

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
EMAIL: ntalvacchia@cooperlevenson.com

Direct Phone: (609) 572-7544
Direct Fax: (609) 572-7545

FILE NO. 65823/00002

August 14, 2024

Via Hand Delivery

Via E-mail (rreid@njcrda.com)

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

Re: Map 3 Partners LLC
114 S. Tennessee Avenue, 112 S. Tennessee Avenue and 1400 Pacific Avenue
Block 53, Lots 26, 27 and 28

Dear Mr. Reid:

We are the attorneys for the Applicant, Map 3 Partners LLC ("Applicant"). Applicant is requesting approval to develop an outdoor retail and entertainment complex on the above referenced properties. Applicant is requesting preliminary and final minor site plan approval, conditional use approval and variance relief for impervious coverage and sign pole setback. Currently the properties consist of vacant land and a parking lot. Applicant proposes to consolidate the referenced properties to create the "Orange Loop Container Park" consisting of 20 retail containers, 1 restroom container, 2 farming containers, a second deck seating area, a covered stage for entertainment, a food truck, 28 parking spaces and a free standing sign.

We are providing the following to the CRDA and its professionals:

1. Original and one (1) copy of the CRDA Land Use Application including Project Narrative and Disclosure Statement;
2. Two (2) copies of the Minor Site Plan Checklist (form #5);
3. Two (2) copies of the "c" Variance Checklist (form #12);
4. Two (2) copies of the Preliminary and Final Site Plan prepared by Sciuillo Engineering Services, LLC dated August 9, 2024 which consists of ten (10) sheets as follows:
Sheet 1 of 10, Drawing No. C0001, Coversheet;

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Sheet 2 of 10, Drawing No. C0002, Information Sheet;
Sheet 3 of 10, Drawing No. C0003, 200 Ft List;
Sheet 4 of 10, Drawing No. C0101, Site Plan;
Sheet 5 of 10, Drawing No. C0201, Grading & Utilities Plan;
Sheet 6 of 10, Drawing No. C0501, Landscape & Lighting Plan;
Sheet 7 of 10, Drawing No. C0502, Landscaping & Lighting Details;
Sheet 8 of 10, Drawing No. C1101, Details;
Sheet 9 of 10, Drawing No. C1201, Soil Erosion & Sediment Control Plan; and
Sheet 10 of 10, Drawing No. C1301, Soil Erosion & Sediment Control Notes.

5. Two (2) copies of the Boundary & Topographic Survey prepared by Morgan Engineering & Surveying, dated February 1, 2024, which consists of one (1) sheet;
6. Two (2) copies of the architectural plans prepared by Parallel Architectural Group, dated July 17, 2024, which consists of four (4) sheets as follows:
 - Sheet 1 of 4, Drawing No. A-100, Overall First Floor Plan;
 - Sheet 2 of 4, Drawing No. A-101, Second Floor Plan;
 - Sheet 3 of 4, Drawing No. A-102, Exterior Elevations; and
 - Sheet 4 of 4, Drawing No. A0103, Renderings.
7. Two (2) copies of photographs of the site;
8. Two (2) copies of the redacted Agreement of Sale for the subject properties;
9. One (1) copy of the property owners list within 200 ft. dated July 24, 2024;
10. One (1) copy of correspondence dated August 8, 2024 to the Atlantic City Tax Collector requesting the Certificates of Payment of Taxes for the properties;
11. One (1) copy of the Escrow Setup Information form;
12. Flash drive with a digital copy of the submission; and
13. Checks in the amount of \$900.00 and \$4,720.00 for the application and escrow fees, respectively.

Please review the enclosed information and contact me if you require additional information.

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Thank you for your kind attention to this matter.

Very truly yours,
Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT/ln

Enclosures

cc: Scott G. Collins, Esquire (*w/Enclosures, via E-mail*)
Christine A. Nazzaro-Cofone, PP, AICP, Cofone Consulting Group, LLC (*w/ Enclosures, via E-mail*)
Justin Auciello, PP, AICP, Cofone Consulting Group, LLC (*w/ Enclosures, via E-mail*)
Carolyn Feigin, PE, PP, ARH Associates (*w/Enclosures, via E-mail*)
Atlantic City Planning Dept. (*w/ Enclosures, via Hand Delivery*)
Atlantic City Engineering Department (*w/ Enclosures via Hand Delivery*)
Map 3 Partners LLC (*w/ Enclosures, via E-mail*)
Jason T. Sciallo, PE, PP (*w/ Enclosures, via E-mail*)
Morgan Engineering & Surveying (*w/ Enclosures, via E-mail*)
Antonio Scalise, Parallel Architectural Group (*w/ Enclosures, via E-mail*)

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