

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SUBDIVISION APPROVAL WITH VARIANCE RELIEF TO REALIGN PROPERTY LINES AND CONSOLIDATE FIVE EXISTING LOTS INTO THREE LOTS TO ACCOMPLISH FUTURE CONVEYANCE AND FINANCING OF EXISTING IMPROVEMENTS ON PROPERTIES LOCATED AT 801 BOARDWALK, IN THE CITY OF ATLANTIC CITY BLOCK 61, LOTS 22 – 26, BLOCK 134, LOT 1 AND BLOCK 302, LOTS 1 - 2 UNDER APPLICATION 2019-04-2637**

**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 became effective upon the Authority’s adoption of design, development and land use regulations on January 2, 2018; and

**WHEREAS**, on May 2, 2019, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2019-04-2637 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 May 9, 2019 (the “Report”), incorporated herein by this reference and appended hereto as Exhibit “A”; and

**WHEREAS**, Showboat Renaissance LLC (the “Applicant”) seeks minor subdivision approval with variance relief to: (I) realign property lines and consolidate five (5) existing lots into three (3) lots (Proposed Lots A, B and C) to accomplish future conveyance and financing of existing improvements, with no construction proposed in connection with the Application; (II) permit (i) less than the required lot frontage for Lot B; (ii) the creation of a lot that does not have lot frontage for Lot B; (iii) greater than permitted lot coverage for Lots B and C; (iv) greater than permitted impervious coverage for Lots A, B and C; and (v) less than the required side yard setback for Lot B; and (III) permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed, on the property located at 801 Boardwalk in the city of Atlantic City, Block 61, Lots 22 - 26, Block 134, Lot 1, Block 302, Lots 1 - 2 in the Resort Commercial (RC) Zoning District, all pursuant to N.J.S.A. 40:55D-70(c) and (d) of the Municipal Land Use Law; and

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

**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 2019-04-2637 is hereby approved in accordance with the Hearing Officer's Report and Recommendation dated May 9, 2019.
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 19-60 of the Casino Reinvestment Development Authority.

  
\_\_\_\_\_  
HOWARD J. KYLE, SECRETARY

**MEETING OF MAY 21, 2019**

**EXHIBIT "A" TO RESOLUTION 19-60, ADOPTED 5/21/2019**



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

### **EXHIBIT "A" TO RESOLUTION 19-60, ADOPTED 5/21/2019**

**TO:** Members of the Authority

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

**COPY:** Matthew J. Doherty, Executive Director

**SUBJECT:** Hearing Officer's Report and Recommendation  
Application #2019-04-2637  
Showboat Renaissance, LLC  
Minor Subdivision Approval with Variances Pursuant to N.J.S.A. 40:55D-70(c) and (d)  
801 Boardwalk, Atlantic City  
Block 61, Lots 22, 23, 24, 25 & 26  
Block 134, Lot 1  
Block 302, Lots 1 & 2  
Resort Commercial (RC) Zoning District

**DATE:** May 9, 2019

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### **EXECUTIVE SUMMARY**

On May 2, 2019, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The Applicant, Showboat Renaissance, LLC (the "Applicant"), seeks Minor Subdivision Approval with variances pursuant to N.J.S.A. 40:55D-70(c) and (d) for the subject properties in the city of Atlantic City. Specifically, the Applicant proposes a realignment of property lines and consolidation of five (5) existing lots into three (3) lots (Proposed lots A, B and C). The subdivision is being sought to accomplish future conveying and financing of existing improvements. No construction is proposed in connection with the application.

The Applicant requires variances pursuant to N.J.S.A. 40:55D-70(c) to permit (i) less than the required lot frontage for Lot B; (ii) the creation of a lot that does not have lot frontage for Lot B; (iii) greater than permitted lot coverage for Lots B and C; (iv) greater than permitted impervious coverage for Lots A, B and C; and (v) less than the required side yard setback for Lot B. The Applicant also requires a variance pursuant to N.J.S.A.



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

40:55D-70(d) to permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed.

The Applicant demonstrated by evidence and testimony that the development proposal generally conforms to the site plan standards and technical requirements of the Authority's Tourism District Land Development Rules. In addition, the Applicant demonstrated by evidence and testimony that the grant of the requested variances are warranted. Therefore, for the reasons more fully outlined below, the Hearing Officer recommends that the Application be approved by the Authority.

