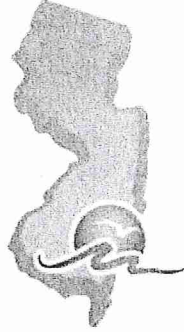


# CRDA

Casino Reinvestment Development Authority

www.njcrda.com



**15 South Pennsylvania Avenue**  
**Atlantic City, NJ 08401**

## **APPLICATION FORM**

The application, with supporting documentation, must be filed with the Land Use Administrative Officer for review at least fifteen [15] business days prior to the meeting at which the application is to be considered.

### **To be completed by CRDA staff only.**

Date Filed 4/16/14 Application No. 2014-04-1030  
Application Fees: CK#44088 \$400.00 Escrow Deposit CK#44268 \$2,327.25  
Scheduled for: \_\_\_\_\_  
Review for Completeness AW Hearing: \_\_\_\_\_

### **1. SUBJECT PROPERTY**

Location: 2701 Boardwalk, between California and Belmont Avenues

Tax Map Page \_\_\_\_\_ Block 32 Lot(s) 8  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area 1.06 acres

Zoning District RS-C Resort Commercial Development District

### **2. APPLICANT**

Name California Avenue Ventures, LLC

Email jplackter@foxrothschild.com

Address 331 Tilton Road, Northfield, NJ 08225

Telephone Number 609-572-2200

Applicant is a: Corporation  Partnership  Individual

**Limited Liability Co.**

**CALIFORNIA AVENUE ASSOCIATES, L.L.C.**

**DISCLOSURE STATEMENT**

LISTS OF NAMES AND ADDRESSES OF INDIVIDUALS OWNING  
10% INTEREST IN THE APPLICANT  
(N.J.S.A. 40:55D-48.1 AND 48.2)

The following entities are the owners of all of the beneficial interests in **California Avenue Associates, L.L.C.**, a New Jersey general partnership with an address at :

**Gurwicz California Avenue, L.L.C.**

331 Tilton Road, Northfield, New Jersey 08225

The members of Gurwicz California Avenue, L.L.C. are:

Mitchell Gurwicz  
331 Tilton Road  
Northfield, New Jersey 08225

Herzel Gurwicz  
331 Tilton Road  
Northfield, New Jersey 08225

**Roy Goldberg**

9315 Amherst Avenue  
Margate, New Jersey 08402

**R.L.A.&J., L.L.C.**

38 North Haddon Avenue  
Haddonfield, New Jersey 08033

The members of R.L.A.&J., L.L.C. are:

Renee Herskowitz  
15 Zinnia Court  
Mount Laurel, New Jersey 08054

Lisa Fox  
4 Nolan Court  
Voorhees, New Jersey 08043

Amy Herskowitz  
12 Sted Court  
Voorhees, New Jersey 08043

Jeffrey Herskowitz  
41 Galloping Hill Road  
Cherry Hill, New Jersey 08003

**Howard Goldberg**  
117 Cheltenham Avenue  
Linwood, New Jersey 08221

Name See attached Disclosure Statemen Address \_\_\_\_\_ Interest \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name Same as Applicant  
Email \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

**5. PROPERTY INFORMATION:**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] \_\_\_\_\_ No N/A Proposed \_\_\_\_\_

Present use of the premises: \_\_\_\_\_

Parking facility and elevated art exhibit

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

**6. Applicant's Attorney** Jack Plackter, Esquire  
Email jplackter@foxrothschild.com  
Address Fox Rothschild, LLP, 1301 Atlantic Ave., Suite 400, Atlantic City, NJ 08401  
Telephone Number 609-572-2200  
FAX Number 609-348-6834

**7. Applicant's Engineer** Arthur W. Ponzio Co. & Associates, Inc.  
Email aponzio@awponzio.com  
Address 400 N. Dover Avenue, Atlantic City, NJ 08401  
Telephone Number 609-344-8194  
FAX Number 609-344-1594

**8. Applicant's Planning Consultant** Same as Engineer  
Email \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

**9. Applicant's** ██████████ Architect - Albert Taus & Associates, Architects  
Email al@tausarchitects.com  
Address 1187 Morefield Road, Philadelphia, PA 19115-2525

Telephone Number 215-698-2516  
FAX Number 215-698-7398

10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name See paragraphs 7 and 9  
Field of Expertise \_\_\_\_\_  
Email \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

**11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

\_\_\_\_\_ Minor Subdivision Approval  
\_\_\_\_\_ Subdivision Approval [Preliminary]  
\_\_\_\_\_ Subdivision Approval [Final]  
Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(including remainder lot) (if applicable)

SITE PLAN:

\_\_\_\_\_ Site Plan Approval  
XX \_\_\_\_\_ Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_\_ ]  
XX \_\_\_\_\_ Final Site Plan Approval [Phases (if applicable) \_\_\_\_\_ ]  
\_\_\_\_\_ Amendment or Revision to an Approved Site Plan  
Area to be disturbed (square feet) \_\_\_\_\_  
Total number of proposed dwelling units \_\_\_\_\_  
\_\_\_\_\_ Request for Waiver From Site Plan Review and Approval  
Reason for request: \_\_\_\_\_

\_\_\_\_\_ Informal Review  
\_\_\_\_\_ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]  
\_\_\_\_\_ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]  
\_\_\_\_\_ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]  
\_\_\_\_\_ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]  
\_\_\_\_\_ Variance Relief (use) [N.J.S. 40:55D-70d]  
\_\_\_\_\_ Conditional Use Approval [N.J.S. 40:55D-67]  
\_\_\_\_\_ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]  
\_\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] \_\_\_\_\_  
None \_\_\_\_\_

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.

