



Midtown Building, Suite 400
1301 Atlantic Avenue
Atlantic City, NJ 08401-7212
Tel 609.348.4515 Fax 609.348.6834

JACK PLACKTER
Direct Dial: 609-572-2200
Email Address: JPlackter@FoxRothschild.com

November 13, 2025

VIA HAND DELIVERY

Robert L. Reid, AICP, NJPP
Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Re: LINY Investor, LLC
Block 391, Lot 1; Block 395, Lot 1; Block 396, Lot 1; Block 472, Lot 2

Dear Mr. Reid

As you may recall, this office represents LINY Investor, LLC (the "Applicant") relative to its application before the CRDA for Preliminary and Final Major Site Plan Approval (the "Application"). Enclosed please find two copies of the following:

1. Response Memo prepared by Arthur Ponzio Co., dated November 12, 2025; and
2. Revised Site Plan and Architectural Plans consisting of thirty (30) sheets, prepared by Arthur Ponzio Co. and WATG SOSH.

After your review and if the same meets with your approval, please have the application complete and schedule a hearing.

Thank you for your assistance in this matter and do not hesitate to reach out to me with any questions.

Very truly yours,

A handwritten signature in black ink that reads "Jack Plackter".

Jack Plackter
JP/nmr

cc: Applicant (w/copy of Application only)



Casino Reinvestment Development Authority

November 13, 2025

Page 2

Jon Barnhart (w/copy of Application only)

Tom Sykes (w/copy of Application only)



11-12-25

Lance B. Landgraf, Jr., PP, AICP

Casino Reinvestment Development Authority Division of Land Use and
Regulatory Enforcement 15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Re: COMPLETENESS REVIEW #1: CRDA # 2025-10-3936
Preliminary and Final Major Site Plan Approval LINY Investor, LLC - Sheraton AC Conversion
(Block 391, Lot 1; Block 395, Lot 1; Block 396, Lot 1; Block 472. Lot 2)
Atlantic City, NJ 08401

Dear Mr. Landgraf:

Please accept this correspondence as our response to the completeness review prepared by ARH Associates, dated November 3, 2025:

1. Checklist Item #7 - Title block denoting type of application, tax map sheet, project address, block and lot, and street location. Partially Provided. The Title Block shall be revised to include the Tax Map Sheet No. and Project Address.
 - **Response: The title block has been updated accordingly. See all civil sheets**
2. Checklist Item #12 - Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office. Not Provided. The certified 200' property owners list shall be provided prior to the hearing.
 - **Response: A list of owners was requested and will be provided in advance of the hearing. See sheet C-1**
3. Checklist Item #21 - Stormwater management plans and drainage calculations. (19:66-7.5). Waiver Requested. Our office accepts this waiver request as the site is fully developed in existing conditions, and the proposed improvements minimally increase the impervious coverage on site without triggering any "major development" criteria per N.J.A.C. 7:8
 - **Response: No response required at this time.**
4. Checklist Item #22 - Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building

setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Partially Provided. The site plan and/or architectural plans shall be revised to include the modified signage as discussed in the project narrative. An analysis of the modified signage in conformance with N.J.A.C. 19:66-5.7 shall be performed.

- **Response: Proposed plan of signage modifications is included with this re-submission. See sheets A-300 and A-301. Final signage letter has not been defined. Signage locations and dimensions have been provided to show compliance with regulations.**

5. Checklist Item #23 - Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1-foot intervals, stormwater management structures. Waiver Requested. Our office partially accepts this waiver request as only a partial grading plan of the site shall be provided in the vicinity of the proposed expanded patio.

- **Response: Proposed grading plan of the new exterior patio area has been included with this re-submission. See civil sheet C-6**

6. Checklist Item #24 - Landscaping Plan, details and plant schedule (19:66-7.6). Waiver Requested. Our office does not accept this waiver request as the proposed expanded patio area encompasses an area containing various trees and vegetation which will need to be cleared for development. Also, the architectural plans appear to indicate plantings around the expanded patio whereas this is not depicted on the site plan. The site plan shall be revised to include a proposed landscaping plan in accordance with N.J.A.C. 19:66-7.6 and delineate the limits of existing landscaping to be removed.

- **Response: The intended plan for landscaping is only to remove those trees/shrubs necessary for installation of the new patio area. The goal is to preserve the existing mature vegetation to act as a buffer from the perimeter roadways. All disturbed areas upon completion of the patio construction will be vegetated with lawn or other ground cover. The plans have been noted in this regard. See civil sheet C-6**

7. Checklist Item #26 - Lighting plan and details (19:66-7.10). Waiver Requested. Our office does not accept this waiver request as the Applicant has not analyzed existing lighting in the area of the proposed expanded patio area to demonstrate it is adequately lit. If deemed necessary, a proposed lighting plan shall be provided.

- **Response: No new sight lighting is proposed as part of this project. Only ambiance and safety lighting will be installed within the new patio area. The plans have been noted in this regard and intended ambiance**

lighting has been shown in concept on the architectural site plan. See sheet A-101A for proposed lighting locations.

8. Checklist Item #23 - Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater). Waiver Requested. The Applicant shall clarify if an SESC plan is necessary for this application as the proposed site plan contains an SESC plan sheet whereas a checklist waiver was requested from providing one. This discrepancy shall be addressed.

- **Response: This waiver is not being requested. A soil erosion plan has been provided with the submission. See civil sheet C-4**

9. Checklist Item #30 - Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs, and sight triangles. Waiver Requested. Our office accepts this waiver request as existing vehicular and pedestrian circulation patterns of the developed site will be negligibly affected with this application.

- **Response: No response required at this time.**

10. Checklist Item #31 - Preliminary architectural plan and elevations, and areas and type of each proposed use. Partially Provided. The plans shall be revised to provide details and elevations of the proposed patio expansion and the covered walkway.

- **Response: An elevation detail including dimensions and height of the proposed covered walkway structure have been added to the architectural plans. The architectural site plan of the patio area has been enhanced to note/describe the proposed structures. See sheet A-101A for details of the proposed patio area. See sheet A-402 for details of the covered walkway.**

Please review the above responses and revised documents and advise if any further information is required to allow the project to be scheduled for public hearing.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Barnhart', is written over a horizontal line.

Jon Barnhart, PE, PP, CME
Vice President