

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF A STAND-ALONE PARKING FACILITY LOCATED AT 1746 PACIFIC AVENUE, ATLANTIC CITY, NEW JERSEY, BLOCK 47, LOTS 1 - 18, UNDER APPLICATION 2016-05-1913

WHEREAS, pursuant to P.L. 2011, c. 18, as amended (the "Act"), the Casino Reinvestment Development Authority (the "Authority"): (i) designated the Atlantic City Tourism District by Resolution 11-25 adopted April 19, 2011, (ii) established the Land Use Regulation and Enforcement Division to, among other matter, hear applications for development in the Tourism District by Resolution 11-33 adopted April 19, 2011, and (iii) adopted the master plan, zoning and land use ordinances and regulations, and zoning maps approved by the City by Resolution 11-34 adopted April 19, 2011; and

WHEREAS, pursuant to Resolution 12-14 dated February 1, 2012, the Authority adopted the "New Jersey CRDA Atlantic City Tourism District Master Plan" prepared by Jones Lang LaSalle, LLC and dated February 1, 2012 (the "Master Plan") (as affirmed and readopted pursuant to Resolution 12-23 adopted February 21, 2012), subject to further comment and revision, which master plan shall become effective upon the adoption of design, development and land use regulations consistent therewith, and in accordance with N.J.S.A 5:12-220a, the Atlantic City Master Plan dated September of 2008 (as adopted by the CRDA pursuant to Resolution 11-34 dated April 19, 2011) shall remain effective for development applications received by the CRDA until adoption of such regulations; and

WHEREAS, on July 7, 2016, the Authority's Land Use Regulation and Enforcement Division convened a public hearing on Application 2016-05-1913 in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and the Act, and subsequently prepared and delivered the Hearing Officer's Report and Recommendation dated July 29, 2016 (the "Report"), incorporated herein by this reference and appended hereto as Exhibit "A"; and

WHEREAS, Cory Parking LLC (the "Applicant") seeks preliminary and final site plan approval with variances for a stand-alone parking facility in the RS-C zoning district, where such use is not permitted, located at 1746 Pacific Avenue, Atlantic City, New Jersey, Block 47, Lots 1 - 18, under application 2016-05-1913, pursuant to Municipal Land Use Law N.J.S.A. 40:55D-70(d)(1); and

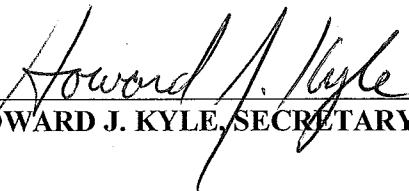
WHEREAS, the Authority intends to adopt the findings, conclusions and recommendations of the Hearing Officer, as detailed in the Report; and

WHEREAS, the Authority intends to condition its approval on the Applicant establishing reasonable parking rates in accordance with City ordinances; and

NOW THEREFORE, BE IT RESOLVED by the Casino Reinvestment Development Authority that:

1. The above recitals are incorporated herein, as if set forth in full.
2. Based on the record in this matter, Application 2016-05-1913 is hereby approved in accordance with the Hearing Officer's Report and Recommendation dated July 29, 2016, with the additional condition set forth herein.
3. A copy of this Resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately but no action authorized herein shall have force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution 16-84 of the Casino Reinvestment Development Authority.



HOWARD J. KYLE, SECRETARY

MEETING OF AUGUST 16, 2016

EXHIBIT "A" ATTACHED.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

EXHIBIT "A" TO RESOLUTION 16- , ADOPTED 8/ /2016

TO: Members of the Authority

FROM: Lance B. Landgraf, Jr., Land Use Hearing Officer

COPY: John F. Palmieri, Executive Director

SUBJECT: Hearing Officer's Report and Recommendation
Application 2016-05-1913
Cory Parking, LLC
Block 47, Lots 1-18
1746 Pacific Avenue
Preliminary and Final Site Plan Approval with a Variance Pursuant to
N.J.S.A. 40:55D-70(d)(1)

DATE: July 29, 2016

EXECUTIVE SUMMARY

On July 7, 2016, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The Applicant, Cory Parking, LLC (the "Applicant"), seeks preliminary and final site plan approval with a variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a stand-alone parking facility in the RS-C zoning district where such use is not permitted.

