

City of Atlantic City

LAND USE APPLICATION

City of Atlantic City: (Check where applicable)**AC Planning Division Jurisdiction**

City of Atlantic City Planning Board
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
609-347-5404

CRDA: (Check where applicable)**NJ CRDA LURED Jurisdiction**

Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

To be completed by staff only.

Date Filed _____

Application No. _____

Application Fees: _____

Escrow Deposit _____

Scheduled for:

Review for Completeness _____ Hearing: _____

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1. SUBJECT PROPERTYLocation: New Hampshire Avenue to Rhode Island Avenue between Oriental Avenue and the BoardwalkTax Map Page 14 and 15 Block 73, 74, 76 and 78 Lot(s) See Property List attached.

Page _____ Block _____ Lot(s) _____

Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area See Property List attached.Zoning District Southeast Inlet Redevelopment Plan for Blocks 71, 73, 74, 76 and 78**2. APPLICANT**Name Inlet AC Partners LLCEmail faron@traxpartners.comAddress 1650 Limekiln Pike, Site B19 1043, Dresher, PA 19025

Telephone Number _____

Applicant is a: Corporation ☐ Partnership ☒ Individual ☐
Limited Liability Company**3. If Owner is other than the applicant, provide the following information on the Owner(s):**Owner's Name See Property List attached.

Email _____

Address _____

Telephone Number _____

4. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Name	<u>See Disclosure</u>	Address	<u></u>	Interest	<u></u>
Name	<u>Statement attached.</u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] No X Proposed

Present use of the premises: Currently vacant. Previously occupied with residential homes
from prior to 1930 through 1980s.

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

6. Applicant's Attorney Nicholas F. Talvacchia, Esquire

Email ntalvacchia@cooperlevenson.com

Address Cooper Levenson, P.A., 1125 Atlantic Avenue, 3rd Fl., Atlantic City, NJ 08401

Telephone Number 609-572-7544

FAX Number 609-572-7545

7. Applicant's Engineer Jason T. Sciullo, Sciullo Engineering Services, LLC

Email jsciullo@sciulloengineering.com

Address 137 S. New York Avenue, Suite 2, Atlantic City, NJ 08401

Telephone Number 609-300-5171

FAX Number

8. Applicant's Planning Consultant Same as Engineer.

Email

Address

Telephone Number

FAX Number

9. Applicant's Traffic Engineer N/A

Email

Address

Telephone Number

FAX Number

10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name N/A
Field of Expertise _____
Email _____
Address _____
Telephone Number _____
FAX Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Administrative Review of Minor Subdivision Plan
_____ Administrative Review of Major Subdivision Plan
_____ Minor Subdivision Approval
☒ Major Subdivision Approval [Preliminary]
☒ Major Subdivision Approval [Final]
Number of lots to be created 149* Number of proposed dwelling units 152
(including remainder lot) (if applicable)

*new lots and 3 existing remaining lots

SITE PLAN:

_____ Administrative Review of Minor Site Plan
_____ Administrative Review of Major Site Plan
_____ Minor Site Plan Approval
☒ Major Preliminary Site Plan Approval [Phases (if applicable) 4] (each Block)
☒ Major Final Site Plan Approval [Phases (if applicable) ____]
_____ Amendment or Revision to an Approved Site Plan
Area to be disturbed (square feet) _____
Total number of proposed dwelling units _____
_____ Request for Waiver From Site Plan Review and Approval
Reason for request: _____

MISC:

_____ Administrative Review
_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]
_____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]
_____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
_____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
_____ Variance Relief (use) [N.J.S. 40:55D-70d]
_____ Conditional Use Approval [N.J.S. 40:55D-67]
_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] None

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.

Requirements: [attach additional pages as needed] None. See Checklists for submission waivers.

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

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:

[attach pages as needed] See Project Narrative attached

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? Not yet.

