

**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. 657191/00066

February 20, 2026

Via Email and Hand Delivery

Robert Reid  
Land Use Regulation Enforcement Officer  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

Re: Boardwalk Regency LLC, t/a Caesars Atlantic City  
Block 1, Lots 87, 88, 89, 90, 91 and 92  
Caesars Beach Bar to be located on Beach Lot 25

Dear Mr. Reid:

We are the attorneys for the Applicant, Boardwalk Regency LLC (“Applicant”), with respect to an application for preliminary and final site plan approval with variance relief to construct/install a beach bar with seasonal amenities, signage, and two (2) sheds for storage in front of Caesars Atlantic City Hotel & Casino on property located at Block 1, Lots 87, 88, 89, 90, 9 and 92, also identified as Beach Lot 25 (the “Property”).

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 List of Properties, Project Narrative and Disclosure Statement;
2. Two (2) copies each of the following Checklists:

Major Preliminary Site Plan Checklist (Form #6);  
Major Final Site Plan Checklist (Form #7); and  
“c” Variance Checklist (Form #12);

Robert Reid Land Use Regulation Officer  
February 20, 2026  
Page 2

3. Two (2) copies of the Site Plan entitled "Boardwalk Regency, LLC t/a Caesars Atlantic City Preliminary and Final Major Site Plan Application" prepared by Arthur Ponzio Co. dated February 17, 2026 which contains three (3) pages;
4. Two (2) copies of the Architectural Renderings prepared by R2 Architects LLC, dated February 19, 2026 which contains three (3) pages;
5. Two (2) copies of the Lease between Applicant and City of Atlantic City;
6. One (1) copy of the List of Property Owners within 200 feet of the subject property dated February 17, 2026;
7. One (1) copy of Certificates of Payment of Taxes dated February 19, 2026;
8. One (1) copy of the Escrow Setup Information form;
9. Flash drive with a digital copy of the submission; and
10. Checks in the amount of \$1,050 and \$5,100 for the application and escrow fees, respectively.

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/ln

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)  
Atlantic City Engineering Department (w/ Enclosures, via Hand Delivery)  
Bessie Sacco, Vice President & Chief Counsel, Regional Operations (w/ Enclosures, via E-mail)  
Jon J. Barnhart, PP, PE, CME (w/ Enclosures, via E-mail)