During the hearing, the Applicant presented adequate evidence and testimony to satisfy the requirements of the Municipal Land Use Law for the grant of the requested relief. Specifically, the evidence and testimony demonstrated that the development proposal generally conforms to the site plan standards and technical requirements of the land use ordinances of the city of Atlantic City. In addition, the Applicant demonstrated by evidence and testimony that the grant of the requested variance is warranted. Therefore, for the reasons more fully outlined below, the Hearing Officer recommends that the Application be approved by the Authority.

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Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

INTRODUCTION

Application Information

Cory Parking, LLC
Block 47, Lots 1-18
1746 Pacific Avenue
RS-C Zoning District

A hearing on the Application was conducted in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and P.L. 2011, c. 18.

The Applicant seeks preliminary and final site plan approval with a variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a stand-alone parking facility in the RS-C zoning district where such use is not permitted.

Evidence List

- A-1 Application Materials
- A-2 Electronic Exhibits
- B-1 Letter from Adams, Rehmann & Heggan Associates, Inc. dated June 22, 2016

FINDINGS OF FACT

The Applicant seeks preliminary and final site plan approval with a variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a stand-alone parking facility in the RS-C zoning district where such use is not permitted. The attorney for the Applicant, Brian Callaghan, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant. Mr. Callaghan noted that stand-alone parking facility is proposed to be located on the site of the former Sands Hotel and Casino.

The Applicant presented the testimony of Jon Barnhart, P.E., P.P., who was qualified as an expert in the field of professional engineering and professional planning. Mr. Barnhart described the location of the site, existing conditions and development proposal. He testified that the stand-alone parking facility will have 703 19' bx 9' parking spaces. He explained that it will have two forms of ingress and egress off of Martin Luther King Boulevard and two forms of ingress and egress off of Indiana Avenue. He testified that

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stormwater management facilities will be located around the perimeter of the site, and the existing chain-link fence will remain. Landscaping will be incorporated into the perimeter of the site.

Mr. Barnhart identified the variance relief sought in connection with the application. Specifically, the Applicant seeks a variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit the location of the proposed stand-alone parking facility in the RS-C zoning district where such use is not permitted. Mr. Barnhart testified that the proposal conforms to the zoning ordinance with respect to dimensional and bulk requirements. He testified that the proposal advances the purposes of the Municipal Land Use Law (MLUL) to promote the general welfare by supporting tourism-related activities in the Tourism District and the city of Atlantic City. In addition, he testified that it will promote the free flow of traffic within the most heavily traveled portions of the city.

Mr. Barnhart testified that the site is particularly suited for the proposed use because a parking facility was previously located at the site for many years. In addition, he testified that there is a need for the parking facility in the area. Mr. Barnhart testified that the application will not impair the purpose and intent of the zone plan or zoning ordinance, or result in any substantial detriment to the public good. He testified that the development proposal advances the purposes of the zone plan and the Tourism District as it will support tourism-related events and activities.

Mr. Barnhart testified as to the requested design waivers to permit 32 street trees where 71 are required, and for reduced pavement thickness. Mr. Barnhart testified that street trees in the beach block are difficult to maintain due to salt and wind conditions. He explained that the applicant proposes to focus its resources on the maintenance of fewer trees and landscaping in order to further the purposes of the zoning ordinance. He noted that the proposed pavement thickness is adequate to support the proposed use, and that it is likely that the site will be redeveloped prior to any significant maintenance is necessary.

Finally, Mr. Barnhart requested that the Applicant be granted the option to construct the project in phases.

William England, P.E. was qualified as an expert in professional planning and provided testimony on behalf of the Authority. His planning report dated June 22, 2016 was marked into evidence. In response to comments made by Mr. England, the Applicant



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agreed that all access points will be gated and locked when the facility is not operating. Mr. England testified that he generally supports approval of the application.

Christine Cofone, P.P., A.I.C.P. was qualified as an expert in professional planning and provided testimony on behalf of the Authority. Ms. Cofone testified that she testified that she generally supports approval of the application.

CONCLUSIONS OF LAW

Preliminary and Final Site Plan Approval

A land use agency's authority in reviewing an application for site plan approval is limited to determining whether the development plan conforms to the zoning ordinance and the applicable provisions of the site plan ordinance. See Pizzo Mantin Group v. Township of Randolph, 137 N.J. 216 (1994).