### INTRODUCTION

#### Application Information

Showboat Renaissance, LLC  
Minor Subdivision Approval with Variances Pursuant to N.J.S.A. 40:55D-70(c) and (d)  
801 Boardwalk, Atlantic City  
Block 61, Lots 22, 23, 24, 25 & 26  
Block 134, Lot 1  
Block 302, Lots 1 & 2  
Resort Commercial (RC) 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 Minor Subdivision Approval with variances pursuant to N.J.S.A. 40:55D-70(c) and (d) for the subject properties in the city of Atlantic City. Specifically, the Applicant proposes a realignment of property lines and consolidation of five (5) existing lots into three (3) lots (Proposed lots A, B and C). The subdivision is being sought to accomplish future conveying and financing of existing improvements. No construction is proposed in connection with the application.

The Applicant requires variances pursuant to N.J.S.A. 40:55D-70(c) to permit (i) less than the required lot frontage for Lot B; (ii) the creation of a lot that does not have lot frontage for Lot B; (iii) greater than permitted lot coverage for Lots B and C; (iv) greater than permitted impervious coverage for Lots A, B and C; and (v) less than the required side yard setback for Lot B. The Applicant also requires a variance pursuant to N.J.S.A. 40:55D-70(d) to permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed.

#### Evidence List



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

- A-1 Aerial Photo
- A-2 Subdivision Plan
- A-3 Previously Approved Site Plan
- A-4 Application Materials

B-1 Letter from Environmental Resolutions, Inc. dated April 16, 2019

### **FINDINGS OF FACT**

The Applicant seeks Minor Subdivision Approval with variances pursuant to N.J.S.A. 40:55D-70(c) and (d) for the subject properties in the city of Atlantic City. Specifically, the Applicant proposes a realignment of property lines and consolidation of five (5) existing lots into three (3) lots (Proposed lots A, B and C). The subdivision is being sought to accomplish future conveying and financing of existing improvements. No construction is proposed in connection with the application.

The Applicant requires variances pursuant to N.J.S.A. 40:55D-70(c) to permit (i) less than the required lot frontage for Lot B; (ii) the creation of a lot that that does not have lot frontage for Lot B; (iii) greater than permitted lot coverage for Lots B and C; (iv) greater than permitted impervious coverage for Lots A, B and C; and (v) less than the required side yard setback for Lot B. The Applicant also requires a variance pursuant to N.J.S.A. 40:55D-70(d) to permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed.

The attorney for the Applicant, Keith Davis, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant.

The Applicant presented the testimony of Arthur Ponzio, P.L.S., P.P., who was qualified as an expert in the fields of professional land surveying and professional planning. He described the location of the site, existing conditions and site layout. Mr. Ponzio explained that the purpose of the application is to subdivide the Orleans Tower and parking lot from the main property to create Lot A consisting of approximately 5.2 acres; to subdivide the residential tower to create Lot B consisting of approximately .63 acres; and subdivide the balance of the property to create Lot C consisting of approximately 10.35 acres.

Mr. Ponzio testified that the following “bulk” variances pursuant to N.J.S.A. 40:55D-70(c) are required:

- A variance to permit zero lot frontage where 50 feet is required for Lot B;
- A variance to permit the creation of a lot that that does not have lot frontage for Lot B;



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

- Variances to permit greater than permitted lot coverage for Lot B (70% permitted, 84% proposed) and C (70% permitted, 76% proposed);
- Variances to permit greater than permitted impervious coverage for Lots A (80% permitted, 87% proposed), B (80% permitted, 96% proposed) and C (80% permitted, 98% proposed); and
- A variance to permit less than the required side yard setback for Lot B (20' required, 6.02', 9.19', 0.0' and 7.67' proposed).

The Applicant also requires a variance pursuant to N.J.S.A. 40:55D-70(d) to permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed.

Mr. Ponzio provided testimony in support of the requested variances. He opined that the approval of the application for development would advance the purposes of the Municipal Land Use Law by promoting the public health, safety, morals and general welfare (Purpose A) through the repurposing of the facility and the creation of employment opportunities. He further opined that the approval of the application for development would advance the purposes of the Municipal Land Use Law by encouraging the coordination of public and private procedures that shape land with a lessening of the cost for the more efficient use of land (Purpose M). He testified that the repurposing of an existing facility that is not being used to its full potential while meeting a need constitutes the efficient use of land.

