

January 22, 2026

**VIA UPS GROUND DELIVERY & EMAIL ([rreid@njcrda.com](mailto:rreid@njcrda.com))**

Robert L. Reid, AICP, NJPP  
CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
Land Use Regulation and Enforcement Division  
15 South Pennsylvania Avenue  
Atlantic City, New Jersey 08401

RE: Application of Atlantic County  
1333 Atlantic Avenue  
Block 295, Lot 4  
Atlantic City, Atlantic County, New Jersey 08401  
Our File No.: 13469-001

Dear Mr. Reid:

*Rob*

This firm represents the County of Atlantic ("Applicant") with respect to this application to the Casino Reinvestment Development Authority ("CRDA") for Minor Subdivision approval in order to subdivide the above-referenced property into two (2) new lots of record: Proposed Lot 4.01 will be the location of the existing Atlantic County Office Building ("COB") and Proposed Lot 4.02 will be the location of the existing Atlantic City Public Library. No new development is proposed in connection with this application. There is an atrium connecting the COB and Library which will be subject to a reciprocal cross access easement in order to allow individuals to access both buildings. In addition to cross-access, the easement will provide for roof access and shared utilities that traverse throughout both buildings.

A portion of the above-referenced property is located within the Resort Commercial Zone of the CRDA Tourism District and a portion is located in the Central Business District of the Atlantic City Zone Plan. "When a lot is partially within and outside the Tourism District, the entire lot shall be deemed to be within the Tourism District and subject to this chapter." N.J.S.A. 19:66-11.2. As such, the Resort Commercial Zone standards control this application and the entirety of the site and jurisdiction remains with CRDA concerning this land use approval.

With respect to the side yards, the Code requires a 20' setback for any property with a building that is greater than 35' in height and a 0' setback if less than 35' in height, see N.J.S.A. 19:66-5.10(a)1.iv.(9). The entire Atlantic City Public Library structure located on Proposed Lot 4.02 is less than 35' in height, resulting in the side yard setback requirement for Lot 4.02 at 0'. With respect to the COB located on Proposed Lot 4.01, the building varies in height. From the property boundary between

Proposed Lots 4.01 and 4.02 (*where the building has a height of less than 35'*) and the point in which the building reaches over 35', there is 37' of separation which meets the requirement to provide a 20' setback where the building is taller than 35'. However, on the opposite side of the COB (*where the building has a height of greater than 35'*) there is a setback of 15.3' to the existing boundary, an existing nonconforming condition proposed to remain the same which does not require variance relief. Based upon the above, Applicant submits no variance relief is required and the proposed minor subdivision is by-right.

In support of this application, enclosed herein for filing please find the following:

1. Two (2) copies of the completed CRDA Land Use Application;
2. Two (2) copies of the completed CRDA Minor Subdivision Checklist;
3. Two (2) copies of the Minor Subdivision Plan prepared by William P. McManus, PLS, PP, CFS of Duffy Dolcy McManus & Roesch, dated May 15, 2015, last revised December 29, 2025;
4. Two (2) copies of the DRAFT Minor Subdivision Deed prepared by Nehmad Davis & Goldstein, P.C.;
5. Two (2) copies of the DRAFT Cross Access Easement Agreement prepared by Nehmad Davis & Goldstein, P.C.;
6. Two (2) copies of the DRAFT Quitclaim Deed for Block 295, Lot 4.01 prepared by Nehmad Davis & Goldstein, P.C.;
7. Two (2) copies of the DRAFT Quitclaim Deed for Block 295, Lot 4.02 prepared by Nehmad Davis & Goldstein, P.C.;
8. One (1) copy of a Certified 200' Property Owners List (*to be supplied under a separate cover*);
9. One (1) copy of the Escrow Setup Information form completed by Applicant; and
10. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) of our firm's checks in the amounts of \$260.00 & \$1,500.00, representing the required application fee and escrow deposit, respectively.

As a courtesy and for your convenience, an electronic copy of the within Application and supporting materials can be accessed via the following Google Drive link within the folder titled "01-22-26 Initial Submission":

<https://drive.google.com/drive/folders/1OO8UZJsJIM5-jhhZjfNMUyPZeBnFArE6?usp=sharing>

Please note that we are aware that some of the above-referenced materials were inadvertently filed with your office by the current owner, Atlantic County Improvement Authority, on December 17, 2025. Because the materials filed did not constitute the entire application, for the CRDA's convenience, we are filing all materials intended to be considered as part of the complete application, even if submitted previously.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please advise of the date of the hearing before the CRDA and our firm will, of course, provide the required public notices in advance thereof.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

KEITH A. DAVIS

*Thank you!*

KAD/jls  
Enclosures

*All copies via email with enclosures via Google Drive Link*

- c. Tetje Linsk, CRDA Administrative Assistant ([tlinsk@njcrda.com](mailto:tlinsk@njcrda.com))
- Loreta Acevedo, Sr. Project Officer ([lancevedo@njcrda.com](mailto:lancevedo@njcrda.com))
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- Emanuel Sanfilippo, III (*via email*)