Here, based on the evidence and testimony, the Applicant has demonstrated that development proposal generally conforms to the site plan standards and technical requirements of the land use ordinances of the city of Atlantic City.

Variance Pursuant to N.J.S.A. 40:55D-70(d)(1)

The Applicant seeks preliminary and final site plan approval with a variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a stand-alone parking facility in the RS-C zoning district where such use is not permitted. It is well-established that "[v]ariations to allow new nonconforming uses should be granted only sparingly and with great caution since they tend to impair sound zoning." Burbridge v. Twp. of Mine Hill, 117 N.J. 376, 385 (1990) (quoting Kohl v. Mayor & Council of Fair Lawn, 50 N.J. 268, 275 (1967)). Consequently, although deference must be given to any decision by a board of adjustment, a reviewing court gives less deference to a grant than to a denial of a use variance. Funeral Home Mgmt., Inc. v. Basralian, 319 N.J. Super. 200, 208 (App. Div. 1999). In reviewing the grant of a use variance, a court must consider whether a board of adjustment "in the guise of a variance proceeding, [has] usurp[ed] the legislative power reserved to the governing body of the municipality to amend or revise the [zoning] plan . . ." Vidal v. Lisanti Foods, Inc., 292 N.J. Super. 555, 561 (App. Div. 1996) (quoting Feiler v. Fort Lee Bd. of Adjustment, 240 N.J. Super. 250, 255 (App. Div. 1990), cert. denied, 127 N.J. 325 (1991)) (internal quotations omitted). To sustain a use variance, a

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reviewing court must find both that the “Board’s decision comports with the statutory criteria and is founded on adequate evidence.” Burbridge, *supra*, 117 N.J. at 385.

A land use board is authorized to grant a use variance only “[i]n particular cases and for special reasons.” N.J.S.A. 40:55D-70(d). This is sometimes referred to as the positive criteria for the grant of a use variance. Smart SMR of New York, Inc. v. Borough of Fair Lawn Bd. of Adjustment, 152 N.J. 309, 323 (1998). “Special reasons” is not specifically defined, but has been broadly interpreted to mean reasons which advance the purposes of the Municipal Land Use Law. New Jersey case law recognizes three categories of circumstances in which the “special reasons” required for a use variance may be found: (1) where the proposed use inherently serves the public good, such as a school, hospital or public housing facility, *see Sica v. Bd. of Adjustment of Wall*, 127 N.J. 152, 159-60 (1992); (2) where the property owner would suffer “undue hardship” if compelled to use the property in conformity with the permitted uses in the zone, *see Medici v. BPR Co.*, 107 N.J. 1, 17 n.9 (1987), and (3) where the use would serve the general welfare because “the proposed site is particularly suitable for the proposed use.” Smart SMR, *supra*, 152 N.J. at 323 (quoting Medici, *supra*, 107 N.J. at 4).

In addition, an applicant for a use variance must show that the variance “can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.” N.J.S.A. 40:55D-70. This is sometimes referred to as one of the “negative” criteria for the grant of a variance. Smart SMR, *supra*, 152 N.J. at 323.

Positive Criteria

An Applicant must demonstrate that the use would serve the general welfare because “the proposed site is particularly suitable for the proposed use.” The test is whether the public benefits because of the community’s need for the use itself. *See Funeral Home Mgmt., Inc.*, *supra*, at 210.

In considering whether the purposes of the Municipal Land Use Law are advanced by a showing of special reasons, the Hearing Officer concludes that the Applicant has demonstrated that the application advances the purposes of the MLUL by promoting the general welfare by supporting tourism-related activities in the Tourism District and the city of Atlantic City. In addition, the proposed use will promote the free flow of traffic within the most heavily traveled portions of the city.

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Negative Criteria

To assure that a land use agency does not usurp the governing body's statutory authority to determine the municipality's zoning, an applicant for a use variance must show by "an enhanced quality of proof . . . that the variance sought is not inconsistent with the intent and purpose of the master plan and zoning ordinance [,]" and the Board must make "clear and specific findings" that this showing has been made, Medici, 107 N.J. at 21. "The applicant's proofs and the board's findings . . . must reconcile the proposed use variance with the zoning ordinance's omission of the use from those permitted in the zoning district." Ibid.

