherty:

The proposed improvements to Dock's Oyster House Restaurant (Dock's) with related site improvements to be developed on the above-referenced property was presented in an application to the CRDA at a public hearing before the Land Use Hearing Officer on July 16, 2015. The recommendation of the Land Use Hearing Officer was approved by the full CRDA Board on August 18, 2015. In order to renovate and reopen the restaurant at the earliest possible date, Dock's has requested the ability to do site work and other construction prior to the 45-day appeal period running pursuant to New Jersey Court Rule 4:69-6(b)(3). The CRDA has no objection to Dock's proceeding with such construction at its own risk during the appeal period. This letter does not constitute a guaranty or assurance that no appeal will be filed.

The following items will need to be addressed before construction can begin:

- Compliance with all conditions/plan revisions in the Engineers report;
- Posting of bonds in accordance with an approved construction cost estimate;
- Posting of inspection fees;
- Provide final revised plans to the engineer and CRDA for review and approval prior to construction. No construction to begin until plan sets are approved by the CRDA;
- Scheduling a preconstruction conference with all approving agencies, utilities, City, CRDA, engineer, etc.;
- Provide construction schedule;

- Provide copies of all permits from all approving agencies/utility companies/City departments at the preconstruction meeting;
- Other conditions that may be required by the Engineer, City or the CRDA.

Should you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "Lance B. Landgraf, Jr.", written in a cursive style.

Lance B. Landgraf, Jr., P.P., AICP
Director of Planning

Cc. Robert L. Reid, Land Use Regulation Officer
Scott Collins, Esq., LURED Solicitor
Paul Weiss, Esq., Chief Legal Counsel, CRDA
William England, P.E., CRDA LURED Engineer
Christine Cofone, P.P., AICP, CRDA LURED Planner