Requirements: [attach additional pages as needed] See page C-1, Title Sheet to proposed 9-unit retail structure plans set prepared by Arthur W. Ponzio Co. & Associates, Inc.

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

**The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.**

15. **Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:**

[attach pages as needed] See attached Rider

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? N/A

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

20. Are any off-tract improvements required or proposed? N/A

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? To be provided

23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	<u>X</u>	<u>      </u>	<u>TBS</u>
<u>      </u> Atlantic County Health Department	<u>      </u>	<u>X</u>	<u>N/A</u>
<u>      </u> Atlantic County Planning Board	<u>      </u>	<u>X</u>	<u>N/A</u>
<u>      </u> Atlantic County Soil Conservation Dist.	<u>X</u>	<u>      </u>	<u>TBS</u>
NJ Department of Environmental Protection	<u>X</u>	<u>      </u>	<u>TBS</u>
Sewer Extension Permit	<u>X</u>	<u>      </u>	<u>TBS</u>
Sanitary Sewer Connection Permit	<u>X</u>	<u>      </u>	<u>TBS</u>
Stream Encroachment Permit	<u>      </u>	<u>X</u>	<u>N/A</u>
Waterfront Development Permit	<u>      </u>	<u>X</u>	<u>N/A</u>
Wetlands Permit	<u>      </u>	<u>X</u>	<u>N/A</u>
Tidal Wetlands Permit	<u>      </u>	<u>X</u>	<u>N/A</u>
Potable Water Construction Permit	<u>      </u>	<u>X</u>	<u>N/A</u>

Other	_____	X	N/A
NJ Department of Transportation	_____	X	N/A
Public Service Electric & Gas Company	_____	X	N/A
_____	_____	_____	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

Ordered; To be provided.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
_____	Proposed 9-Unit Retail Structure Plan Set (5 sheets)
_____	Proposed Retail Center Architectural Plans (3 sheets)
_____	Atlantic City Retail Center Photo Simulation (1 sheet)

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:  
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Reports Requested
XX Attorney	_____
XX Engineer	_____
_____	_____
_____	_____

CERTIFICATIONS

27. I Jack Placinto <sup>attorney for the</sup> certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 15<sup>th</sup> day of April, 2014

Deborah A Waneke  
NOTARY PUBLIC **DEBORAH A WANEK**  
Notary Public  
State of New Jersey

Jack Placinto  
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 15<sup>th</sup> day of April, 2014

Deborah A Waneke  
NOTARY PUBLIC **DEBORAH A WANEK**  
Notary Public  
State of New Jersey  
My Commission Expires Jun 17, 2018

Jack Placinto  
SIGNATURE OF OWNER  
attorney for

29. I understand that the sum of \$2,122.25 has been deposited in an escrow account (Builder's Trust Account). In accordance with Resolution 11-60 of the Casino Reinvestment Development Authority approving Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

April 15, 2014  
Date

Jack Placinto  
SIGNATURE OF APPLICANT  
Attorney For



**Rider to CRDA Division of Land Use Application  
California Avenue Ventures, LLC  
Block 32, Lot 8**

The applicant, California Avenue Ventures, LLC, seeks preliminary and final site plan approval with waivers for the construction of a new retail building containing nine (9) retail spaces and parking (the "Project") on property shown as Block 32, Lot 8 on the tax map of the City of Atlantic City and known as 2701 Boardwalk between California and Belmont Avenues (the "Property"). The Property is located in the RS-C Resort Commercial Development District. The Property is presently used as a parking facility and an elevated art exhibit.

The Project's storefront design and finishings are detailed on sheet A-2.0 of the enclosed Proposed Retail Center Plans prepared by Albert Taus & Associates, Architects, dated March 19, 2014. Applicant proposes to install new site improvements as shown on the enclosed Proposed 9-Unit Retail Structure Plans prepared by Arthur W. Ponzio Co. & Associates, Inc. dated January 29, 2014, including new utilities, concrete curbing and concrete sidewalks, among other improvements, as required.

The Project will enhance the Atlantic City Boardwalk with retail uses for enjoyment by visitors and residents alike.

Applicant submits that the Project conforms with the City of Atlantic City Land Use Ordinance, including the bulk requirements for the RS-C Zone, and promotes the purposes of the New Jersey Municipal Land Use Law. Applicant respectfully requests that the CRDA grant any variance, waiver, exception, or other relief as may be necessary or required by the CRDA in its review and action on this Application.