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March 29, 2021

Rob Reid, AICP, PP
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
C/O Rob Reid
PO Box 1774
Absecon, NJ 08201

Re: Dock's Oyster House, Inc.
Application for Amendment of prior
Site Plan Approval (App#2015-06-1550)
Restaurant parking lot expansion project
Block 279, Lots 40, 44, 45, 46 & 48-52

Dear Rob:

Enclosed is one original and one copy of an application for approval of an Amendment to the above referenced prior Site Plan approval. Included in this transmittal are:

1. two electronic copies of the Site Plan prepared by Arthur W. Ponzio and Associates and all of the documents comprising this application;
2. two checks, one in the amount of \$550.00 for application fees and one in the amount of \$4,200.00 for the escrow deposit;
3. tax certifications from the Atlantic City Tax Collector showing that the taxes on all properties involved in the Project are current;
4. A copy of a deed dated 2018 describing the easement area that is located within the proposed parking lot expansion area;
5. a copy of the 200 foot list; and
6. a proposed form of advertisement of the application to be published after a hearing date is provided;

As we discussed, this application seeks approval for the expansion of the existing parking lot area at Dock's Oyster House to include two small adjacent properties that were acquired after the original approvals were granted. The expansion would add nine valet parking spots and still preserve the access easement that passes between the two new lots. The application also requests approval for the construction of a 6' by 27' refrigeration unit at the rear of the existing building.

Although I know you are familiar with the property - just by way of background - Dock's is

Atlantic City's oldest restaurant and was originally opened in 1897, in or about the same year as Steel Pier, the Atlantic City Country Club and the Atlantic City Hospital, by Harry Dougherty, great grandfather of the current principals. It moved from its original location at 1817 Atlantic Avenue to its current location at 2405 Atlantic Avenue when the Convention Hall was under construction in or about 1929 and it has expanded twice and been renovated several times in that location since that move. The most recent expansion, of course, was that approved under the Site Plan approval that we are now looking to amend.

I am also mailing copies of the full paper application packet (and emailing electronic copies) to the following CRDA professionals:

Kathryn Cornforth, PE, CME
ARH Associates
215 Bellevue Avenue
PO Box 579
Hammonton, NJ 08037
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Christine A. Nazzaro-Cofone, AICP/PP
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As always, I look forward to working with you and your staff on this Project. Of course, should you have any questions or require any further information, please do not hesitate to call.

Very truly yours,



Joseph R. Dougherty