Here, the Hearing Officer concludes, based on the evidence and testimony, that the grant of the requested variance will not result in any substantial detriment to the public good is not inconsistent with the intent and purpose of the master plan and zoning ordinance. In addition, the development proposal advances the purposes of the zone plan and the Tourism District as it will support tourism-related events and activities.

RECOMMENDATION

For all of the foregoing reasons, the Hearing Officer recommends that the Application for preliminary and final site plan approval with a variance pursuant to N.J.S.A. 40:44D-70(d) be approved. The grant of approval of this Application shall be expressly conditioned upon the Applicant complying with all conditions of prior approvals, satisfying all representations made by the Applicant or by others on its behalf during the course of the hearing on this matter before the Hearing Officer.

The grant of approval shall be further conditioned upon compliance with all applicable requirements of the city of Atlantic City Land Use Ordinances, or other City Ordinances, and the requirements of any City agency, board or authority. Any approval granted in accordance herewith shall be further expressly conditioned upon the Applicant obtaining all other necessary governmental approvals, and compliance with all Federal, State and local laws.

arh *adams, rehmman & heggan*
ENGINEERS
SURVEYORS
PLANNERS *associates, inc.*

June 22, 2016

Lance B. Landgraf, Jr., P.P., AICP
Director of Planning
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Cory Parking, LLC (2110-2118 ACPB)
Preliminary and Final Site Plan Approval with Use Variance
Block 47, Lots 1-18
1746 Pacific Avenue
Completeness and Technical Review
ARH #24-10020.01
CRDA 2016-05-1913

Dear Mr. Landgraf:

On 05/25/2016, the applicant, Cory Parking, LLC, submitted an application for Preliminary and Final site plan approval with Use variance and other waiver requests to the CRDA. The applicant proposes a surface parking lot on the site of the former Sands Hotel and Casino, which is located between Indiana Avenue and Dr. Martin Luther King Boulevard and between Pacific Avenue and the Boardwalk. Currently the site is being utilized as a grassed/earthen art exposition/park. The site proposes 703 parking spaces on the 8.66 acre site. Proposed amenities will include a new asphalt paved parking lot, attendant booths, lighting, perimeter landscaping, signage and onsite recharge/water quality features. A summary of the Applicant's recent submission is as follows:

Applicant Information:

Applicant: Cory Parking, LLC. 110 Sheridan Square, Unit A, Brigantine, NJ 08203
Owner: 2110-2118 ACPB. 2050 Center Avenue, Suite 400, Fort Lee, NJ 07024
(201-947-7188)
Engineer/Planner: Arthur W. Ponzio Company and Associates, Inc. 400 North Dover Avenue,
Atlantic City, NJ 08401 (609-344-8194)
Traffic: None Noted
Attorney: Brian J. Callaghan, Esq. 2428 Atlantic Avenue, Atlantic City, NJ 08401 (609-348-5300)

Documents Submitted:

1. Letter from Brian J. Callahan of Callahan Thompson and Thompson, P.A., dated May 20th, 2016
2. CRDA Application Form dated May 25, 2016;
3. CRDA Application checklist submitted by Arthur W. Ponzio Associates, Inc. dated May 17, 2016.
4. NJAC 7:7E-8.7 Stormwater Management Policy compliance Report prepared by Arthur W. Ponzio co. and Associates, Inc.
5. NJAC 7:13 Flood Hazard Area control Act Policy Compliance Report prepared by Arthur W. Ponzio co. and Associated, Inc. dated April 13, 2016
6. Preliminary and Final Major Site Plans for “Proposed Surface Parking Lot Issued for NJDEP CAFRA and CRDA Plan Set”, consisting of 7 sheets dated March 7, 2016, as follows:

<u>Sheet #</u>	<u>Plan Description</u>
C-1	Title Sheet
C-2	Property Survey
C-3	Site Development Plan
C-4	Grading, Drainage, and Utility Plan
C-5	Lighting and Landscape Plan
C-6	Soil Erosion and Sediment Control Plan
C-7	Site Details

COMPLETENESS REVIEW:

Engineer’s Review Comments

The applicant has requested waivers to some of the application checklist items, including:

12. Applicant’s intent with respect to ownership.
15. Financing plan
16. Traffic, Transit and Pedestrian studies
17. Adequacy of existing or proposed public Improvements
- 21E(2). Cross-sections of new streets and amenities
- 21F. Contours
- 21(q). Inventory of surrounding development
22. Energy Impact Statement

Based on our review of the documents submitted we take no exception to the waivers requested. It is our opinion that the application is complete and ready for a technical engineering review.

