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**From:** Margaret LaManna <petscan@icloud.com>  
**Date:** February 13, 2025 at 12:29:08 PM EST  
**To:** Iris Pincus Esq <ispincus@icloud.com>  
**Subject:** PRINT THIS ONE FOR HEARING

0-7  
IRIS PINCUS  
Submitted  
Laurie Corson testified  
to.

**In response to the CRDA Notice to Property Owners concerning the Chelsea Beach Bar expansion application, a rapidly growing group of such owners would like to provide you with some background information. We are Atlantic City residents and homeowners at Ocean Club Condominium, who have been joined by other area residents and businesses. At Ocean Club, we are in the midst of a \$20+ million construction project involving our balconies and plaza. Mast climbers presently surround our buildings. We are also in the midst of major renovation and beautification of our interior and surrounding exterior space. We have made a substantial investment in the restoration of the Ocean Club Condominium. PLEASE do not allow this proposed Beach Bar Expansion. A beach bar with a heightened Disc Jockey stand, directly in front of the Ocean Club, with food trucks, sheds, extensive decking, and a swimming pool extending to the northeast lot, will destroy our beach and our property values. The "applicant" even dares to suggest that any amendments to its plan "may be amended from time to time without further notice!"**

**We have suffered enough since the inception of this nuisance beach bar in 2015 followed by a no-bid State lease in 2018 which was then renewed in its 5th year in 2023 without any input from the Ocean Club residents, and in spite of numerous complaints that were called into ACPD. We have fought for 9 years to get a ruling on a decibel limit of 50 dB from 10 PM to 7 AM and we finally did. Chief Sarkos has trained officers with decibel meters. We struggled for 9 years to have one semi-reasonable summer of 2024 and now this.**

**We are your largest non-casino taxpayer, 754 condominiums and 1500 residents. We pay millions in property taxes, support the local community, go to the casinos, eat in all the restaurants, support the boardwalk shops and vendors, attend the concerts and venues. Why are we being punished? Why are we in a constant battle to preserve our beach and the right to peaceful and quiet enjoyment of our homes?**

**This beach bar has had licensing issues, may be using only one liquor license for 2 distant entities, Chelsea Beach Bar and Celebrity Corner, there is a problem with trash disposal, the beach bar may have been dumping their trash in the Celebrity Corner dumpster which is under Ocean Club and covered by CRDA. They do not have the required 77 parking spaces and requested a waiver. Where are the patrons going to park? Chelsea Avenue has become a block party running to 4 or 5 AM and a parking and traffic nightmare with spillover from the existing beach bar affecting traffic and emergency access to the Ocean Club during weekends and events. Do they have proof of sufficient liability insurance, and with a swimming pool? Where are they getting the water for the swimming pool? We remember the debacle with water taken from a pipe near the lifeguard stand for their inflatable pool.**

**We have already lost half of our public beach access on the Montpelier ramp for the Celebrity Corner expansion. The Chelsea Ave Boardwalk comfort station is extremely busy. Chelsea and Montpelier Avenues are often congested with many commercial vehicles illegally parked, and city vehicles are parked there for various public and emergency needs. Fire, EMS, police and first responder access to buildings as large as the two towers of Ocean Club serving a large resident population is of paramount importance.**

**This project would be the death-knell for Ocean Club. After all the hard work and money we have put into making Ocean Club the jewel it once was, it would be a jewel surrounded by crass, noisy, commercial ugliness. A beach is a precious place and must be protected. It is unconscionable that a Chelsea Beach Bar Expansion would even be considered in light of the history of this nuisance enterprise. This proposed Beach Bar Expansion would be a huge setback for us. It would destroy**

**our beach and our neighborhood. This proposed  
"development" will only take Atlantic City backwards, not  
forwards, and we ask you to deny the application in toto.**

**PRESERVE OUR BEACHFRONT**