

May 7, 2025

VIA EMAIL AND FEDERAL EXPRESS

Mr. Lance Landgraf, CRDA Hearing Officer
Casino Reinvestment Development Authority
15 S. Pennsylvania Avenue
Atlantic City, New Jersey 08401

**Re: SECAA, LLC (d/b/a Goldfish Beach Club f/d/a Cocorico)
Amended Application for Preliminary and Final Major Site Plan Approval with
Variance Relief - Beach Lot 18 (between Chelsea Avenue and Morris Avenue)**

Dear Mr. Reid:

As you are aware, SECAA, LLC (the “**Applicant**”) filed an application for major preliminary and final site plan approval with variance relief with the Casino Reinvestment Development Authority (the “**CRDA**”) on January 3, 2025 (the “**Original Application**”), which among other things proposed to expand the existing beach bar on Beach Lot 18 to include an accessory sitting pool. A public hearing was conducted on the Original Application on March 6, 2025. Thereafter, the Applicant informed the CRDA by letter dated March 13, 2025, that it intended to amend the Original Application to remove the accessory sitting pool but continued to propose an expansion of the existing beach with amended site plans to follow.

On behalf of the Applicant, enclosed please find the following materials for filing with the CRDA reflecting its proposed amendments to the Original Application.

- Two (2) copies of Land Use Application Attachment, dated May 7, 2025, detailing the variances being requested and the exact nature of the application and changes to be made at the premises.
- Two (2) signed and sealed Preliminary & Final Major Site Plan prepared for SECAA, LLC, prepared by Arthur Ponzio Co., consisting of 4 sheets, revised through April 8, 2025.
- Two (2) copies of Parking Lease Agreement, issued by B&B Parking Inc., dated February 20, 2025, for exclusive use of 80 parking spaces within its parking lot at 29 Boston Avenue, Atlantic City, New Jersey.

Mr. Lance Landgraf, CRDA Hearing Officer

May 7, 2025

Page 2

Once you have had an opportunity to review the enclosed materials, kindly advise when this matter may be scheduled for a second public hearing for the Applicant to address the proposed amendments to the Original Application.

Very truly yours

Lisa A. John-Basta

Lisa A. John-Basta
Member

LAJ:bs

Enclosures

c: Mr. Lance Landgraf, CRDA Hearing Officer (via email)
Mr. Scott Collins, Esq., CRDA Attorney (via email)

**LAND USE APPLICATION ATTACHMENT
REVISED SUBMISSION MAY 7, 2025
SECAA, LLC (d/b/a GOLDFISH BEACH CLUB f/k/a COCORICO)
BEACH LOT 18**

12. Sections of Ordinance from which a variance is requested and justification for said request:

- i. Variance from N.J.A.C. 19:66-5.9(a)iv.(1) to permit the food concession with covered seating area at a height of 16.5 feet, whereas a maximum of 10 feet is permitted.
- ii. See Sheet Signage Chart on Sheet C-3 of the Site Plan set with respect to signage variances

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:

The Applicant is the tenant of a beach lease with the City of Atlantic City consisting of five (5) tax lots designated as Block 1, Lots 43, 44, 45, 46 & 47 on the Tax Maps of the City of Atlantic City, located between Montpelier Avenue and Morris Avenue a/k/a Beach Lots 17 and 18. By Certificate of Land Use Compliance issued by the CRDA on May 20, 2015, the Applicant received approval to construct 5,000 square feet of decking for its beach bar use along with associated improvements including but not limited to a bar structure, storage, restrooms, seating and a stage on Beach Lot 18 located between Chelsea Avenue and Morris Avenue (Block 1, Lots 45-47) as well as freestanding signs on the boardwalk (the "2015 CLUC"). Throughout the years, the decking has expanded to 9,300 square feet with associated beach bar improvements, including but not limited to, a bar structure with covered DJ booth above, storage shed, restrooms, food concession trailer with covered seating above, three open sun shelters and seating. In connection with the subject application, the Applicant seeks to legalize the existing improvements within Beach Lot 18 and to expand the decking by an additional 1,400 square feet for a total of 10,700 square feet of decking with additional seating areas. The Applicant further proposes to operate a food concession trailer on a portion of the boardwalk pavilion located within Beach Lot 18. Lastly, the Applicant proposes signage as more particularly described on Sheet C-3 of the Site Plan set. With respect to the required parking for the project, given the location of the beach bar on the beach, on-site parking is clearly not feasible. Accordingly, the Applicant has secured a parking lease for its exclusive use of 80 parking spaces¹ within a commercial parking lot located at 29 Boston Avenue pursuant to N.J.A.C. 19:66-7.2(d)4, which expressly authorizes non-residential uses to provide 100% of required parking onsite or in commercial districts.

¹ The number of off-site parking spaces secured is more than its required parking obligation whereas 80 parking spaces have been secured and 38 parking spaces are required (current application requires 72 parking spaces less 34 parking space deficient approved by 2015 CLUL).

B & B PARKING, INC.

116 Park Place
Atlantic City NJ, 08401
Phone (609) 347-7500
Fax: (609) 347-0300

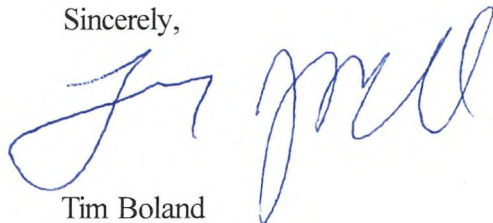
February 20, 2025

Re: SECAA, LLC
COCORICO BEACH BAR
CHELSEA BEACHES
3119 Boardwalk
Atlantic City, NJ 08401

To whom it may concern:

B&B Parking Inc., agrees to lease 80 parking spaces to SECCA, LLC at our facility located at 29. Boston Atlantic City, New Jersey 08401 for exclusive use by SECAA,LLC on a seasonal basis commencing May 15, 2025 and ending on October 15, 2025 for three (3) consecutive years with options to renew thereafter.

Sincerely,



Tim Boland