20. Are any off-tract improvements required or proposed? Yes (sewer)

21. Is the subdivision to be filed by Deed or Plat? Plat

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? TBD

23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	<u>X</u>	<u> </u>	<u>09/17/2025</u>
Atlantic County Health Department	<u> </u>	<u>X</u>	<u> </u>
Atlantic County Planning Board	<u>X</u>	<u> </u>	<u>Pending</u>
Atlantic County Soil Conservation Dist.	<u>X</u>	<u> </u>	<u>Pending</u>
NJ Department of Environmental Protection	<u>X</u>	<u> </u>	<u>10/09/2025</u>
Sewer Extension Permit	<u>X</u>	<u> </u>	<u>Pending</u>
Sanitary Sewer Connection Permit	<u>X</u>	<u> </u>	<u>09/17/2025</u>
Stream Encroachment Permit	<u> </u>	<u>X</u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u>X</u>	<u> </u>
Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Tidal Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Potable Water Construction Permit	<u>X</u>	<u> </u>	<u>Pending</u>
Other	<u> </u>	<u>X</u>	<u> </u>
NJ Department of Transportation	<u> </u>	<u>X</u>	<u> </u>
Public Service Electric & Gas Company	<u> </u>	<u>X</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
<u>2</u>	<u>Survey by Taylor, Wiseman & Taylor dated 03/12/2025, last revised 10/9/25.</u>
<u>2</u>	<u>Subdivision and Site Plan by Sciullo Engineering dated 10/07/2025, last revised 11/24/25.</u>
<u>2</u>	<u>Architectural Renderings and Elevations prepared by Jason C. Christiansen, AIA dated 10/30/25.</u>

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested All

Attorney All

Engineer All

CERTIFICATIONS

27. I Nicholas F. Talvacchia, Esquire
Attorney for Applicant certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

26th day of November, 20 25



NOTARY PUBLIC



SIGNATURE OF APPLICANT

Nicholas F. Talvacchia, Esquire, Attorney for Applicant

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

26th day of November, 20 25



NOTARY PUBLIC

See executed Owner Authorizations attached.

SIGNATURE OF OWNER

29. I understand that the sum of \$ 27,750 has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

November, 2025

Date



SIGNATURE OF APPLICANT

Nicholas F. Talvacchia, Esquire, Attorney for Applicant

PROJECT NARRATIVE

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,
in the City of Atlantic City, County of Atlantic, State of New Jersey

November 26, 2025

Inlet AC Partners LLC ("Applicant") seeks 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 ("Unit" or "Units"). Four (4) detached Units, one (1) duplex containing 2 Units and 146 Units in 19 buildings, each containing 3 or more attached Units are proposed ("Project").

The Project is governed by the Southeast Inlet Redevelopment Plan, adopted by Ordinance No. 9 of 2025 and any amendments thereto ("Redevelopment Plan"). Each proposed Unit will meet the bulk requirements contained within the Redevelopment Plan. No variance relief is required.

Each proposed Unit will contain a garage and driveway. Electric vehicle supply / service equipment (EVSE) will be provided for at least 1 vehicle within each townhouse garage parking area, subject to the ordinance in effect at the time of approval and availability of infrastructure.

The Applicant also requests any variances, waivers or exceptions that the Casino Reinvestment Development Authority may deem necessary and/or appropriate.

BLOCK 73

Block	Lot	Property	SqFt	Owner Applicant Related Entities	Owner CRDA	Owner City of AC	Owner Fasano Entities
73	1	312 ORIENTAL AVE	1,313.00	AC Inlet LLC			
73	2	202 S Victoria Ave	1,406.00	AC Inlet LLC			
73	3	204 S Victoria Ave	1,406.00	AC Inlet LLC			
73	4	206 S Victoria Ave	1,406.00	AC Inlet LLC			
73	5	208 S. Victoria Ave	1,406.00	AC Inlet LLC			
73	6	210 S Victoria Ave	2,100.00			City of AC	
73	7	212 S Victoria Ave	4,500.00	AC Inlet LLC			
73	9	216 S Victoria AVE	2,400.00	AC Inlet LLC			
73	10	218 S Victoria AVE	2,400.00	AC Inlet LLC			
73	11	220 S Victoria Ave	2,025.00	AC Inlet LLC			
73	13	224 S Victoria Ave	3,000.00	AC Inlet LLC			
73	14	226 S Victoria AVE	2,550.00	AC Inlet LLC			
73	16	S Victoria Ave	6.00	AC Inlet LLC			
73	17	230 S Victoria Ave	2,625.00	AC Inlet LLC			
73	18	321 Hygeia Place	656.00	AC Inlet LLC			
73	26	331 Hygeia Place	564.00	AC Inlet LLC			
73	31	237 S RHODE ISLAND AVE	2,625.00	AC Inlet LLC			
73	32	235 S RHODE ISLAND AVE	3,225.00	AC Inlet LLC			
73	33	233 S Rhode Island Ave	3,000.00	AC Inlet LLC			
73	34	231 S Rhode Island Ave	2,400.00	AC Inlet LLC			
73	35	229 S RHODE ISLAND AVE	2,625.00	AC Inlet LLC			
73	36	227 S Rhode Island Ave	2,400				GS Land Holdings LLC
73	37	225 S RHODE ISLAND AVE	2,400.00	AC Inlet LLC			
73	38	223 S Rhode Island Ave	2,250				GS Land Holdings LLC
73	40	211 S Rhode Island Ave	2,250.00	AC Inlet LLC			
73	41	209 S Rhode Island Ave	2,250				North Beach Holdings LLC
73	42	207 S RHODE ISLAND AVE	3,000.00	AC Inlet LLC			
73	43	205 S Rhode Island Ave	2,063.00	AC Inlet LLC			
73	44	203 S RHODE ISLAND AVE	2,200.00	AC Inlet LLC			
73	45	201 S Rhode Island Ave	2,975.00	AC Inlet LLC			
73	46	316 Oriental Ave	1,838.00	AC Inlet LLC			
73	47	314 Oriental Ave	1,725.00	AC Inlet LLC			

