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March 17, 2026

VIA UPS GROUND DELIVERY & EMAIL (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:

Please recall 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. This application was initially filed by cover letter, dated March 4, 2026. In response thereto, we had a telephone conversation day wherein you indicated certain additional information and/or materials would be required in order to be deemed complete. In furtherance of the requested relief, please allow this submission to address the items raised in our telephone conversation.

With respect to waste disposal, no outside trash enclosure is proposed in connection with the application as there is no area to provide a trash enclosure due to the building footprint. Applicant intends to utilize a pneumatic trash compactor for on-site waste management thereby enabling waste to be fully enclosed within the building in a controlled manner with no exposure to the public right-of-way. The compactor will be the primary waste handling solution for the building and enable Applicant to minimize waste volume. By decreasing waste volume, Applicant will be able to manage waste until it removed

from the site. Applicant has received a letter from Gold Medal Environmental (“GME”) confirming its intent to service the site once the project is finalized, two (2) copies of which are enclosed herewith.

With respect to the operation of the cloud kitchen, the kitchen will operate as a controlled commercial kitchen facility primarily supporting delivery-based food preparation. Food will be prepared on-site by trained kitchen staff and authorized operators within the facility. Orders will primarily be fulfilled through third-party delivery platforms such as Uber Eats, DoorDash, and similar services. Delivery drivers will not enter the main kitchen areas. Instead, completed orders will be transported internally via a dumbwaiter to a designated pickup location on the ground floor, where drivers can quickly collect orders. The operation will not include dine-in service and is not intended to generate additional public occupancy or customer traffic beyond the normal operations of the building. The facility will adhere to applicable kitchen sanitation, cleaning and waste management procedures.

With respect to the loading and unloading area along the South Carolina Avenue building frontage – simultaneously with this supplemental submission, we have filed correspondence with the Atlantic City Director of Planning and Development requesting the designation of a loading and unloading area of fifty feet (50 ft.) along South Carolina Avenue. Two (2) copies of the loading/unloading area designation request are enclosed herewith.

With respect to parking availability, the Applicant intends to primarily use public parking as listed in the Parking Inventory supplied with the March 4th Initial Submission. However, to further guarantee parking availability, Applicant has obtained a letter from Schiff Enterprises, dated March 10, 2026 that confirms ten (10) parking spaces will be made available for the proposed development. Two (2) copies of the Schiff Enterprises letter are enclosed herewith.

Lastly, please note that Jeff Hanlon, PE, CME has been copied on this correspondence and will be copied on all future correspondence pertaining to this project.

As a courtesy and for your convenience, an electronic copy of the within Supplemental Submission and supporting materials can be accessed via the following Google Drive link (the same link that was supplied with the Initial Submission) within the folder titled “03-17-26 Supplemental Submission”:

<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)
- Loreta Acevedo, Sr. Project Officer (lacedo@njcrda.com)
- Arlene Wilkerson, Board Secretary (awilkerson@acnj.gov)
- Lisa D'Alessandro, Board Secretary (ldalessandro@acnj.gov)
- Jeff Hanson, PE, CME (ghanson@erinj.com)
- Scott Collins, Esquire (scollins@riker.com)
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