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August 1, 2018

Via E-mail

Robert L. Reid, AICP, NJPP
Land Use Regulation Enforcement Officer
NJ Casino Reinvestment Development Authority
Land Use Regulation and Enforcement Division
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Celebrity Corners, Inc.

Dear Mr. Reid:

I am in receipt of your letter dated July 30, 2018 regarding Celebrity Corners, Inc. Per our meeting of Friday, July 27, 2018 with you, Mr. Landgraf, my client and me, please allow this letter to confirm that we hereby withdraw the pending Certificate of Land Use Compliance application ("CLUC"). As noted in the meeting, I do not believe a CLUC is required for the outside seating on the Boardwalk and the ramp adjacent to the Boardwalk that was previously approved by the City of Atlantic City ("City") by license and operated prior to January 2, 2018 (the date the current CRDA land use regulations went into effect). My client's intent is to operate what was previously approved by the City. We will make an appropriate application, whether by CLUC, administrative approval or site plan approval for the proposed expansion of the outside seating area.

Your letter of July 30, 2018 lists certain items that you state may require variance relief for "non-conforming signage, oversize outdoor area, non-conforming number of outdoor seats, encroachment of tables and chairs and planters beyond the licensed area, and non-conforming parking". It is unclear whether these items refer to the proposed expansion or the previously existing seating that was approved by the City. Please clarify your comments.

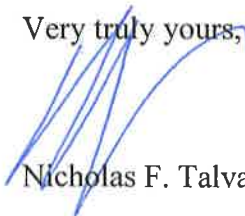
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As I stated in the meeting, we do not require land use approval for the seats the City previously approved. The City interpreted its land use ordinance as not requiring land use approval for areas that it licensed for restaurant seating. You do not have the authority to now require land use approval for any uses previously approved by the City.

I certainly understand your desire to ensure compliance with the regulations and it is our intent to comply with the regulations. However, I must strongly object to any efforts on your part to require approvals for uses that were previously approved by the City.

Very truly yours,



Nicholas F. Talvacchia

NFT/sjw

CLAC 4585412.1

cc: Lance B. Landgraf, Director of Planning, Casino Reinvestment Development Authority
Celebrity Corners, Inc.