



**PARKER McCAY**

Parker McCay P.A.  
2 Cooper Street, Suite 1901  
Camden, New Jersey 08102

Mailing Address:  
P.O. Box 2096  
Camden, New Jersey 08101

P: 856.596.8900  
F: 856.596.9631

[www.parkermccay.com](http://www.parkermccay.com)

**Kevin D. Sheehan, Esquire**

P: 856 985 4020

F: 856 552 1427

[ksheehan@parkermccay.com](mailto:ksheehan@parkermccay.com)

January 15, 2021

File No. 15781-2

**VIA OVERNIGHT DELIVERY**

Casino Reinvestment Development Authority  
Attn: Robert Reid  
Division of Land Use and Regulatory Enforcement  
15 S Pennsylvania Avenue  
Atlantic City, NJ 08401

**Re: Casino Reinvestment Development Authority  
Block 61, Lots 22, 23, 24, 25, 26, 27 & 28;**

Dear Mr. Reid:

This office represents Showboat Renaissance, LLC (“Applicant”), the owner of the property identified on the Official Tax Map of the City of Atlantic City as Block 61, Lots 22, 23, 24, 25, 26, 27 & 28 (the “Property”). The Casino Reinvestment Development Authority (the “Authority”) had previously granted Minor Subdivision and Site Plan approval for the development of an indoor water park at the existing Showboat Resort Hotel property. In order to finance the development of the waterpark and the further redevelopment of the Resort, the subdivision must be changed to allow the individual structures/projects to be located on separate lots.

The Applicant is seeking Minor Subdivision Approval with “c” variances to create stand-alone lots for the Showboat Hotel, the waterpark, the New Orleans Tower, the Premier Lite Tower, and the former volley ball lots (27 and 28). The existing seven (7) lots will be reconfigured into five (5) lots.

In support of the application, we enclose the following:

1. Original plus one (O+1) copy of the Land Use Application form;
2. Original plus one (O+1) copy of the Minor Subdivision Checklist;

**COUNSEL WHEN IT MATTERS.<sup>SM</sup>**

Mount Laurel, New Jersey | Hamilton, New Jersey | Atlantic City, New Jersey | Camden, New Jersey

3. Original plus one (O+1) copy of the "c" Variance Checklist;
4. Two (2) copies of the Subdivision Plan prepared by Arthur W. Ponzio Company & Associates, Inc.; and
5. Two (2) copies of the Title information for the property.

I have also enclosed a thumb drive with a digital copy of all documents. Two (2) copies of all submission materials are being delivered via FedEx delivery to Kathryn Cornforth, P.E., and one (1) copy of all submission materials are being delivered via FedEx delivery to Scott G. Collins, Esq. Please review this application and confirm that it is completed and can be scheduled for consideration by the Hearing Officer on February 4, 2021.

After you have reviewed the application for completeness, kindly advise of the appropriate fees and we will forward them to you.

Thank you for your cooperation. If you have any questions, please contact me.

Very truly yours,



KEVIN D. SHEEHAN

KDS/amm

Enc.

Cc: Kathryn Cornforth, PE, ARH Associates (via FedEx)  
Scott G. Collins, Esq., Riker Danzig Scherer Hyland & Perrietti (via FedEx)  
Bart Blatstein, Showboat Renaissance, LLC (via email only)  
Jennifer Harvey, Tower Investments (via email only)  
Arthur Ponzio, Arthur W. Ponzio Company & Associates, Inc. (via email only)  
Jon Barnhart, Arthur W. Ponzio Company & Associates, Inc. (via email only)  
Barbara Woolley-Dillon, PP, City of Atlantic City (via email only)