BLOCK 74

Block	Lot	Property	SqFt	Owner Applicant Related Entities	Owner CRDA	Owner City of AC	Owner Fasano Entities
74	4	208 S Vermont Ave	2,625				GS Land Holdings LLC
74	5	740 S Vermont Ave	2,625.00	AC Inlet LLC			
74	6	212 S Vermont Ave	2,625.00	AC Inlet LLC			
74	7	214 S Vermont Ave	2,625				GS Land Holdings LLC
74	8	216 S. Vermont Ave	2,625.00	AC Inlet LLC			
74	9	218 S Vermont Ave	2,625				GS Land Holdings LLC
74	10	220 S Vermont	2,625.00	AC Inlet LLC			
74	11	222 S Vermont Ave	2,625.00	AC Inlet LLC			
74	12	224 S Vermont Ave	2,625.00	AC Inlet LLC			
74	15	230 S. Vermont Ave	1,710.00	AC Inlet LLC			
74	17	234 S Vermont Ave	1,710.00	AC Inlet LLC			
74	27	Vermont Ave	1,290.00		CRDA		
74	28	231 S Victoria Ave	1,290.00	AC Inlet LLC			
74	29	229 S Victoria AVE	1,290.00	AC Inlet LLC			
74	30	227 S Victoria AVE	1,290.00	AC Inlet LLC			
74	31	225 S Victoria Ave	1,290.00	AC Inlet LLC			
74	32	221 S Victoria Ave	2,923.00	AC Inlet LLC			
74	33	Victoria Rear	2.00	AC Inlet LLC			
74	34	219 S Victoria Ave	2,325.00	AC Inlet LLC			
74	35	Vermont Ave	2,625.00		CRDA		
74	36	215 S Victoria Ave	2,625.00	AC Inlet LLC			
74	37	213 S Victoria Ave	2,625				GS Land Holdings LLC
74	38	S Victoria Ave	2,625				GS Land Holdings LLC
74	39	209 S Victoria Ave	2,625.00	AC Inlet LLC			
74	40	207 S Victoria Ave	2,625.00	AC Inlet LLC			
74	41	205 S Victoria Ave	2,625.00	AC Inlet LLC			
74	42	203 S Victoria AVE	2,625.00	AC Inlet LLC			
74	45	306 ORIENTAL AVE	2,250.00	AC Inlet LLC			
74	46	304 ORIENTAL AVE	2,250.00	AC Inlet LLC			

