



**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 \_\_\_\_\_ Application No. \_\_\_\_\_  
 Application Fees: \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Scheduled for:  
 Review for Completeness \_\_\_\_\_ Hearing: \_\_\_\_\_

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**1. SUBJECT PROPERTY**

Location: 1 N. Liberty Terrace, Atlantic City, NJ 08401

Tax Map Page 45 Block 339 Lot(s) 22  
 Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
 Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage: 16.10' Depth: 53.00' Total Area: 852.73 SF

Zoning District R-3

**2. APPLICANT**

Name Mohammed Alam

Email  
N/A

Address 1 N. Liberty Terrace, Atlantic City, NJ 08402

Telephone Number 609-328-8033

Applicant is a: Corporation  Partnership  Individual  X

### 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 \_\_\_\_\_  
 Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: Yes [attach copies] \_\_\_\_\_ No X \_\_\_\_\_ Proposed \_\_\_\_\_  
 Present use of the premises: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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** \_\_\_\_\_

Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 FAX Number \_\_\_\_\_

7. **Applicant's Engineer** \_\_\_\_\_

Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 FAX Number \_\_\_\_\_

8. **Applicant's Planning Consultant** Craig F. Dothe PP, RA \_\_\_\_\_

Email [craig@cfdachitect.com](mailto:craig@cfdachitect.com) \_\_\_\_\_  
 Address 33 N. Brighton Ave., Atlantic City, NJ 08401 \_\_\_\_\_  
 Telephone Number 609-348-2236 \_\_\_\_\_  
 FAX Number 609-348-0118 \_\_\_\_\_

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 Craig F. Dothe, RA, PP  
Field of Expertise Architecture  
Email [craig@cfdachitect.com](mailto:craig@cfdachitect.com)  
Address 33 N. Brighton Ave., Atlantic City  
Telephone Number 609-348-2236  
FAX Number 609-348-0118

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
- \_\_\_\_\_ 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)]
- \_\_\_\_\_ 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]

Section(s) of Ordinance from which a variance is requested and justification for said request:  
 [attach additional pages as needed]\_Schedule I : lot coverage – principal & aggregate, front,  
 side and rear yard setbacks (see answer to # 14 for justification)

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

Requirements: [attach additional pages as needed] \_\_\_see attached letter: submission waiver\_\_\_\_\_

13. 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.

14. 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\_\_\_\_\_

15. Is a public water line available? \_\_\_\_\_yes\_\_\_\_\_

16. Is public sanitary sewer available? \_\_\_ yes\_\_\_\_\_

17. Does the application propose a well and septic system?\_\_ no\_\_\_\_\_

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? \_\_NA\_\_\_\_\_

20. Are any off-tract improvements required or proposed? \_\_ no\_\_\_\_\_

21. Is the subdivision to be filed by Deed or Plat? \_\_\_NA\_\_\_\_\_

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? \_\_NA\_\_\_\_\_

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	_____	<u>  X  </u>	_____
Wetlands Permit	_____	<u>  X  </u>	_____
Tidal Wetlands Permit	_____	<u>  X  </u>	_____
Potable Water Construction Permit	_____	<u>  X  </u>	_____
Other	_____	<u>  X  </u>	_____
NJ Department of Transportation	_____	<u>  X  </u>	_____
Public Service Electric & Gas Company	_____	<u>  X  </u>	_____
_____	_____	_____	_____

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

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

Quantity	Description of Item
<u>  1  </u>	<u>  Land Title Survey  </u>
<u>  1  </u>	<u>  Elevation Certificate  </u>
<u>  1  </u>	<u>  Deed  </u>

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
_____ Attorney	_____
_____ Engineer	_____
<u>  X  </u> Planner	<u>  All  </u>
_____	_____

CRDA Application  
1 N Liberty Terrace, Atlantic City, NJ

Answers to questions # 14

Question # 14

The existing dwelling is being reconstructed. The project is to demolish the existing frame floor system, roof system and interior walls between the existing party wall and between the existing front, side and rear masonry walls. The reconstructed home will be constructed between the existing brick walls as noted below.

The existing one story section at the rear of the house will be expanded and raised to the proposed first floor height, and used for kitchen, utilities, laundry and a new bathroom. The existing 2<sup>nd</sup> floor bathroom will be relocated over this area, along with a new bedroom. The front bedroom will be expanded with a bay window located above the raised front porch.

The reconstructed dwelling will be built above the FEMA flood requirement of BFE plus 2' ( elevation 11.00' NAVD88). The new first floor will be constructed at a height of 13.3' [NGVD29](#) or [12.00'NAVD88](#). (The first floor height will be 1.0' above BFE+2'.) The space below the first floor will be a high crawl space only, (which will be used for storage).

The existing front porch will be raised to the proposed first floor height, reduced in size to allow for the new front entrance steps. The new front access stairs will be built within the site boundaries so that there will not be any building construction on the public right of way.

Variances requested

The expanded dwelling will require variances for principal and aggregate lot coverage and front, side, and rear yard setbacks.