

March 17, 2026

VIA UPS GROUND DELIVERY & EMAIL (jhoward@acnj.gov)

Jacques A. Howard, Director of Planning & Development
DEPARTMENT OF PLANNING & DEVELOPMENT
1301 Bacharach Blvd., 5th Floor, Suite 506
Atlantic City, NJ 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. Howard:

This firm represents Ideal Education, a NJ Non-Profit Corporation d/b/a Ideal Institute of Technology (“Applicant”) in connection with an application to the Casino Reinvestment Development Authority (“CRDA”) 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.

In connection with the proposed development, it was recommended that the Applicant contact your office to pursue designation of a loading and unloading area along the frontage of the property. As shown on the Site Plan, the property has fifty feet (50 ft.) of frontage along S. Carolina Avenue that Applicant is desirous of designating as a loading area. The loading area would be appropriate here because it would not result in any decrease in existing parking spaces. Further, it will enable Applicant to enhance the project by allowing for quick deliveries and pickups in a safe and organized manner at the front entrance to the building.

In support of this request, Applicant has enclosed herewith both a reduced size (11” x 17”) and electronic copy of: (1) the Site Plan prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, dated January 7, 2025, and (2) the Survey of Premises prepared by Doran Engineering, PA, dated March 22, 2024.

Should you need any additional materials or information in order to consider this request, please do not hesitate to contact me.

Thank you for your time and attention to this matter. It is greatly appreciated.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By:


EMANUEL SANFILIPPO, III

ES/jls

Enclosures

All copies with enclosures via email

- c. Robert L. Reid, AICP, NJPP (rreid@njcrda.com)
- Jeff Hanson, PE, CME (ghanson@erinj.com)
- Scott Collins, Esquire (scollins@riker.com)
- Tetje Linsk, CRDA Administrative Assistant (tlinsk@njcrda.com)
- Loreta Acevedo, Sr. Project Officer (lacedo@njcrda.com)
- Dhiren Parikh (ren@iitnj.edu)
- Sam Thakkar (sam@iitnj.edu)
- Rami N. Nassar, PE, PP, CME (rami@snsce.com)