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FILE NO. 64434/00002

November 26, 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: **Inlet AC Partners LLC**
Block 73, Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 13, 14, 16, 17, 18, 26, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46 and 47;
Block 74, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 17, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 45 and 46;
Block 76, Lots 1, 2, 3, 4, 5, 6, 12, 13, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 32; and
Block 78, Lots 1, 2, 5, 8, 9, 10, 11, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 25,
collectively referred to as "the Property."

Dear Mr. Reid:

We are the attorneys for the Applicant, Inlet AC Partners LLC ("Applicant"). Applicant is requesting preliminary and final subdivision and preliminary and final site plan approval to create 149 new lots and along with 3 existing lots, to develop 152 single-family townhouse residential dwelling units. The project is governed by the Southeast Inlet Redevelopment Plan ("Redevelopment Plan"). Each proposed unit will meet the bulk requirements contained within the Redevelopment Plan. No variance relief is required.

We are providing the following to the Casino Reinvestment Development Authority ("CRDA") and its professionals. Enclosed please find:

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1. Original and one (1) copy of the CRDA Land Use Application including Project Narrative, Disclosure Statement and Owner Authorization forms;
2. Two (2) copies each of the following Checklists:
 - Major Preliminary Subdivision Application Checklist (Form #9);
 - Final Major Subdivision Application Checklist (Form #10);
 - Major Preliminary Site Plan Checklist (Form #6); and
 - Major Final Site Plan Checklist (Form #7);
3. Two (2) copies of the Topographical Survey, Trax-Redevelopment, Blocks 71, 73, 74, 75, 76 & 78, various lots, Atlantic City, Atlantic County, New Jersey prepared by Taylor Wiseman & Taylor dated March 12, 2025, last revised October 9, 2025;
4. One (1) full size copy and one (1) 11" x 17" copy of the Preliminary and Final Subdivision and Site Plan prepared by Sciullo Engineering Services, LLC dated October 7, 2025, last revised November 24, 2025, containing 230000000000 sheets as follows:
 - Sheet 1 of 23, Drawing No. C0001, Cover Sheet, dated October 7, 2025;
 - Sheet 2 of 23, Drawing No. C0002, Information Sheet, dated October 7, 2025;
 - Sheet 3 of 23, Drawing No. C0003, Adjacent Owners List, dated October 7, 2025;
 - Sheet 4 of 23, Drawing No. S0801, Preliminary Subdivision Plan, dated October 7, 2025;
 - Sheet 5 of 23, Drawing No. S0802, Preliminary Subdivision Plan, dated October 7, 2025 ;
 - Sheet 6 of 23, Drawing No. C0101, Site Plan, dated October 7, 2025;
 - Sheet 7 of 23, Drawing No. C0102, Site Plan, dated October 7, 2025;
 - Sheet 8 of 23, Drawing No. E0301, Test Pit Location Plan, dated October 7, 2025;
 - Sheet 9 of 23, Drawing No. E0302, Test Pit Location Plan, dated October 7, 2025;
 - Sheet 10 of 23, Drawing No. C0301, Grading Plan, dated October 7, 2025;
 - Sheet 11 of 23, Drawing No. C0302, Grading Plan, dated October 7, 2025;
 - Sheet 12 of 23, Drawing No. C0401, Utility Plan, dated October 7, 2025;
 - Sheet 13 of 23, Drawing No. C0402, Utility Plan, dated October 7, 2025;
 - Sheet 14 of 23, Drawing No. C0601, Landscape Plan, dated October 7, 2025;
 - Sheet 15 of 23, Drawing No. C0602, Landscape Plan, dated October 7, 2025;
 - Sheet 16 of 23, Drawing No. C1101, Site Details, dated October 7, 2025;
 - Sheet 17 of 23, Drawing No. C1102, Stormwater Details, dated October 7, 2025;

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Sheet 19 of 23, Drawing No. C1104, Water Details, dated October 7, 2025;
Sheet 20 of 23, Drawing No. C1201, Soil Erosion & Sediment Control Plan,
dated October 7, 2025;
Sheet 21 of 23, Drawing No. C1202, Soil Erosion & Sediment Control Plan,
dated October 7, 2025;
Sheet 22 of 23, Drawing No. C1301, Soil Erosion & Sediment Control
Narrative, dated October 7, 2025; and
Sheet 23 of 23, Drawing No. C1302, Soil Erosion & Sediment Control Details,
dated October 7, 2025;

5. One (1) full size copy and one (1) 11" x 17" copy of the architectural renderings prepared by Jason C. Christiansen, AIA, dated October 30, 2025, consisting of 7 sheets as follows:

Sheet 1 of 7, Drawing No. A-1, Cover, dated October 30, 2025;
Sheet 2 of 7, Drawing No. A-2, Render, dated October 30, 2025;
Sheet 3 of 7, Drawing No. A-3, Render, dated October 30, 2025;
Sheet 4 of 7, Drawing No. A-4, Render, dated October 30, 2025;
Sheet 5 of 7, Drawing No. A-5, Elevations, dated October 30, 2025;
Sheet 6 of 7, Drawing No. A-6, Render, dated October 30, 2025; and
Sheet 7 of 7, Drawing No. A-7, Plans, dated October 30, 2025;
6. Two (2) copies of the summary of the Stormwater Management Report prepared by Sciullo Engineering Services, LLC dated September, 2025, last revised November, 2025;
7. One (1) copy of Certified Lists of Property Owners located within 200 feet of the subject properties dated November 6, 2025 and November 10, 2025;
8. One (1) copy of Certification of Paid Taxes dated October 16, 2025;
9. One (1) copy of the Escrow Setup Information form;
10. Flash drive with a digital copy of the submission; and
11. Our law firm trust account checks in the amount of \$16,350.00 and \$27,750.00 for the application and escrow fees, respectively.


COOPER LEVENSON, P.A.

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

Thank you for your kind attention to this matter.

Very truly yours,
Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT/In

Enclosures

cc: Scott G. Collins, Esquire *(w/Enclosures, via E-mail)*
Christine A. Nazzaro-Cofone, PP, AICP, Cofone Consulting Group, LLC *(w/ Enclosures, via E-mail)*
Justin Auciello, PP, AICP, Cofone Consulting Group, LLC *(w/ Enclosures, via E-mail)*
Carolyn Feigin, PE, PP, ARH Associates *(w/Enclosures, via E-mail)*
Atlantic City Planning Dept. *(w/ Enclosures, via Hand Delivery)*
Inlet AC Partners LLC *(w/ Enclosures, via E-mail)*
Jason T. Sciullo, PE, PP *(w/ Enclosures, via E-mail)*

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