



March 13, 2025

VIA EMAIL AND FEDERAL EXPRESS

Mr. Lance Landgraf, CRDA Hearing Officer
Casino Reinvestment Development Authority
15 S. 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 – Amendment**

Dear Mr. Landgraf:

On behalf of SECAA, LLC (the “Applicant”) we would like to first thank you and the CRDA land use review board for the time and attention attributed to its application at the public hearing conducted on March 6, 2025. As you know, many comments were articulated by the public during the public comment portion of the hearing related to the Applicant’s proposal to expand its existing beach bar. The two main land use concerns that were expressed related to the placement of a sitting pool on the beach lot as well as the proposed location for off-site parking. In the spirit of cooperation and goodwill, the Applicant has reevaluated its development proposal in a meaningful way to address the community concerns while still maintaining a viable business in the Beach Zoning District, which expressly permits the beach bar use.

To that end, please accept this letter as notice that the Applicant no longer wishes to process its application in its present form. It seeks to amend the application in two ways. First, the Applicant is withdrawing its request for a sitting pool. For the avoidance of doubt, the Applicant continues to maintain its request to expand the beach bar decking for a total deck area of 10,610 sf (5,000 sf per 2015 CLUL, 9,300 sf existing, and additional 1,310 sf proposed), as reflected in the original submission package. Second, the Applicant intends to eliminate the need for a parking variance by securing off-site parking for at least 77 parking spaces at a location in closer proximity to the beach bar. It is the Applicant’s intention to file amended application materials in short order.

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Please contact me at your earliest convenience to discuss the procedure for processing the amended application.

Respectfully,

A handwritten signature in black ink that reads "Lisa A John-Basta". The signature is written in a cursive style with a large initial "L" and "A".

Lisa A. John-Basta
Member

LAJ:bs

c: Scott Collins, Esq. (via email)
Stuart Lieberman, Esq. (via email)