

**NICHOLAS F. TALVACCHIA**  
Also Admitted to PA Bar  
EMAIL: [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)

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

FILE NO. 57999/00013

December 19, 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: RMS Capital LLC  
535 Atlantic Avenue, Block 305, Lot 19, City of Atlantic City

Dear Mr. Reid:

We are the attorneys for RMS Capital LLC ("Applicant"). Applicant is requesting preliminary and final site plan approval to redevelop the property located at 535 Atlantic Avenue, identified as Block 305, Lot 19, also identified as former fire station #7, in the City of Atlantic City, County of Atlantic, State of New Jersey ("Property") to permit retail, service and office uses. The Property is located in the Lighthouse-1 (LH1) zoning district and is governed by the Redevelopment Plan for Block 305, Lot 19 at Atlantic Avenue, dated January 21, 2015. The uses are permitted. Variance relief is not required, except for pre-existing non-conformities for setbacks and coverage.

We are providing the following to the Casino Reinvestment Development Authority ("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;
2. Two (2) copies each of the Minor Site Plan Checklist (Form #5);
3. Two (2) copies of the Survey/Topography of Premises, prepared by Daniel J. Ponzio, Sr. Company and Associates L.L.C. dated August 25, 2025, consisting of one (1) sheet;

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4. Two (2) copies of Site Plan prepared by Sciullo Engineering Services, LLC dated December 16, 2025, consisting of one (1) sheet;
5. Two (2) copies of the architectural renderings and elevations prepared by Thomas-Bechtold Architecture dated November 25, 2025, consisting of four (4) sheets as follows:
  - Sheet 1 of 4, Drawing No. PB-1, Title Sheet, dated November 25, 2025;
  - Sheet 2 of 4, Drawing No. PB-2, Building Elevations, dated November 25, 2025;
  - Sheet 3 of 4, Drawing No. PB-3, Building Elevations, dated November 25, 2025; and
  - Sheet 4 of 4, Drawing No. PB-4, Proposed Floor Plans, dated November 25, 2025;
6. Two (2) copies of the redacted Purchase and Sale Agreement between the City of Atlantic City and the Applicant;
7. One (1) copy of Certified Lists of Property Owners located within 200 feet of the subject properties dated November 6, 2025;
8. One (1) copy of tax information dated December 15, 2025 indicating owner is City of Atlantic City and there are no property tax charges;
9. One (1) copy of the Escrow Setup Information form;
10. Flash drive with a digital copy of the submission; and
11. Applicant's checks in the amount of \$400.00 and \$2,130.00 for the application and escrow fees, respectively.

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

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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)  
Jeffrey Hanson, PE, CME (w/Enclosures, via E-mail)  
Atlantic City Planning Dept. (w/ Enclosures, via Hand Delivery)  
Atlantic City Engineering Dept. (w/ Enclosures, via Hand Delivery)  
RMS Capital LLC (w/ Enclosures, via E-mail)  
Jason T. Sciullo, PE, PP (w/ Enclosures, via E-mail)  
Andrew Bechtel, AIA (w/ Enclosures, via E-mail)

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