



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 Fees: _____

Application No. _____
 Escrow Deposit _____

Scheduled for:
 Review for Completeness _____ Hearing: _____

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1. SUBJECT PROPERTY

Location: 128 N Mississippi Ave and 5 Blake Street

Tax Map Page 59 Block 337 Lot(s) 5, 62, 63, 65, 66
 Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____

Dimensions Frontage 25' @ Miss., 100' @ Blake Depth 193.3' Total Area 6,172.5SF

Zoning District NC-2

2. APPLICANT DBA / Rando Bakery

Name Stephen Rando

Email BREADKINGL@COMCAST.NET

Address 109 Cromwell Ct. EHT, NJ 08234

Telephone Number 609-412-4770

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 A.Rando Inc. & others (See Exhibit 'A')

Email BREADKINGL@COMCAST.NET

Address 109 Cromwell Ct. EHT, NJ 08234

Telephone Number 609-412-4770

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: Bakery

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 Robert Lang

Email rlang@foxrothschild.com

Address 1301 Atlantic Ave. 4'th floor , Atlantic City, NJ 08401

Telephone Number 609-348-0157

FAX Number 609-348-6834

7. Applicant's Engineer _____

Email _____

Address _____

Telephone Number _____

FAX Number _____

8. Applicant's Planning Consultant Craig Dothe, PP, RA

Email 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 Dothe RA, PP Craig Dothe Architect, LLC
Field of Expertise Architecture
Email craig@cfdachitect.com
Address 33 N. Brighton Ave. Atlantic City, NJ 08401
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]

12. Section(s) of Ordinance from which a variance is requested and justification for said request: [attach additional pages as needed] Section 163ze Schedule IV off street parking and Section 163-70(A)-3 of the Atlantic City ordinance. (see attached)

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

Requirements: [attach additional pages as needed] N/A

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] See Attached

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? No

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? N/A

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

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Atlantic County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Atlantic County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Atlantic County Soil Conservation Dist.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stream Encroachment Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Application to CRDA
Rando Bakery Expansion
128 N. Mississippi, and 5 Blake Street

Answers to Questions #12 and # 15

12.

Variance relief is sought for Section 163-70(A)-3 of the Atlantic City ordinance and Section 163ze Schedule IV off street parking. (see exhibit "B": parking analysis-attached)

Note the following concerning this business:

Employees live in the immediate neighborhood, do not own cars, and walk to work .

No new employees are to be added to the work force at this site.

Retail sales at this site are minimal. Most product is distributed to outside vendors and restaurants.

15.

The project proposes to add new warehouse and office space to the existing Rando Bakery Facility. The current office space does not meet the present needs of running the business. The proposed larger office area will allow the business to operate more efficiently. Presently warehouse storage is in multiple locations scattered throughout the baking areas, leading to business inefficacy and added costs. Consolidating the warehouse function increase safety and will greatly increase the efficiency of the operations.

With the proposed closing of the Formica Bakery, the Rando Bakery is the last Bakery located in Atlantic City. The proposed changes will allow the Rando Bakery to continue to successfully operate in Atlantic City.

To gain the space for the proposed addition, an existing, old, substandard house, built prior to building codes and FEMA flood requirements, has been demolished. This has reduced the FEMA liability for the city.

Currently there are no conforming parking spaces on this site. The current parking deficiency is for 15 spaces. This is an existing non-conformity. The additional parking demand for the proposed project is for 3 additional spaces. The variance relief is sought for the 3 additional spaces as is required by ordinance for the proposed expansion.

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 ea</u>	<u>Plans sheets A-0 & A-1</u>
<u>1 ea</u>	<u>Exhibit "A" owners</u>
<u>1 ea</u>	<u>Exhibit "B" Parking requirement analysis</u>
<u>1 ea</u>	<u>Proof of Taxes current – (5 lots = 5 printouts)</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
<u>X</u> Attorney	<u>All</u>
Engineer	_____
<u>X</u> Architect	<u>All</u>
_____	_____

CERTIFICATIONS

27. I Stephen Rando 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
3rd day of March, 20 17



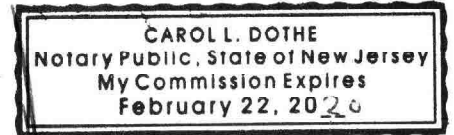
Carol L. Dothe
NOTARY PUBLIC

Stephen V
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
20th day of March, 20 17



Carol L. Dothe
NOTARY PUBLIC

Stephen V
SIGNATURE OF OWNER

29. I understand that the sum of \$ 4,000 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.

3-20-17
Date

Stephen V
SIGNATURE OF APPLICANT

EXHIBIT "A"

12/22/16

RANDO BAKERY
128 NORTH MISSISSIPPI AVE.
ATLANTIC CITY, NEW JERSEY

<u>BLOCK</u>	<u>LOT</u>	<u>OWNER</u>
337	5	Nicholas Rando
337	62	A. Rando Bakery Inc.
337	63	Josephine Rando
337	65	Nicholas Rando
337	66	Nicholas Rando

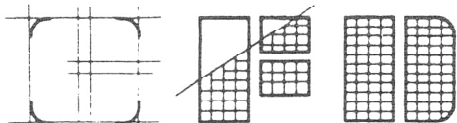


EXHIBIT "B"

Rando's Bakery
128 N. Mississippi and 5 Blake Street
Atlantic City, NJ 08401

Project# 2205

Project Parking Requirements

Parking requirement	Existing Parking Demand	Proposed Parking Demand
1 space for every 300 SF of Bakery area	3,077 SF / 300 SF = 10 parking Spaces	3,077 SF / 300 SF = 10 parking spaces
1 space for every 500 SF Of General Office Area		Second Floor 717 SF / 500SF per parking space = 1 parking space
1 space for every 500 SF Of Warehouse Area		First Floor 876 SF / 500 SF per parking space = 2 parking spaces
1 space per 1 ½ employees	7 employee / 1 ½ = 5 parking spaces	7 employee / 1 ½ = 5 parking spaces
Total Parking Demand	<u>15 spaces **</u>	
Total Additional Parking Demand per(163-70 (A)-3		<u>3 spaces *</u>
Total with Proposed Demand		<u>18 spaces *</u>

** existing non-conformity

* variance required