

September 7, 2023

**Via Hand Delivery and E-Mail ([lacedo@njcrda.com](mailto:lacedo@njcrda.com))**

Loreta Acevedo, Project Officer  
Casino Reinvestment Development Authority  
15 S. Pennsylvania Avenue  
Atlantic City, NJ 08401

RE: Application of 107 S Kentucky Ave LLC  
Block 50, Lots 1-4 and Block 51, Lots 1-10  
105, 107, 117, 123, 125, 127 & 177 S. Kentucky Avenue; 105, 107 & 109  
Westminster Avenue; and 1514, 1514RR, 1516 & 1520 Pacific Avenue  
Atlantic City, NJ  
Our File No. 12852-002

Dear Ms. Acevedo:

Our firm represents 107 S. Kentucky Ave LLC (the “Applicant”) in connection with this application for “d” use variance relief, preliminary and final major site plan approval, and related bulk “c” variance relief to construct a multifamily townhome community, consisting of nineteen (19) units on Block 50, Lots 1-4 and ten (10) units on Block 51, Lots 1-10.

In support of this application, enclosed please find the following:

1. One (1) original and one (1) copy of Applicant’s Land Use Application and Escrow Setup Information;
2. Two (2) copies of Applicant’s List of Ownership Interests (Application Item #4);
3. One (1) original Form W-9 for 107 S Kentucky Ave LLC;
4. Two (2) copies of Applicant’s Proof of Ownership (Deeds);
5. Two (2) signed and sealed copies of the Preliminary and Final Major Site Plans prepared by Sciallo Engineering Services, LLC, dated September 5, 2023, consisting of 10 sheets, including cover sheet (broken into two .pdf files in the electronic version to stay within 5MB);
6. Two (2) signed and sealed copies of the Architectural Plans prepared by Harman Deutsch Ohler Architecture, dated June 28, 2023, and revised through August 28, 2023, consisting of 11 sheets, including cover sheet;
7. Two (2) copies of Applicant’s Variance Justification Report;
8. Two (2) copies of Atlantic City Tax Map Sheet 10;
9. Two (2) copies of the Major Preliminary Site Plan Checklist (Form #6);
10. Two (2) copies of the Major Final Site Plan Checklist (Form #7);

11. Two (2) copies of the “d” Variance Checklist (Form #11);
12. Two (2) copies of the “c” Variance Checklist (Form #12);
13. One (1) copy of Applicant’s Proof of Paid Taxes – Block 50, Lots 1-4;
14. One (1) copy of Applicant’s Proof of Paid Taxes – Block 51, Lots 1-10;
15. Two (2) copies of the 200’ Owners List for Block 50, Lots 1-4; and
16. 200’ Owners List for Block 51, Lots 1-10 to be supplied.

Also enclosed, please find two checks payable to the Casino Reinvestment Development Authority. The first check in the amount of \$1,500.00, represents the application fees, and the second check in the amount of \$7,784.97, represents the escrow fees.

An electronic version of the foregoing documents may be accessed via the two (2) enclosed flash drives or through the following link:

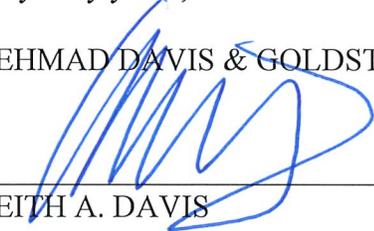
[https://drive.google.com/drive/folders/1RpysAgrHr5Rgi3o\\_4NKiSuKVvnItt\\_x9?usp=sharing](https://drive.google.com/drive/folders/1RpysAgrHr5Rgi3o_4NKiSuKVvnItt_x9?usp=sharing)

Kindly confirm that the application is deemed complete and notify us of the next available date that the CRDA LURED may consider this application. Our office will, of course, provide the required public notices in advance of that hearing date.

Thank you for your attention and courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By:   
\_\_\_\_\_  
KEITH A. DAVIS

KAD/sf

Enclosures

cc: Lance Landgraf, Director of Planning and Development, *via email* ([llandgraf@njcrda.com](mailto:llandgraf@njcrda.com))  
Robert L. Reid, Land Use Regulation Enforcement Officer, *via email* ([rreid@njcrda.com](mailto:rreid@njcrda.com))  
Jacques A. Howard, Asst. Director, City of Atlantic City Planning Department, *via hand-delivery with enclosures & via email* ([jhoward@acnj.gov](mailto:jhoward@acnj.gov))  
Uzoma Ahiarakwe, Director of Engineering, City of Atlantic City Engineering Department, *via hand-delivery with enclosures & via email* ([UAhiarakwe@cityofatlanticcity.org](mailto:UAhiarakwe@cityofatlanticcity.org))  
Brian Zoubek, Vice President, 107 S Kentucky Ave LLC, *via email*  
Jason Sciuillo, P.E., P.P., *via email* ([jsciuillo@sciuilloengineering.com](mailto:jsciuillo@sciuilloengineering.com))  
Ryan Solimeo, Architect, *via email* ([ryan@hdoarch.com](mailto:ryan@hdoarch.com))  
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