With respect to the negative criteria, Mr. Ponzio testified that the grant of the variances would advance the purposes of the Tourism District Master Plan and would not have any substantial detriment to the Tourism District Master Plan or Tourism District Land Development Rules. He testified that the repurposing of the existing facility will actually result in a reduction of intensity of the use of the property with a corresponding reduction in land use impacts.

Director of Planning for Atlantic City, Barbara Allen Woolley-Dillon appeared and spoke in support of the Application.

Jeffrey Hanson, P.E., C.M.E. was qualified as an expert in professional engineering and provided testimony on behalf of the Authority. Edward Fox, P.P. was qualified as an expert in professional planning and provided testimony on behalf of the Authority. Both Mr. Hanson and Mr. Fox testified that the Applicant had provided sufficient testimony to support approval of the Application.

### **CONCLUSIONS OF LAW**

#### **Minor Subdivision Approval**



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A land use agency's authority in reviewing an application for minor subdivision 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 plan generally conforms to the subdivision standards and technical requirements of the Tourism District Land Development Rules.

### Variances Pursuant to N.J.S.A. 40:55D-70(c)

For variances requested pursuant to N.J.S.A. 40:55D-70(c)(2), an applicant must demonstrate through evidence and testimony that the positive and negative criteria of the statutory requirements have been met.

#### Positive Criteria

The positive criteria for variances requested pursuant to N.J.S.A. 40:55D-70(c)(2) is satisfied if one or more purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of that deviation would substantially out-weigh any detriment to the public good. Ketcherick v. Bor. Mountain Lakes, 256 N.J. Super. 646 (App. Div. 1992); Green Meadows v. Planning Board, 329 N.J. Super. 12 (App. Div. 2000).

Here, the Applicant seeks variances pursuant to N.J.S.A. 40:55D-70(c) to permit (i) less than the required lot frontage for Lot B; (ii) the creation of a lot that does not have lot frontage for Lot B; (iii) greater than permitted lot coverage for Lots B and C; (iv) greater than permitted impervious coverage for Lots A, B and C; and (v) less than the required side yard setback for Lot B. The Applicant presented testimony that the application would advance the purposes of the Municipal Land Use Law by promoting the public health, safety, morals and general welfare (Purpose A) through the repurposing of the facility and the creation of employment opportunities. In addition, the Applicant presented testimony that the approval of the application for development would advance the purposes of the Municipal Land Use Law by encouraging the coordination of public and private procedures that shape land with a lessening of the cost for the more efficient use of land (Purpose M). The repurposing of an existing facility that is not being used to its full potential while meeting a need constitutes the efficient use of land.

#### Negative Criteria

Relief under N.J.S.A. 40:55D-70(c)(2) cannot be granted unless the negative criteria is satisfied. The negative criteria required for all "C" variances is that the requested relief





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can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and the zoning ordinance.

The evidence and testimony demonstrate that the grant of the requested variances will not create any detriment to the public good, and will not substantially impair the purpose and intent of the Tourism District Mast Plan and the Tourism District Land Development Rules.

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

The Applicant seeks a variance pursuant to N.J.S.A. 40:44D-70(d) to permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed.

A land use board is authorized to grant a use-type 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.

In establishing special reasons for a variance to permit a density of dwelling units that exceeds the density permitted under the Tourism District Land Development Rules, the Applicant must demonstrate that the site will accommodate the land use impacts associated with the deviation. See Coventry Square v. Westwood Zoning Board of Adjustment, 138 N.J. 285 (1994). In so demonstrating, the Applicant must establish that the development proposal would nevertheless advance the purposes of the Municipal Land Use Law. See Grubbs v. Slothower, 389 N.J. Super. 377 (2007).

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

The Applicant requires a variance pursuant to N.J.S.A. 40:55D-70(d) to permit more than the permitted density of dwelling units for Lot B where 75 units per acre are permitted and 264 units are proposed. Here, the Applicant seeks the variance in connection with an application for Minor Subdivision Approval to accomplish future conveying and financing of existing improvements. No construction is proposed. The Hearing Officer takes notice



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that the site currently accommodates all land use impacts associated with the increased density.