BLOCK 76

Block	Lot	Property	SqFt	Owner Applicant Related Entities	Owner CRDA	Owner City of AC	Owner Fasano Entities
76	1	200 S Seaside Ave	2,450.00	221 235 Boardwalk LLC			
76	2	202 S Seaside Ave	2,450.00	221 235 Boardwalk LLC			
76	3	204 S Seaside Ave	2,450.00	221 235 Boardwalk LLC			
76	4	206 S Seaside Ave	2,450.00	221 235 Boardwalk LLC			
76	5	208 S Seaside Ave	2,450.00	221 235 Boardwalk LLC			
76	6	212 S Seaside Ave	2,450				GS Land Holdings LLC
76	12	224 S Seaside Ave	2,450.00	221 235 Boardwalk LLC			
76	13	226 S Seaside Ave	2,100.00	221 235 Boardwalk LLC			
76	20	225 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	21	223 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	22	221 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	23	219 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	24	217 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	25	215 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	26	213 S Vermont Ave	3,200.00	221 235 Boardwalk LLC			
76	27	211 S VERMONT AVE	2,400.00	221 235 Boardwalk LLC			
76	28	209 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	29	207 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			
76	32	201 S VERMONT AVE	2,800.00	221 235 Boardwalk LLC			

BLOCK 78

Block	Lot	Property	SqFt	Owner Applicant Related Entities	Owner CRDA	Owner City of AC	Owner Fasano Entities
78	1	200 S NEW HAMPSHIRE AVE	3,750.00	221 235 Boardwalk LLC			
78	2	204 S NEW HAMPSHIRE AVE	2,625.00	221 235 Boardwalk LLC			
78	5	210 S NEW HAMPSHIRE AVE	2,625.00	221 235 Boardwalk LLC			
78	8	216 S NEW HAMPSHIRE AVE	2,625.00	221 235 Boardwalk LLC			
78	9	216 S NEW HAMPSHIRE #A	375.00	221 235 Boardwalk LLC			
78	10	218 S NEW HAMPSHIRE #A	2,250.00	221 235 Boardwalk LLC			
78	11	220 S NEW HAMPSHIRE AVE	3,375.00	221 235 Boardwalk LLC			
78	15	219 S Seaside Ave	1,575.00	221 235 Boardwalk LLC			
78	16	221 S Seaside Ave	1,575.00	221 235 Boardwalk LLC			
78	17	217 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	18	215 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	19	213 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	21	209 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	22	207 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	23	205 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	24	203 S Seaside Ave	2,625.00	221 235 Boardwalk LLC			
78	25	201 S Seaside Ave	3,750.00	221 235 Boardwalk LLC			

DISCLOSURE STATEMENT

**LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,
AND INDIVIDUALS OR ENTITIES
OWNING 10% OR MORE INTEREST IN THE APPLICANT
(N.J.S.A. 40:50D-48.1)**

INLET AC PARTNERS LLC

The persons or entities with a 10% or greater interest in applicant, **Inlet AC Partners LLC:**

Milkboy Partners LLC
66 Woodside Lane, Unit A
New Hope, PA 18938

Gotham North QOF LLC
66 Woodside Lane, Unit A
New Hope, PA 18938

Square Three Capital LLC
1225 New Church Court
Ambler, PA 19002

The persons or entities with a 10% or greater interest in **Milkboy Partners LLC:**

Andrew Chalofsky
66 Woodside Lane, Unit A
New Hope, PA 18938

The Chalofsky Family Trust LLC
66 Woodside Lane, Unit A
New Hope, PA 18938

The Chalofsky Family Trust LLC is owned solely by The 2019 Irrevocable Trust
FBO Andrew Chalofsky.
66 Woodside Lane, Unit A
New Hope, PA 18938

Irrevocable Deed of Trust of Sage L. Chalofsky FBO Joshua L. Chalofsky
4 Eaglebrook Court
Moorestown, NJ 08057

The persons or entities with a 10% or greater interest in **Gotham North QOF LLC:**

Andrew Chalofsky
66 Woodside Lane, Unit A
New Hope, PA 18938

The Chalofsky Family Trust LLC
66 Woodside Lane, Unit A
New Hope, PA 18938

The Chalofsky Family Trust LLC is owned solely by The 2019 Irrevocable Trust
FBO Andrew Chalofsky.
66 Woodside Lane, Unit A
New Hope, PA 18938

Irrevocable Deed of Trust of Sage L. Chalofsky FBO Joshua L. Chalofsky
4 Eaglebrook Court
Moorestown, NJ 08057

The persons or entities with a 10% or greater interest in **Square Three Capital LLC:**

Faron Schonfeld
1225 New Church Court
Ambler, PA 19002

AUTHORIZATION OF OWNER

Block 74, Lots 27 and 35
Atlantic City, New Jersey

Southeast Inlet Residential Townhomes


The undersigned, being a duly designated officer/representative of Casino Reinvestment Development Authority ("Owner"), is the owner of Block 74, Lots 27 and 35 in the City of Atlantic City, New Jersey.

