



**Scott G. Collins**  
Counsel

Direct:  
t: 973.451.8413  
f: 973.538.1984  
scollins@riker.com

7 Giralda Farms, Suite 250  
Madison, NJ 07940-1051

July 14, 2025

**VIA E-MAIL**

Lisa John-Basta, Esq.  
Chiesa Shahinian & Giantomasi PC  
105 Eisenhower Parkway  
Roseland, New Jersey 07068

**Re: Chelsea Beach Bar/Cocorico/Goldfish Beach Bar**

Dear Ms. John-Basta:

As you know, this firm represents the Casino Reinvestment Development Authority ("CRDA"). The CRDA Land Use Regulation and Enforcement Division is in receipt of your amended application for preliminary and final site plan approval with variance relief for the subject property. A Land Use Hearing on the application has been scheduled for August 7, 2025, at 10:00 am in the Board Room of the CRDA, 15 South Pennsylvania Avenue, Atlantic City, NJ 08401.

CRDA reserves the right to dismiss the application for failure to prosecute if you do not proceed with the application.

Please feel free to contact me should you have any questions or wish to discuss further.

Very truly yours,

A handwritten signature in blue ink, appearing to read "S.G. Collins", with a stylized flourish at the end.

Scott G. Collins

SGC:mnmm

CC: Lance B. Landgraf, P.P.  
Robert Reid, AICP, NJPP  
Sharon Dickerson, Esq.  
Mark E. Leibman, Esq.  
Stuart M. Lederman, Esq.

4903-5030-0501, v. 1

MADISON



TRENTON



NEW YORK CITY

[www.riker.com](http://www.riker.com)