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JOHN F. PALLADINO
Member of the New Jersey Bar

June 11, 2013

Our File Number: 13998H

AMY R. WEINTROB
Member of the New Jersey and
Florida Bars

RAYMOND J. WENT, JR.
Member of the New Jersey and
Pennsylvania Bars

PLEASE RESPOND TO THE
ATLANTIC CITY OFFICE

COLIN G. BELL
Member of the New Jersey Bar

DIANA R. ZAMANI
Member of the New Jersey Bar

EVAN M. LABOV
Member of the New Jersey and
Pennsylvania Bars

Hand Delivery

Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401
Attn: Roseann Lafferty

RE: The Steel Pier Application for Minor Site Plan Approval

Dear Ms. Lafferty:

My office represents Steel Pier Associates, LLC. Enclosed please find an Application for Minor Site Plan approval including the following documentation (five (5) sets in paper format and two (2) sets in electronic format):

1. Completed Application form with supporting documentation;
2. Survey by Arthur Ponzio & Associates; and
3. Check in the amount of \$550.00 for the Application fee and check in the amount of \$2,630.00 for the escrow fee.

Kindly advise as to when the CRDA's professionals have an opportunity to review the Application for completeness so that we may be heard at the earliest possible hearing. Your attention to this matter is greatly appreciated.

Very truly yours,

HANKIN SANDMAN & PALLADINO

RAYMOND J. WENT, JR., ESQUIRE

RJW/tbg/Bnc.

cc: Arthur Ponzio & Associates (w/enc.) via e-mail only
Steel Pier Associates, LLC (w/enc.) via e-mail only



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: _____

1. SUBJECT PROPERTY

Location: 1000 Boardwalk, Atlantic City, NJ 04801
 Tax Map Page _____ Block 1 Lot(s) 144, 145 and 147
 Page _____ Block _____ Lot(s) _____
 Dimensions Frontage 100' Depth 315' Total Area 31,500 sf
 Zoning District Commercial Pier District (CPD)

2. APPLICANT

Name Steel Pier Associates, LLC
 Email atcatanoso@gmail.com
 Address 1000 Boardwalk, Atlantic City, NJ 08401
 Telephone Number 609-345-4893
 Applicant is a: Corporation Partnership Individual Limited Liability Co.

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D- 48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders

and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____

See attached.

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name City of Atlantic City
Email _____
Address 1301 Bacharach Blvd., Atlantic City, NJ 08401
Telephone Number 609-347-5300

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] No _____ Proposed _____ (Green Acres)

Present use of the premises: Amusement Pier.

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 Stephen Hankin, Esquire of Hankin, Sandman & Palladino
Email stephenh@hankinsandman.com
Address 30 South New York Ave., Atlantic City, NJ 08401
Telephone Number 609-344-5161
FAX Number 609-344-7913

7. Applicant's Engineer Thomas A. Dase
Email _____
Address 400 N. Dover Ave., Atlantic City, NJ 08401
Telephone Number 609-344-8194
FAX Number 609-344-1594

8. Applicant's Planning Consultant Arthur W. Ponzio
Email aponzio@awponzio.com
Address 400 N. Dover Ave., Atlantic City, NJ 08401
Telephone Number 609-344-8194
FAX Number 609-344-1594

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 _____
Field of Expertise _____
Email _____
Address _____
Telephone Number _____
FAX Number _____

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:

Minor 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: _____

_____ 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: None

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed] None

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] expansion of the Steel Pier and boardwalk with observation wheel amusements and rides.

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? Bond

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 District		X	
NJ Department of Environmental Protection	X		to be submitted
Sewer Extension Permit		X	
Sanitary Sewer Connection Permit		X	
Stream Encroachment Permit		X	
Waterfront Development Permit		X	
Wetlands Permit		X	
Tidal Wetlands Permit		X	
Potable Water Construction Permit		X	
Other		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company		X	

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

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

Quantity Description of Item

7 Survey by Arthur Ponzio & Associates dated April 15, 2013

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
<input checked="" type="checkbox"/> Attorney	All reports
<input type="checkbox"/> Engineer	
<input type="checkbox"/>	
<input type="checkbox"/>	

CERTIFICATIONS

27. I Charles Catanoso 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 limited liability company applicant and that I am authorized to sign the application for the company 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

10th day of June, 20 13

STEEL PIER ASSOCIATES, LLC

Clementina B. Giacinto

BY:

Charles Catanoso

SIGNATURE OF APPLICANT, OFFICER

NOTARY PUBLIC
A Notary Public of New Jersey
My Commission Expires 12/04/2016

proposed Lessee

I, Clementina B. Giacinto, 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

10th day of June, 20 13

STEEL PIER ASSOCIATES, LLC

Clementina B. Giacinto

BY:

Charles Catanoso

SIGNATURE OF APPLICANT, OFFICER

NOTARY PUBLIC
CLEMENTINA B. GIACINTO
A Notary Public of New Jersey
My Commission Expires 12/04/2016

I, Clementina B. Giacinto, of the sum of \$ 2,630 has been deposited in an escrow account (Escrow 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 the Applicant will be notified of the required additional amount and the Applicant shall add that sum to the escrow account within fifteen (15) days.

