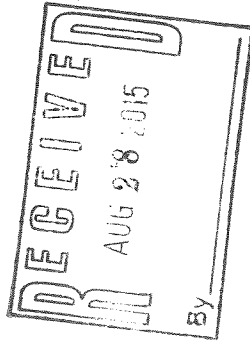




CRDA

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 8/25/15 Application No. 2015-09-1666
Application Fees: \$75.00 (Cash) Escrow Deposit \$3,000.00 (Cash) 3/24
13425 (#)

Scheduled for: _____ Hearing: _____
Review for Completeness _____

=====

1. SUBJECT PROPERTY

Location: 117 Dewey Place

Tax Map Page _____ Block 79 Lot(s) 8
Page _____ Block _____ Lot(s) _____
Page _____ Block _____ Lot(s) _____

Dimensions Frontage 19.67 Depth 90 Total Area 1770.3

Zoning District RS-C

2. APPLICANT

Name Paul R. Jackson and John C. Jackson
Email _____
Address 2348 Jonquil Road, York, PA 17403
Telephone Number 717-380-4494

Applicant is a: Corporation Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners [collectively, "interest holders"] [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners.] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the

name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Name	_____	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 above
Email _____
Address _____
Telephone Number _____

5. PROPERTY INFORMATION:

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

Yes [attach copies] _____ No Proposed _____

Present use of the premises: Vacant Land

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 Brian J. Callaghan, Esquire
Email Callaghanlaw@hotmail.com
Address 2428 Atlantic Avenue, Atlantic City, NJ 08401
Telephone Number 609-348-5300
FAX Number 609-345-5989

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

8. Applicant's Planning Consultant Arthur W. Ponzio Co & Assoc.
Email aponzio@awponzio.com
Address 400 North Dover Avenue, Atlantic City, NJ 08401
Telephone Number 609-344-8194
FAX Number 609-344-1594

9. Applicant's Traffic Engineer _____

Email _____
Address _____
Telephone Number _____
FAX Number _____

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 _____
Field of Expertise _____
Email _____
Address _____
Telephone Number _____
FAX Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION: N/A
____ 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: N/A
____ Site Plan Approval
____ Preliminary Site Plan Approval [Phases (if applicable) ____]
____ 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: _____

MISC:
____ 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)]
X Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
X 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]

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

Requirements: [attach additional pages as needed]

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]

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? NO

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? As required

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

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority		X	
Atlantic County Health Department		X	
Atlantic County Planning Board		X	
Atlantic County Soil Conservation Dist.		X	
NJ Department of Environmental Protection		X	
Sewer Extension Permit		X	
Sanitary Sewer Connection Permit		X	
Stream Encroachment Permit		X	

Waterfront Development Permit	_____	X	_____
Wetlands Permit	_____	X	_____
Tidal Wetlands Permit	_____	X	_____
Potable Water Construction Permit	_____	X	_____
Other	_____	X	_____
NJ Department of Transportation	_____	X	_____
Public Service Electric & Gas Company	_____	X	_____
_____	_____	_____	_____

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

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

Quantity	Description of Item
5	Variance plans provided by Arthur W. Ponzio Co & Assoc.
_____	_____

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
X Attorney	Brian J. Callaghan, Esq.
X Engineer	Arthur W. Ponzio
_____	_____
_____	_____

CERTIFICATIONS

27. I Brian J. Callaghan 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

17th day of August, 2015

LINDA M. SMITH
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT.10, 2017
ID#2292675

Linda M Smith
NOTARY PUBLIC

Brian J Callaghan
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

17 day of August, 2015

LINDA M. SMITH
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCT.10, 2017
ID#2292675

