

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

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

FILE NO. 57999/00040

January 7, 2025

VIA HAND DELIVERY AND E-MAIL

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

Re: Realty Management Services, Inc.
215 South Tennessee Avenue, Block 54, Lot 27, City of Atlantic City

Dear Mr. Reid:

We are the attorneys for the Applicant, Realty Management Services, LLC. Applicant is requesting approval to develop a mixed use building with retail on the ground floor and one (1) residential dwelling unit on the second and third floors with a roof top deck at the above referenced property. Applicant is requesting preliminary and final minor site plan approval and variance relief for use, bulk and parking. The Property is located within the Resort Commercial (RC) zoning district. The zone permits mixed use, but does not permit the type of residential proposed. The zone permits multi-family mid-rise and high-rise. Because the proposed residential use is not a multi-family use and is not a mid-rise or high-rise, use variance relief is required. Applicant will provide the required parking, 7 spaces, offsite. Because the residential spaces, 3, are required to be onsite, Applicant requests variance relief to locate such spaces offsite.

We are providing the following to the CRDA and its professionals. Enclosed please find:

1. Original and one (1) copy of the CRDA Land Use Application including Project Narrative and Disclosure Statement;

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2. Two (2) copies each of the following Checklists:
 - Minor Site Plan Checklist (Form #5);
 - “d” Variance Checklist (Form #11); and
 - “c” Variance Checklist (Form #12).
3. Two (2) copies of the Site Plan prepared by Sciuillo Engineering Services, LLC dated December 20, 2024 which contain the following pages:
 - Sheet 1 of 3, Drawing No. C0001, Cover Sheet, dated December 20, 2024;
 - Sheet 2 of 3, Drawing No. C0002, Information Sheet, dated December 20, 2024;
 - and
 - Sheet 3 of 3, Drawing No. C0101, Site, Grading & Utility Plan, dated December 20, 2024.
4. Two (2) copies of the survey prepared by FB & L Associates, Inc. dated September 10, 2021.
5. Two (2) copies of the architectural renderings prepared by Parallel Architecture Group, dated January 10, 2025, which contain the five (5) sheets as follows:
 - Sheet No. A-101 (1 of 5), 1st & 2nd Floor Plans;
 - Sheet No. A-102 (2 of 5), 3rd & Roof Plans;
 - Sheet No. A-103 (3 of 5), Stair Bulkhead Plan;
 - Sheet No. A-200 (4 of 5), Exterior Elevations (Front and Right Side); and
 - Sheet No. A-201 (5 of 5), Exterior Elevations (Rear and Left Side).
6. Two (2) copies of current color pictures of the above referenced property;
7. Two (2) copies of proof of ownership by Applicant of the above referenced property;
8. One (1) copy of correspondence to Arlene Wilkerson, Board Secretary requesting the 200 ft. property owners list dated December 31, 2024;
9. One (1) copy of the Certification of Paid Taxes dated December 31, 2024;
10. One (1) copy of the Escrow Setup Information form;
11. Flash drive with a digital copy of the submission; and

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12. Checks in the amount of \$1,350.00 and \$7,060.00 for the application and escrow fees, respectively.

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

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)*
G. Jeffrey Hanson, PE, CME, Environmental Resolutions, Inc. *(w/Enclosures, via E-mail)*
Atlantic City Planning Dept. *(w/ Enclosures, via Hand Delivery)*
Atlantic City Engineering Department *(w/ Enclosures via Hand Delivery)*
Mark Callazzo, Realty Management Services Inc. *(w/ Enclosures, via E-mail)*
Jason T. Sciallo, PE, PP *(w/ Enclosures, via E-mail)*
Parallel Architecture Group *(w/ Enclosures, via E-mail)*