Owner affirms that the preliminary and final subdivision and site plan application made by Inlet AC Partners LLC ("Applicant") to the Casino Reinvestment Development Authority, Atlantic City MUA, Atlantic County Planning Board, Atlantic Soil Conservation District, New Jersey Department of Environmental Protection, New Jersey Department of Transportation, and any other agency having jurisdiction over the project, is being made with the knowledge and consent of the Owner.

We hereby authorize the Applicant and Applicant's Attorney to act as our agent to though same were applied for and processed by Owner.

CASINO REINVESTMENT DEVELOPMENT
AUTHORITY

Dated: 11-12-25

By: 
Name: ERIC SCHEFFLER
Title: EXECUTIVE DIRECTOR

AUTHORIZATION OF OWNER

Block 73, Lot 6
Atlantic City, New Jersey

Southeast Inlet Residential Townhomes

The undersigned, being a duly designated officer/representative of the City of Atlantic City ("Owner"), is the owner of Block 73, Lot 6 in the City of Atlantic City, New Jersey.

Owner affirms that the preliminary and final subdivision and site plan application made by Inlet AC Partners LLC ("Applicant") to the Casino Reinvestment Development Authority, Atlantic City MUA, Atlantic County Planning Board, Atlantic Soil Conservation District, New Jersey Department of Environmental Protection, New Jersey Department of Transportation, and any other agency having jurisdiction over the project, is being made with the knowledge and consent of the Owner.

We hereby authorize the Applicant and Applicant's Attorney to act as our agent to though same were applied for and processed by Owner.


CITY OF ATLANTIC CITY

Date: 11/10/2025

By: 
Marty Small, Sr., Mayor

The within Authorization is approved as to form and execution.

Date: 11/5/2025

By: 
Jack A. Berenato, Esquire
Assistant City Solicitor

AUTHORIZATION OF OWNER

Block 73, Lots 36 & 38
Block 74, Lots 4, 7, 9, 37 & 38
Block 76, Lot 6
Atlantic City, New Jersey

Southeast Inlet Residential Townhomes

The undersigned, being a duly designated officer/representative of GS Land Holdings LLC ("Owner"), is the owner of Block 73, Lots 36 & 38; Block 74, Lots 4, 7, 9, 37 & 38; and Block 76, Lot 6, in the City of Atlantic City, New Jersey.

Owner affirms that the preliminary and final subdivision and site plan application made by Inlet AC Partners LLC ("Applicant") to the Casino Reinvestment Development Authority, Atlantic City MUA, Atlantic County Planning Board, Atlantic Soil Conservation District, New Jersey Department of Environmental Protection, New Jersey Department of Transportation, and any other agency having jurisdiction over the project, is being made with the knowledge and consent of the Owner.

We hereby authorize the Applicant and Applicant's Attorney to act as our agent to though same were applied for and processed by Owner.

Dated: 10/30/25

GS LAND HOLDINGS LLC

By: 

Name: Patrick Fasano

Title: _____

AUTHORIZATION OF OWNER

Block 73, Lot 41
Atlantic City, New Jersey

Southeast Inlet Residential Townhomes

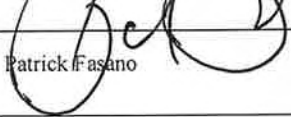
The undersigned, being a duly designated officer/representative of North Beach Holdings LLC ("Owner"), is the owner of Block 73, Lot 41, in the City of Atlantic City, New Jersey.

Owner affirms that the preliminary and final subdivision and site plan application made by Inlet AC Partners LLC ("Applicant") to the Casino Reinvestment Development Authority, Atlantic City MUA, Atlantic County Planning Board, Atlantic Soil Conservation District, New Jersey Department of Environmental Protection, New Jersey Department of Transportation, and any other agency having jurisdiction over the project, is being made with the knowledge and consent of the Owner.

We hereby authorize the Applicant and Applicant's Attorney to act as our agent to though same were applied for and processed by Owner.

North Beach Holdings LLC

Dated: 10/30/25

By: 
Name: Patrick Fasano
Title: _____