

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
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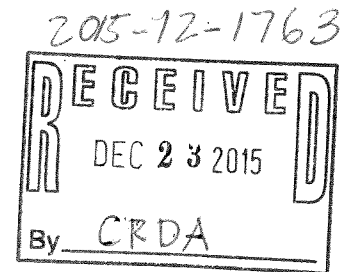
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FILE NO. 59319-1

December 23, 2015

Via Hand Delivery

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



Re: Atlantic City Polercoaster
Block 48, Lots 13, 18 and 19
1637-1639 Boardwalk and 151 Martin Luther King Boulevard

Dear Mr. Landgraf:

On behalf of our client, ACB Ownership Limited Liability Company (“Applicant”), and in connection with the captioned property, please accept this submission for preliminary and final site plan approval. Applicant requests site plan approval to construct a multi-level entertainment complex. The complex will consist of a roller coaster attraction commercially known as the “Polercoaster”, which will consist of an approximately 350 ft. tall tower (above street level) with roller coaster rail attached and the Complex may include: a 2 car drop ride; a surf club and wave pool; other rides and attractions; amusement games and redemption areas; event space; retail space; and food areas located throughout the Complex.

In support of the application, enclosed please find the following for your review:

1. Original and four (4) copies of the application including Project Narrative;
2. Five (5) sets of plans prepared by Arthur W. Ponzio Co & Associates, Inc. entitled: “Atlantic City Polercoaster”, consisting of eight (8) sheets: C-1 to C-8, dated December 11, 2015 and revised to December 22, 2015;
3. Five (5) sets of plans prepared by John Fotiadis Architect PLLC entitled: “1637 and 1639, 1 MLK Boulevard, Atlantic City” consisting of nine (9) sheets A-000, A-101 to A-105, A-300 to A-302, dated December 22, 2015;

COOPER LEVENSON APRIL NIEDELMAN & WAGENHEIM, P.A.

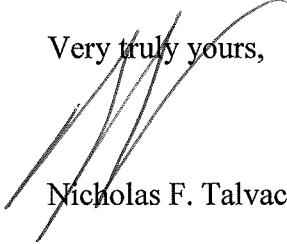
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4. Five (5) copies of the Application Checklist prepared by Arthur W. Ponzio Co & Associates, Inc., dated December 22, 2015;
5. Five (5) copies of the Traffic Engineering and Air Quality Analysis prepared by Shropshire Associates, LLC, dated December 14, 2015;
6. Five (5) copies of the Stormwater Management Report prepared by Arthur W. Ponzio Co & Associates, Inc., dated December 10, 2015;
7. Copies of the First Amendments to Ground Lease;
8. Escrow setup information;
9. Two (2) discs with copies of the plans;
10. Certificates of Paid Taxes from the City of Atlantic City;
11. 200' Property Owners List; and
12. Checks in the amount of \$950 for the application fee and \$5,000 for the escrow fee.

If you have any questions or require any additional information in connection to the above-captioned application, please feel free to contact me.

Thank you for your attention to this matter.

Very truly yours,



Nicholas F. Talvacchia

NFT/klk
Enclosures

cc: Robert L. Reid AICP, P.P., Land Use Regulation Enforcement Officer, CRDA
Elizabeth Terenik, Direct of Planning, City of Atlantic City (w/enclosures; via hand delivery)
William M., England, P.E., (w/enclosures; via e-mail)
Christine Cofone, P.P. (w/enclosures; via e-mail)
ACB Ownership Limited Liability Company (via-email)
Louis Katasos (via e-mail)

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Arthur W. Ponzio, PLS, PP (*via email*)

Jon Barnhart, P.E. (*via email*)

John Fotiadis, Principal, JAF PLLC (*via email*)

Ahmed Hassaballa, Associate Partner, JAF PLLC (*via e-mail*)

Brian Callahan, Esq. (*via e-mail*)

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