

**NICHOLAS F. TALVACCHIA**  
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FILE NO. 61568/1

April 27, 2021

*Via E-Mail and Hand Delivery*

Robert L. Reid, AICP, NJPP  
Land Use Regulation Enforcement Officer  
Casino Reinvestment Development Authority  
Land Use Regulation & Enforcement Division  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

Re: NYORANGEDEEDS, LLC  
Block 52, Lots 11-18 and 30-39

Dear Mr. Reid:

We are the attorneys for NYORANGEDEEDS, LLC (“Applicant”), the proposed developer with respect to a mixed-use project to include a hotel, entertainment, retail and parking uses. Applicant received preliminary and final site plan approval for the project from the Land Use Regulation and Enforcement Division of the Casino Reinvestment Development Authority (“CRDA”) pursuant to Resolution Number 19-15, dated February 19, 2019. Applicant subsequently obtained minor subdivision and amended site plan approval with bulk variance relief for the project from the CRDA pursuant to Resolution Number 19-117, dated October 15, 2019. The amendment also deleted lot 40, block 52, for the project. Applicant is now seeking to amend the previously approved site plan to change the previously approved two (2) story approximately 10,000sf retail building to a three (3) story mixed use building with 5,000sf of retail on the first floor and with the second and third floors containing a total of 8 residential units. Project detail and detail of the prior approvals are contained within the attached Project Narrative.

Enclosed please find the following:

1. Original and four (4) copies of CRDA Land Use Application along with Project Narrative;
2. Five (5) sets of: the Major Preliminary Site Plan Checklist (Form #6); Major Final Site Plan Checklist (form #7); and C-Variance Checklist (Form #12), all prepared by Sciallo Engineering Services, LLC;

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3. Five (5) sets of the site plan prepared by Sciullo Engineering Services, LLC entitled "Orange Deeds Entertainment Complex" consisting of sheets C0001, C0002, D0101, C0101, C0201, C0501, C1101, C1201 and C1301 dated November 27, 2018 and revised to April 21, 2021;

4. Five (5) sets of the architectural plans prepared by William McLees Architecture entitled "Orange Deeds Mixed Use" consisting of sheets C00.00, A1.01, A1.02, A1.03, A3.01 and A3.02, all dated April 23, 2021;

5. Copy of list of property owners within 200 feet dated March 30, 2021;

6. Certifications of Payment of taxes dated March 29, 2021;

7. Proof of ownership- please see above mentioned Certifications of Payment of taxes;

8. Escrow Setup Information;

9. Two (2) digital copies of the submission; and

10. Checks in the amount of \$650 and \$4,400 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,

Nicholas F. Talvacchia

NFT/rcf  
Enclosures

cc: Christine A. Nazzaro-Cofone, AICP, PP, Cofone Consulting Group, LLC (w/Enclosures, via UPS Overnight Mail)  
Kathryn Cornforth, PE, CME, ARH Associates (w/Enclosures, via UPS Overnight Mail)  
Scott G. Collins, Esquire (w/Enclosures, via UPS Overnight Mail)  
Atlantic City Planning Dept. (w/Enclosures, via Hand Delivery)  
Atlantic City Engineering Dept. (w/ Enclosures via Hand Delivery)  
NYORANGEEDEEDS, LLC (w/ partial enclosures)  
Jason T. Sciullo (w/partial enclosures)  
William McLees, AIA, LEED AP (w/partial enclosures)

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