Planner’s Comments

- a) Our planning review has found that the major application is “complete” for our pending technical review. We defer to the CRDA Engineer on all engineering checklist items.
- b) In our technical review, we will be issuing comments on the application. However, the applicant should be prepared to address any and all planning issues through professional planning testimony.

TECHNICAL REVIEW:

Based upon our review of the application and submitted plans and reports, we offer the following comments:

Engineer's Review Comments

As a condition of any approval, the Applicant shall address the following:

1. The zoning schedule on drawing C-3 indicates that the shade tree requirement is 1 tree for every 10 parking spaces. The number of proposed spaces is 703, which requires 71 trees. Please update the zoning schedule.
2. Add a note to the drawing that any broken sidewalk or curbing shall be replaced. Sidewalk to be 400 psi concrete with air entrainment, and curbing to be granite.
3. Repair black chain link fencing as required, and match existing. Are additional man-gates/openings to be installed at the location of the 3' walkways shown adjacent to the water quality basins? If so, provide details of the opening.
4. Provide details of the footings for the parking rate signs and the parking lot ID signs.
5. Provide additional information on the operation of the infiltration swales, including but not limited to the following:
 - a. Location of any emergency overflow points. Provide a cross-section of the basin.
 - b. The drainage design report identifies the volume of storage for the water quality component of the stormwater management system. Provide soil logs, infiltration rates, time to empty the basins, etc.
 - c. Are the basins in their respective drainage areas interconnected?
 - d. Show the proposed slope stabilization measures in the basins to ensure that no erosion occurs as a result of the overland flow from the parking area into the basins (over the depressed curb).
 - e. Will the basins have a pipe and valve to drain the basins into an adjacent roadway inlet for maintenance purposes?
6. Provide a detailed operation and maintenance manual for the infiltration basins that will meet the requirements of the City's Stormwater Pollution Prevention Plan (SPPP). As a minimum the following should be included: design information; maintenance methods and frequency; reporting intervals and forms to be submitted; performance gauge; responsible party for maintenance and inspection; equipment/procedures required to maintain and reconstruct the infiltration basin to bring it back to its original performance spec; etc.
7. Provide striping details for the painted islands in the parking lot
8. Stripe barrier free walking routes from the barrier free parking spaces to a barrier free route to the sidewalks in the public right of way.
9. Clarify if all areas between the fence and the edge of the new parking lot will be landscaped. Clarify on the landscaping plans.
10. Provide details of the irrigation system, location of the water service and meter pit.

11. Provide a foundation detail for the parking lot lights, including reinforcing steel.
12. The proposed plant schedule on C-5 indicates 32 trees to be planted. The plan shows 31. This number does not reflect the required 71 trees. Please revise the landscape plan to show the location of 71 trees.
13. The parking lot pavement cross section should be revised to 2 inches compacted thickness of top course pavement on 6 inches of DGA minimum.

Planner's Review Comments

Surrounding Land Uses

The subject property is located in an area generally characterized by resort development and associated uses.

Master Plan Review

The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to "reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to "develop an economically viable and sustainable tourism district" and "[expand] Atlantic City's tourism and economic bases" (Id, Page 1-2).

Zoning Compliance

The property is located in the RS-C District, which purpose is enunciated at Ordinance Section 163-58(A) as follows:

The RS-C Resort Commercial District is intended to apply to established resort areas in the city. Its purpose is to provide for the city's main industry, consisting predominately of transient and tourist-oriented uses, at such intensity as is justified by the city's limited land resources, high land values and infrastructure capacity. Residential development is also encouraged for the purpose of preserving and enhancing the family-resort character of the city and integrating the specialized activities of the Resort Commercial District with the rest of the community.

