

March 4, 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 Ideal Education, a NJ Non-Profit Corporation  
d/b/a Ideal Institute of Technology  
7 South Carolina Avenue  
Block 141, Lot 3  
Atlantic City, Atlantic County, New Jersey 08401  
Our File No.: 13001-003

Dear Mr. Reid:

This firm represents Ideal Education, a NJ Non-Profit Corporation d/b/a Ideal Institute of Technology (“Applicant”) with respect to this application to the Casino Reinvestment Development Authority (“CRDA”) for use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1), preliminary and final major site plan approval, and c-variance relief pursuant to N.J.S.A. 40:55D-70(c), in order to permit the undersigned Applicant to renovate the existing four-story vacant building located at the above-referenced property into a unique multi-use facility designed to serve both community and educational purposes. The first floor will be developed as a next-generation supermarket. The second floor will be a cloud kitchen and indoor aquaponic farming operation. The third floor will be used primarily for open space. Lastly, the fourth floor will be used for an educational and institutional use comprised of three classrooms, collaborative space, and a lobby with reception area.

Because aquaponic farming is not specifically permitted in the RC-Zone where this property is located, Applicant requests use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) to permit the proposed use. Additionally, Applicant requests eight (8) c-variances pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2) related to existing nonconforming conditions – lot area, lot depth, impervious coverage, building coverage, front yard setback, side yard setback, rear yard setback, and parking – as detailed in the List of Variances enclosed herewith.

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

1. Two (2) copies of the completed CRDA Land Use Application and Escrow Information Form;
2. Two (2) copies of the completed CRDA D-Variance Checklist (Form #11);<sup>1</sup>
3. Two (2) copies of the Project Narrative prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC;
4. Two (2) copies of the Site Plan prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, dated January 7, 2025;
5. Two (2) copies of the Architectural Floor Plans prepared by Galloway Builders, LLC, dated August 30, 2025;
6. Two (2) reduced-size copies of the Survey of Premises prepared by Doran Engineering, PA, dated March 22, 2024;
7. Two (2) copies of the List of Variances and Waivers prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC;
8. Two (2) copies of the Parking Inventory prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC;
9. Two (2) copies of the Current Property Deed;
10. Two (2) copies of the 200' Property Owners List (*to be supplied under a separate cover*);
11. Two (2) copies of Proof of Payment of Taxes (*to be supplied under a separate cover*);
12. Two (2) copies of the Fee Calculation prepared by Nehmad Davis & Goldstein, P.C.

Lastly, enclosed herein please find two (2) checks in the amounts of \$1,650.00 & \$7,852.50, 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 "03-04-26 Initial Submission":

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<sup>1</sup> The Major Preliminary Site Plan Checklist (Form #6), Major Final Site Plan Checklist (Form #7), and "c" Variance Checklist (Form #12) are shown on Sheet 2 of the Site Plan.

<https://drive.google.com/drive/folders/1MXyw6VhDaL6aoDCs8mdVjd1RlgPT4Dkz?usp=sharing>

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:

  
EMANUEL SANFILIPPO, III

ES/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 ([lacedo@njcrda.com](mailto:lacedo@njcrda.com))
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