The Applicant further presented testimony that the application would advance the purposes of the Municipal Land Use Law by promoting the public health, safety, morals and general welfare (Purpose A) through the repurposing of the facility and the creation of employment opportunities. In addition, the Applicant presented testimony that the approval of the application for development would advance the purposes of the Municipal Land Use Law by encouraging the coordination of public and private procedures that shape land with a lessening of the cost for the more efficient use of land (Purpose M). The repurposing of an existing facility that is not being used to its full potential while meeting a need constitutes the efficient use of land.

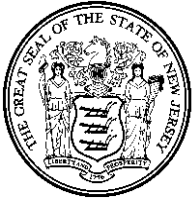
### Negative Criteria

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-type variance must show that the variance sought is not inconsistent with the intent and purpose of the master plan and zoning ordinance. See Grubbs v. Slothower, 389 N.J. Super. 390. In the context of a variance to permit a density of dwelling units that exceeds the density permitted under the Tourism District Land Development Rules, the applicant must demonstrate that the increase in density would not have a more detrimental affect on the neighborhood than construction of the project in a manner consistent with the zone's restrictions.

Here, the Hearing Officer takes notice that density of dwelling units currently exceeds the density permitted under the Tourism District Land Development Rules and the site accommodates all land use impacts associated with the increased density. Moreover, the Applicant presented sufficient evidence and testimony to establish that the grant of the variance would advance the purposes of the Tourism District Master Plan and would not have any substantial detriment to the Tourism District Master Plan or Tourism District Land Development Rules.

