

CRDA

Casino Reinvestment Development Authority



Philip D. Murphy
Governor

July 30, 2018

BY FIRST CLASS MAIL AND EMAIL: NTALVACCHIA@cooperlevenson.com

Robert E. Mulcahy, III
Chair

Mr. Nicolas Talvacchia, Esq.
Copper Levenson
1125 Atlantic Avenue
Atlantic City, NJ 08401-7212

Elizabeth M. Muoio
State Treasurer

Gurbir S. Grewal
Attorney General

RE: Pending Certificate of Land Use Compliance (“CLUC”) for
Celebrity Corners, Inc.
Revocable License Area in Montpelier Avenue and on Boardwalk
In RC Zoning District, adjoining: 3119 Boardwalk,
Condo Unit R-18, Block 28, Lot 1 (The “Property”)

Lt. Gov. Sheila Y. Oliver
DCA Commissioner

James T. Plousis
Casino Control Commission

Dear Mr. Talvacchia:

Mayor Frank M. Gilliam, Jr.
City of Atlantic City

Please allow this letter to serve as a follow-up to our meeting on Friday, July 27, 2018. In that meeting, you indicated that your client intended to withdraw the above-referenced CLUC, in lieu of providing the information outlined in the Authority’s letter to you dated July 23, 2018 (the “July 23 Letter”). As you are aware, the July 23 Letter was issued in furtherance of the Authority’s March 28, 2018 letter (the “March 28 Letter”), wherein the Authority notified you of various deficiencies in your client’s application for the CLUC. As stated in the July 23 Letter, your client’s CLUC application remains incomplete. Unless your client satisfactorily addresses the information requested in the March 28 Letter and the July 23 Letter, its CLUC application will be denied.

Debra P. DiLorenzo

Edward H. Gant

Mark Giannantonio

Michael I. Hanley

Gary L. Hill

Howard J. Kyle

William T. Mullen

Kevin C. Ortzman

Frank G. Spencer

Richard E. Tolson

In the absence of further clarifying information (as outlined in the Authority’s correspondence) and based on your client’s current documentation, it would appear that the property requires variance relief for non-conforming signage, oversize outdoor area, non-conforming number of outdoor seats, encroachment of tables and chairs and planters beyond the license area, and non-conforming parking.

As with all other commercial and retail establishments in the Atlantic City Tourism District, your client’s compliance with the Authority’s land use regulations is a prerequisite to its lawful operation. I appreciate your cooperation in this matter.

Matthew J. Doherty
Executive Director

Respectfully,

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer