



June 23, 2016

Mr. Nicholas J. Talvacchia, Esq.
Cooper Levenson
1125 Atlantic Avenue
Atlantic City NJ 08401

Via Email: ntalvacchia@cooperlevenson.com

RE: Application for Certificate of Land Use Compliance
Hotel and Parking
Polo North Country Club, Inc.
500 Boardwalk (Former Revel Site)
Block 62, Lots 1 & 2
Application # 2016-06-1922

Dear Mr. Talvacchia:

This confirms receipt of an application for a Certificate of Land Use Compliance (CLUC) for a hotel and parking at the above-captioned property dated June 15, 2016 and supplemental documents received on June 16, 2016. The subject property is improved by an existing hotel facility with approximately 144 acres of floor space on an approximately 20-acre parcel. The request is hereby **DENIED** for the following reason(s):

Section 163-81 Uses requiring site plan/subdivision approval, (6) states the following:

For any development involving the construction of any new or rehabilitation of any existing structure or structures containing in excess of 10 dwelling units or other uses having a total floor area in excess of 100,000 square feet or a floor area ratio in excess of 3.0.

The subject property exceeds the 100,000 square feet minimum and the floor area ratio of the 3.0. Accordingly, the proposed modifications/improvements require an application for site plan approval.

Also, please be advised that any approval granted for the proposed modifications/improvements will be conditioned upon the payment of any outstanding balance due for Special Improvement District assessments.

You may appeal this determination by filing a Notice of Appeal with this office within 20 days.

Respectfully,

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer

C: Paul Weiss, Esq. Chief Legal Counsel, via email
Scott Collins, Esq. via email
Wallace Shields, Construction Official, via email
Dale Finch, Director of Licensing and Inspections, via email

Enclosure



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FOR CERTIFICATE OF LAND USE COMPLIANCE

(PLEASE PRINT CLEARLY)

Fees: Commercial: \$50.00. Residential: \$32.00*

*Fees in accordance with Resolution 11-60 dated 6/21/11 and Resolution 15-24 dated 3/3/15.
Check or Money Order Payable To "Casino Reinvestment Development Authority". No cash.

BUSINESS NAME: Polo North Country Club, Inc.
Applicant's Name: Polo North Country Club, Inc. Phone: _____
Applicant's Address: 11198 Polo Club Road, Wellington, FL 33414
Applicant's Email: _____
Applicant's Signature: _____
Nicholas F. Talvacchia, Esq., Attorney for Applicant

PROPERTY INFORMATION

Street Address: 500 Boardwalk Unit# _____
Zoning District: RSC Block(s) 62 Lot(s) 1 & 2 Qualifier No. _____
Prior Use (Include total number of units, number of seats if restaurant and /or bar, describe fully.): _____
Hotel Casino

Proposed Use (Fully describe proposed use and/or signage, including total number of units; number seats if restaurant and / or bar attach sheets if necessary.): Hotel and parking. There are no changes to the hotel.
See attached circulation plan prepared by Arthur W. Ponzio Co. and Associates Inc for revisions to parking.

CERTIFICATION IN LIEU OF OATH (OWNER OR AGENT)

Owner Section (To be completed by the owner in fee of the property that is the subject of this application.)

Owner's Name: Polo North Country Club, Inc. Phone: _____
Owner's Address: 11198 Polo Club Road, Wellington, FL 33414
Owner's Email : _____

I hereby certify that I am the owner in fee of the property that is the subject of this application.

Property Owner's Signature: _____ Date: 6/15/16
Nicholas F. Talvacchia, Esq., Attorney for Owner

Agent Section (To be completed if owner in fee has authorized an agent for this application.)

Agent's Name: Nicholas F. Talvacchia, Esq.
Agent's Title: Attorney for Applicant
Agent's Address: 1125 Atlantic Ave., 3rd Floor, Atlantic City, NJ 08401
Agent's Email: ntalvacchia@cooperlevenson.com

I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.

Agent's Signature: _____ Date: 6/15/16

Notice: 1) THIS CERTIFICATION MAY NOT BE THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE, LICENSE TO OCCUPY PUBLIC PROPERTY, LICENSE TO OCCUPY THE PUBLIC RIGHT OF WAY OR OTHER STATE AND LOCAL PERMITS. 2) THE AGENT BY THEIR SIGNATURE REPRESENTS THAT THE PROPERTY OWNER HAS GRANTED CONSENT TO THE AGENT TO SIGN ON THEIR BEHALF. 3) THE CERTIFICATE WILL NOT BE ISSUED IF VIOLATIONS OF CHAPTER 163 EXIST. 4) THIS CERTIFICATE IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS OF CHAPTER 163 EXIST.

FOR OFFICE USE ONLY

Approved _____ Denied

Conditions of Approval: Subject to applicant's satisfaction of all applicable requirements of the City of Atlantic City's Land Use Ordinances and regulations and compliance with all Federal, State and Local laws.

SEE LETTER DATED 6/23/16 ATTACHED

Application Number: 2016-06-1922 Fee Received: \$50.00 CK# 582464

Date Filed: 6/15/16 Date Issued: 6/23/16

Authorization: _____
Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer

Distribution (City Departments):

Construction Division _____ City Engineer _____ Code Enforcement _____ Fire Department _____
Police Department _____ Mercantile Office _____ Tax Assessor _____ Health Department _____
CDBG Program _____ Other _____