

Polo North Country Club (TEN) Action Log 09/21/2016

Date	Action	Timeline in Days		Statutory Reference / Remarks
		Actual	Permitted / Required by NJ MLUL	
02/06/2008	AC Planning Board approved site plan with conditions.			
04/25/2016	Received Draft Circulation Plan from applicant's architect			
04/25/2016	Responded to applicant's architect with the request the applicant schedule a pre-application meeting.			
05/13/2016	Met with applicant on-site. Recommended applicant submit the necessary land use application with supporting documents			
05/27/2016	Letter to applicant requesting submission of necessary land use application with supporting documents			
06/15/2016	Applicant submitted CLUC Application			
06/17/2016	Issued letter to applicant requesting additional information. Application deemed incomplete. Informed applicant that if sufficient information is not provided in adequate time to review the application would be denied.			
06/21/2016	Applicants attorney offered CRDA an extension to make a decision on this matter			
06/21/2016	CRDA responded as follows: There is no provision in NJSA 40:55D-18 that provides for completeness review process or the waiver of time by the applicant. We are required to make a determination within 10 days. Once we receive the requested information we will have our engineer review. If we do not receive sufficient information in a timely manner to allow for proper review within the 10 days we will be compelled to issue a denial. As you know, a failure to respond is deemed an approval. Please provide information previously requested ASAP.			
06/23/2016	Issued Denial of CLUC citing site plan application is required			
07/14/2016	Applicant Appealed CLUC Denial			
07/26/2016	Applicant Submission of Amended Site plan application in accordance with NJ MLUL			
07/30/2016	Completeness Review	4	45	40:55D-10.3
	Professional Review for Preliminary and Final Site Plan Review			
	Determination of Preliminary Application		95	40:55D-46c
	Determination of Final Application		45	40:55D-50b
08/18/2016	Public Hearing Before Hearing Officer (Additional information required – Hearing continued to 9/8/16.)	52		Applicant presented revised circulation plan during hearing which requires review by CRDA professionals. Application continued to 9/8/16 to allow public to review revised plans and allow applicant to provide

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				revised Traffic Management Plan, Landscaping plan, and review response of Circulation Plan by AC Police Dept.
08/22/2016				Applicant provided digital copies of Exhibits presented at hearing on 8/18/16 for posting on website for public review
08/29/2016	Applicant to provide additional information for review by public and CRDA Professionals prior to hearing.			
09/06/2016	Meeting on site with applicant			
09/07/2016	Applicant provided additional information including memo minutes of meeting and revised traffic circulation plan.			
09/08/2016	Continuation of Public Hearing			
09/15/2016	Hearing Officer Report prepared which lists recommendations.			
09/20/2016	CRDA Board Action			
09/20/2016	Amended Site Plan Approved with conditions. Landscaping Plan Required (Applicant to comply with plans originally approved by Atlantic City Planning Board or submit new plan for review and approval)			Landscaping part of previously approved site plan in Resolution 5 of 2008 dated 2/6/08
09/20/2016	Applicant provided Landscaping Plan dated 6/16/16 (unsigned by the professional) at meeting for review.			
09/20/2016	CRDA Board Adoption of Resolution		45	40:55D-10g(2)
09/20/2016	Notice of Decision to Applicant	0	10	40:55D-10h
09/20/2016	Notice of Decision to Newspaper for publication	0	0	40:55D-10i
	Totals	56	240	
09/21/2016	CRDA LURED professionals provided with copy of Hearing Officer Report with list of conditions of approval along with Landscaping plan dated 6/16/16.			
9/21/2016	Project architect submitted signed and sealed copy of Landscaping Plan dated 9/21/16.			
	Performance Guarantee Required for site improvements			163-136 A
	Engineer's Estimate of Cost of Improvements Required			163-136 B
	Maintenance Guarantee Required			163-136 C
	Inspection Fees Required (5% of Cost of Improvements)			40:55D-53h