A d(1) variance is required from the RS-C Zone district requirements as a stand-alone parking lot is not permitted. The applicant states that a pending redevelopment plan filed by the applicant would make a stand-alone parking lot a permitted use.

Planning Analysis and Issues for Consideration by the Board

In regard to the "d(1)" variances, the Municipal Land Use Law (MLUL) at NJSA 40:55D-70.d sets forth the standards for variances from the use regulations of a zoning ordinance. A "d(1)" variance is required when an applicant submits an application for a use that is not permitted in the list of permitted uses within a specific zoning district. As the proposed use is not an inherently beneficial use, the applicant must satisfy the *Medici* proofs:

- o Is the site particularly suited for the proposed use?
- o Does the proposed use advance special reasons and further the purposes of the Municipal Land Use Law (MLUL)?
- o Does the proposal substantially impair the purpose and intent of the master plan, zone plan, and zoning ordinance? Does the proposal satisfy the enhanced quality of proof that the variance sought is not inconsistent with the intent of the master plan and zoning ordinance, proof which must reconcile the proposed use variance with the zoning ordinance's omission of the use from those permitted in the district?
- o Can a variance for this use be granted without substantial detriment to the public good?

We offer the following for your consideration in reviewing the Application:

- a. The Applicant shall furnish testimony relative the parking lot design, stormwater management mitigation features, landscaping, signage, and proposed daily operations should the application be approved.
- b. We note that the only variance required is for the use aspect. However, the applicant shall briefly provide testimony regarding overall Ordinance dimensional, bulk, and design regulatory compliance.
- c. The Applicant shall discuss if there will be any additional improvements on the site.
- d. The Applicant shall furnish testimony how the application will advance the objectives of the Tourism District.

We will be happy to address any questions or comments on the above at or prior to the public hearing.

STANDARD CONDITIONS

Any approval of this application shall also be conditioned on the following standard conditions:

1. Applicant shall revise all plans and submit a Bond Estimate for approval for each phase of work to be completed. Bonds to be provided prior to the start of construction.
2. Applicant shall schedule a preconstruction meeting with the CRDA and City Engineer 30 days prior to the start of construction. Comply with all CRDA administrative requirements.
3. Submission of the proper number plans required by the CRDA for signatures. Provide additional copies of the final plans in CAD and PDF format.
4. This application is subject to the review and approval of various outside agencies. Evidence of these approvals must be submitted to this office prior to the signature of any final plans and the start of construction:
 - a. Local Fire Marshall/DCA/OEM
 - b. NJDEP
 - c. Cape/Atlantic Soil Conservation District
5. All professional fees shall be paid and Bonds and inspection escrow posted prior to construction.

RECOMMENDATION:

Should the Board wish to consider approval of this application, it is the recommendation of this office that this letter, in its entirety, become part of the approval resolution. All items in this letter must be complied with to the satisfaction of this office and the CRDA prior to the start of construction.


We reserve the right to review and provide additional comment on the revised plans and reports. We are willing to meet with the applicant and his engineer to expedite the revisions, if requested.

Should have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



William M. England, PE, PP, CME, CPWM
Board Engineer



Christine A. Nazzaro-Cofone, AICP, PP
Cofone Consulting Group, LLC

cc: Robert L. Reid, AICP, PP, Land Use Regulation Officer
Paul G. Weiss, Chief Legal Counsel
Christine A. Nazzaro-Cofone, Board Planner
Jon Barnhart, Applicant's Engineer
Applicant's Attorney
Applicant

MG
AS

CRDA BOARD TALLY

August 16, 2016

CORY PARKING LLC (1746 PACIFIC AVENUE, BLOCK 47, LOTS 1 – 18) - Seeking Use Variance and Site Plan Approval

MOTION

DR

SECOND

EG

Debra DiLorenzo

Y

Edward Gant

Y

Mark Giannantonio

Y

Mayor Don Guardian

Y

Michael I. Hanley

A

Gary Hill

Y

Howard Kyle

Y

Matthew Levinson

Y

Robert Mulcahy

Y

William Mullen

A

Christopher S. Porrino (Designee David Rebeck)

DR

Charles A. Richman (Designee Bob Bartolone)

BB

Ford M. Scudder (Designee Bob Shaughnessy)

A

Frank Spencer

Y

Richard Tolson

Y