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January 3, 2025

VIA FEDERAL EXPRESS

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

Re: SECAA, LLC (d/b/a Cocorico f/k/a The Chelsea Beach Bar)
Application for Preliminary and Final Major Site Plan Approval with Variance Relief
Block 1, Lots 43, 44, 45, 46 & 47

Dear Mr. Reid:

This office represents SECAA, LLC (d/b/a Cocorico f/k/a The Chelsea Beach Bar) (the "Applicant"), which is seeking preliminary and final major site plan approval with variance relief in connection with the above-referenced properties.

On behalf of the Applicant, enclosed please find the below listed materials for filing with the Casino Reinvestment Development Authority (the "CRDA"):

- One (1) original and two (2) copies of the Completed Land Use Application along with the City of Atlantic City Property Owner's Consent and Land Use Application Attachment
- Two (2) copies of Completed Preliminary Major Preliminary Site Plan Checklist (Form # 6).
- Two (2) copies of Completed Major Final Site Plan Checklist (Form # 7).
- Two (2) copies of Completed "c" Variance Checklist (Form # 12).
- Two (2) signed and sealed copies of the Site Plan Set along with Existing Conditions Survey, prepared by Arthur Ponzio Co., consisting of 4 sheets, dated July 31, 2024.
- Two (2) copies of 200 Foot Property Owners List, dated May 23, 2024.

- Two (2) copies of Certificate of Land Use Compliance approved on May 20, 2015.
- Two (2) copies of Certificate of Land Use Compliance approved on May 3, 2018.
- Two (2) copies of color photographs of the Property from four different viewpoints.
- One (1) copy of the Lease Agreement between The City of Atlantic City and the Applicant dated April 10, 2018.
- One (1) check in the amount of \$1,650.00, made payable to the Casino Reinvestment Development Authority, representing the appropriate application fee and one (1) check in the amount of \$8,910.00, made payable to the Casino Reinvestment Development Authority representing the appropriate escrow fee are being sent to you directly under separate cover.

Kindly advise when the Application is deemed “complete” along with when this matter will be scheduled for a public hearing at your earliest convenience to ensure that adequate time is provided for proper notice.

If you should require anything further, please do not hesitate to contact me.

Respectfully submitted,

Lisa A. John-Basta

Lisa A. John-Basta
Member

LAJ/er
Encls.

cc: City of Atlantic City Planning Department (via FedEx w/ one (1) copy of Application Package)
City of Atlantic City Engineering Department (via FedEx w/one (1) copy of Application Package)