Linda M Smith
NOTARY PUBLIC

Brian J Callaghan
SIGNATURE OF OWNER

29. I understand that the sum of \$ 3,000.00 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.

8/17/15
Date

Brian J Callaghan
SIGNATURE OF APPLICANT

CRDA NARRATIVE

PAUL R JACKSON and JOHN C. JACKSON

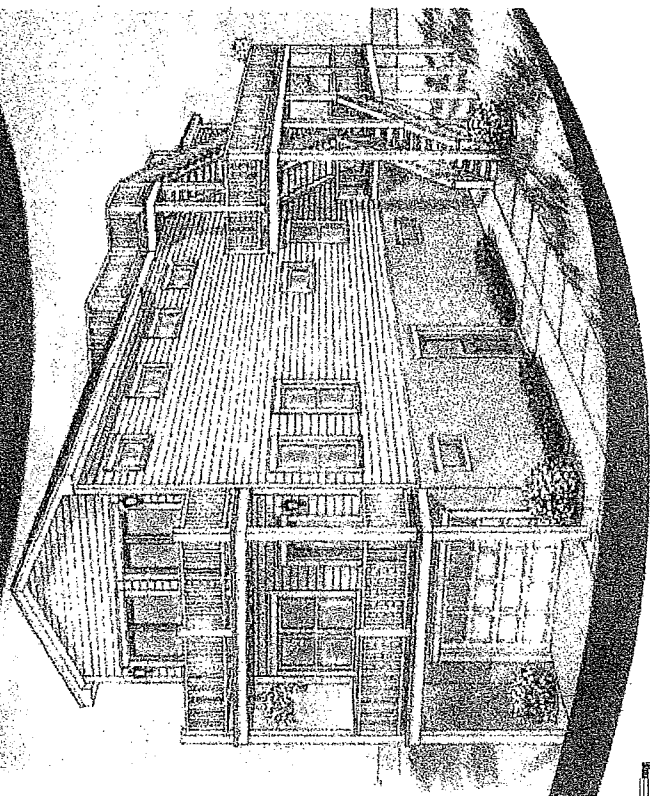
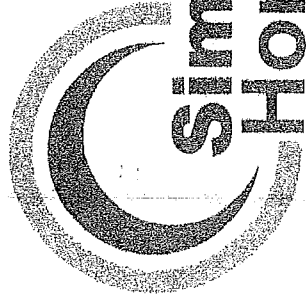
117 DEWEY PLACE, BLOCK 79, LOT 8

The Applicants are the owners of the property known as 117 Dewey Place also known as Block 79, Lot 8. The Applicants are applying to the CRDA to construct a single family dwelling in an RS-C Zone. Single family are no longer permitted since the change in zoning in 1978.

Historically the area was a single family zone see copy of 1938 atlas. The master plan in 1978 changed the zoning as to permit high rises, multiple families and casinos. For the past 40 years that plan has failed. It is the Applicants intention to construct a new single family home. He has contacted the owners on either side and they are unwilling to sell. He believes that the single family home will be a plus to the neighborhood and will encourage additional development. A new home will provide safety from fire, flood and panic pursuant to N.J.S.A. 55D-2; it will also provide and promote a desirable visual environment; the Applicant believes it will also promote the establishment of appropriate population densities and castrations that will contribute to the well-being of persons, neighborhoods, communities, and regions. In this particular case the Application believes that single family dwelling in that area will create a neighborhood which will also stimulate commercial renewal along Pacific and Atlantic Avenue replacing the vacant store fronts with vibrant new businesses.

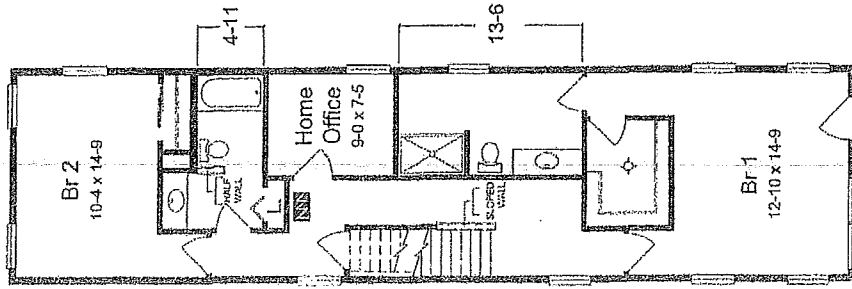
The Applicant also believes that the "C" variance relief can be granted in that it will encourage the development of the neighborhood and will not have a substantial detriment on the public good nor will it have a substantial detriment on the Zone Plan.

Brigantine

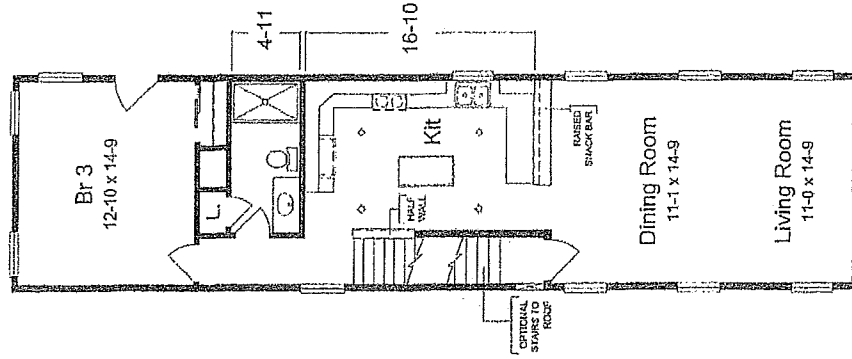


No compromises needed for a smaller building site. The Brigantine is well suited for a narrow building lot but still has all the features to enjoy your time at the beach. With the main living area on the second floor, featuring an oversized kitchen, this flexible floor plan has a home office, so you can mix pleasure with work. Three bathrooms and a roof top deck, this plan has it all! Consult your builder or sales professional to determine which features shown on the renderings exceed standard Simplex specifications.

15'-9" x 62'-0"
1954 sq. ft.



FIRST FLOOR



SECOND FLOOR