CITY OF ATLANTIC CITY

June, 2013
Date

BY:

SIGNATURE OF OWNER, BRAUN LITTLEFIELD, SOLICITOR

CERTIFICATIONS

27. I Charles Catonoso 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 limited liability company applicant and that I am authorized to sign the application for the company 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
___ day of June, 20 13

STEEL PIER ASSOCIATES, LLC

NOTARY PUBLIC BY: _____
SIGNATURE OF APPLICANT, OFFICER

28. I certify that I am the proposed Lessee 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
___ day of June, 20 13

STEEL PIER ASSOCIATES, LLC

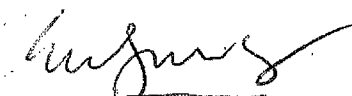
NOTARY PUBLIC BY: _____
SIGNATURE OF APPLICANT, OFFICER

29. I understand that the sum of \$ 2,630 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 the Applicant will be notified of the required additional amount and the Applicant shall add that sum to the escrow account within fifteen (15) days.

CITY OF ATLANTIC CITY

June 10, 2013 Date BY: _____
SIGNATURE OF OWNER, BRAUN LITTLEFIELD, SOLICITOR

Sworn to and subscribed before me this 10th day of June 2013


EVELYN WONG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 20, 2013

NOTARY PUBLIC

DISCLOSURE STATEMENT

Steel Pier Associates, LLC

Anthony T. Catanoso, 26 Chestnut Oak Drive, Cape May Courthouse, NJ 08210 (20% owner)

William G. Catanoso, 11 Taylor Lane, Cape May, NJ 08204 (20% owner)

Charles C. Catanoso, Jr., 805 Heather Lane, Erma, NJ 08204 (20% owner)

Edward Olwell, 400 JFK Blvd., North Wildwood, NJ 08260 (20% owner)

Paul Steelman, 8608 Scarsdale Drive, Las Vegas, Nevada 89117 (20% owner)

CRDA

Casino Reinvestment Development Authority
www.njcrda.com



ESCROW SETUP INFORMATION

The Information below is necessary to initially set up your Escrow Account through TD Bank.

Applicant's Name:

Steel Pier Associates, LLC

Applicant's Address: **1000 Boardwalk, Atlantic City, NJ 08401**

*Applicant's Signature:

Applicant's Phone No.: **609-345-4893**

Applicant's Email Address:

atcatanoso@gmail.com

Applicant's Date of Birth: **N/A**

Tax Identification or Social Security Number:

45-2847857

Assigned Escrow #: _____

Should you require assistance or have any questions, please do not hesitate to contact Carl Wentzell in the Finance Dept. at 609-347-0500 Ext. 3215 or email CWentzell@NJCRDA.com

NOTICE SERVED ON PROPERTY OWNERS
WITHIN 200 FEET OF SUBJECT PROPERTY

Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Notice is hereby given that a written application has been filed by the undersigned with the Casino Reinvestment Development Authority for a n expansion of the Steel Pier and boardwalk for an observation wheel and amusements/rides and any such relief as may be necessary for said approvals.

in and upon the property shown as Block(s) 1, Lot(s) 144, 145 and 147 on the official map of the City of Atlantic City, known as The Steel Pier, 1000 Boardwalk, Atlantic City, NJ 08401

A public hearing on the above-mentioned application has been scheduled for the _____ day of _____, 2013 at _____ a.m/p.m. Said hearing shall take place at:

The public is invited to attend this meeting.

The application and all plans relative thereto have been filed with the Land Use Administrative Official, Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 S Pennsylvania Avenue, Atlantic City, NJ 08401, and are available for inspection Monday through Friday, 9:00 a.m. to 5:00 p.m.

This notice is given in compliance with the requirements of Section 163-198 of the Land Use Development Code of the City of Atlantic City and the N.J.S.A. 40:55D-12.

Name of Applicant: Steel Pier Associates, LLC

Publication Date: _____

AFFIDAVIT OF SERVICE

Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

I, Tina B. Giacinto of full age, being duly sworn according to law upon oath depose and say:

1) That on June, 2013 which was at least ten (10) days prior to the hearing date, did give notice by personal service or certified mail to all property owners within 200 feet of the premises located on Block(s) 1 Lot(s) 144, 145, 146 and 147. All as shown on the tax map of the City of Atlantic City, County of Atlantic, and State of New Jersey. The premises are further identified as 1000 Boardwalk, Atlantic City, New Jersey 08401 (street address). In addition, notice was provided by personal service or certified mail to Public Utilities, Cable Television Companies and Local Utilities, as required by law, the City of Atlantic City and the Atlantic County Planning Board.

2) Notices were also served upon (Check if applicable):

- State Planning Commission
- New Jersey Department of Transportation
- Clerk of Adjoining Municipalities

3) A copy of said notice is attached hereto and marked "Exhibit A".

4) Notice was also published in the Press of Atlantic City, Legal Section. A copy of the Affidavit of Publication is attached hereto and marked "Exhibit B".

5) A copy of the certified list of property owners within 200 feet of the premises provided by the City of Atlantic City is also attached hereto and marked "Exhibit C"

Signature of Applicant

Sworn and subscribed to
before me this _____ day of June, 2013