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FILE NO. 61568/1

August 19, 2019

HAND DELIVERY

Robert Reid,
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: 151 S NY Avenue LLC
Block 52, Lots 5,6, 39 and 40

Dear Mr. Reid:

We are the attorneys for the Applicant, 151 S NY Avenue LLC, with respect to a proposed minor site plan approval with variance relief. Applicant proposes to renovate and expand the existing restaurant located at 143-151 S. New York Avenue and to renovate the existing hotel. The project will be located at 143-151 S. New York Avenue and 118-120 St. James Place, and known as Block 52, Lots 5, 6, portion of 39 and 40 on the Tax Map of the City of Atlantic City ("Property").

Enclosed please find the following:

1. Original and four (4) copies of CRDA Application including Disclosure Statement;
2. Five (5) sets of the Administration Materials: Project Summary, Minor Site Plan Checklist and C-Variance Checklist prepared by Sciuлло Engineering Services, LLC;
3. Five (5) sets of the site plan prepared by Sciuлло Engineering Services, LLC entitled "151 South New York Avenue Restaurant and Hotel" consisting of three (3) sheets each dated August 16, 2019;
4. Five (5) sets of architectural plans prepared by William McLees Architecture, LLC entitled "Reconstruction of Mixed-Use Residential Building 151 S new York Avenue, Atlantic City, New Jersey 08401" dated August 16, 2019;

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5. Five (5) copies of survey prepared by Vargo Associates dated June 6, 2019;
6. Copy of request for 200 foot property owners list;
7. Copy of request for Certification of Taxes Paid;
8. Copy of redacted Asset Purchase and Sale Installment Sale Agreement to evidence owner's consent;
9. Escrow Setup Information;
10. Two (2) digital copies of submission; and
11. Checks in the amount of \$450 and \$3,200 for the application and for escrow fees, respectively.

Please review the enclosed information and contact me if you require additional information. Kindly confirm this matter will be heard at the September 5, 2019 hearing.

Thank you for your kind attention to this matter.

Very truly yours,

Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT/klk

Enclosures

cc: Atlantic City Planning Dept. (w/ Enclosures, via Hand Delivery)
Atlantic City Engineering Department (w/ Enclosures via Hand Delivery)
151 S NY Avenue LLC (w/ partial enclosures)
Jason T. Sciallo, PE, PP, Sciallo Engineering Services, LLC (w/ partial enclosures)
William C. McLees, AIA, LEED AP, William McLees Architecture (w/ partial enclosures)

CLAC 5152470.1