### **RECOMMENDATION**

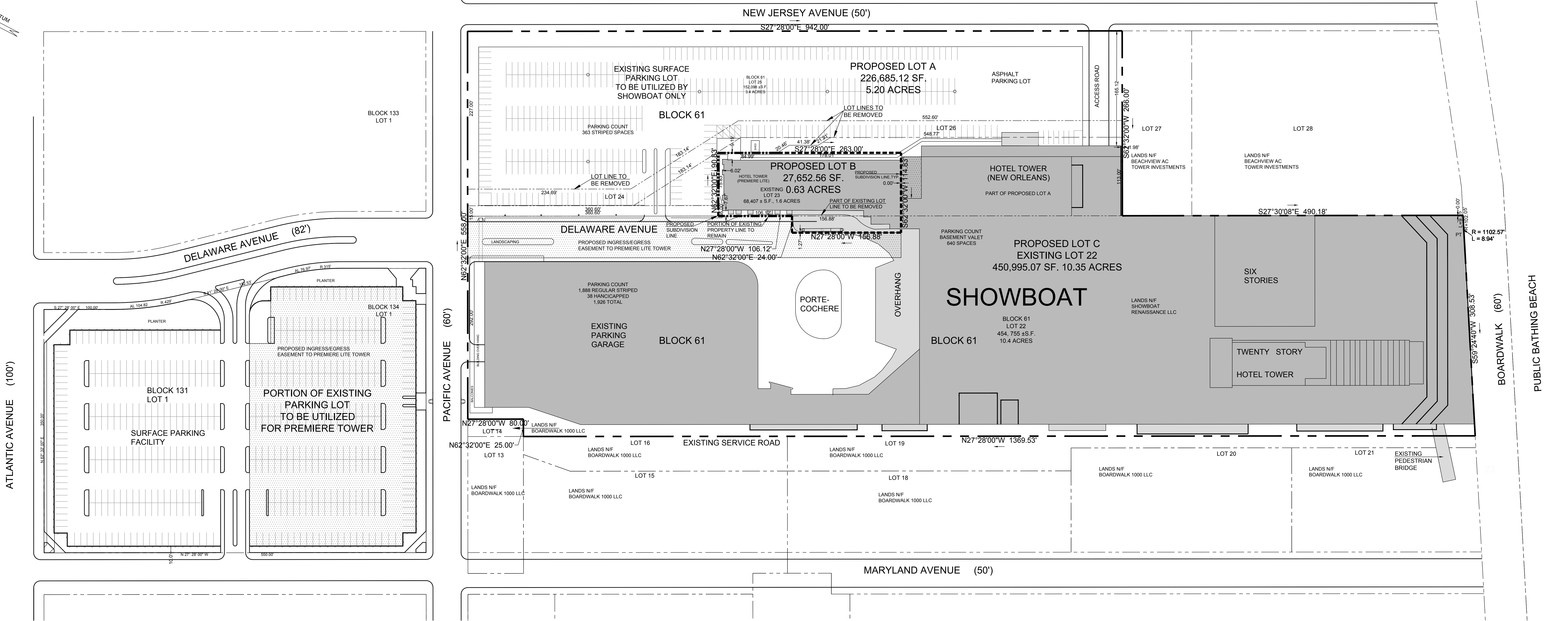
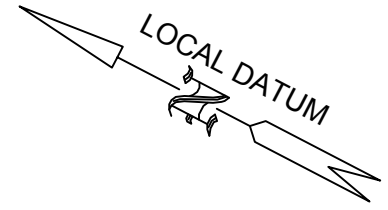
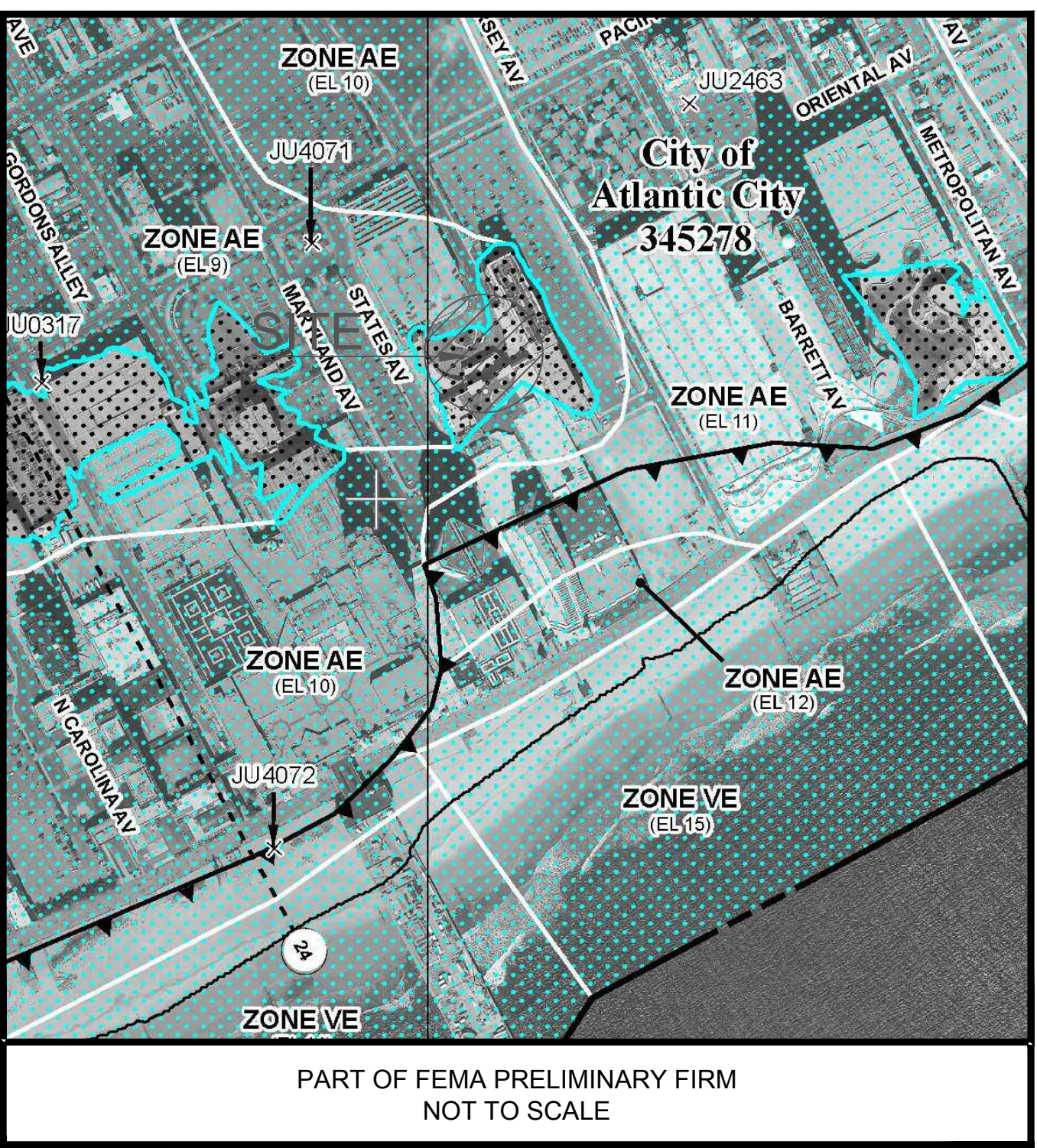
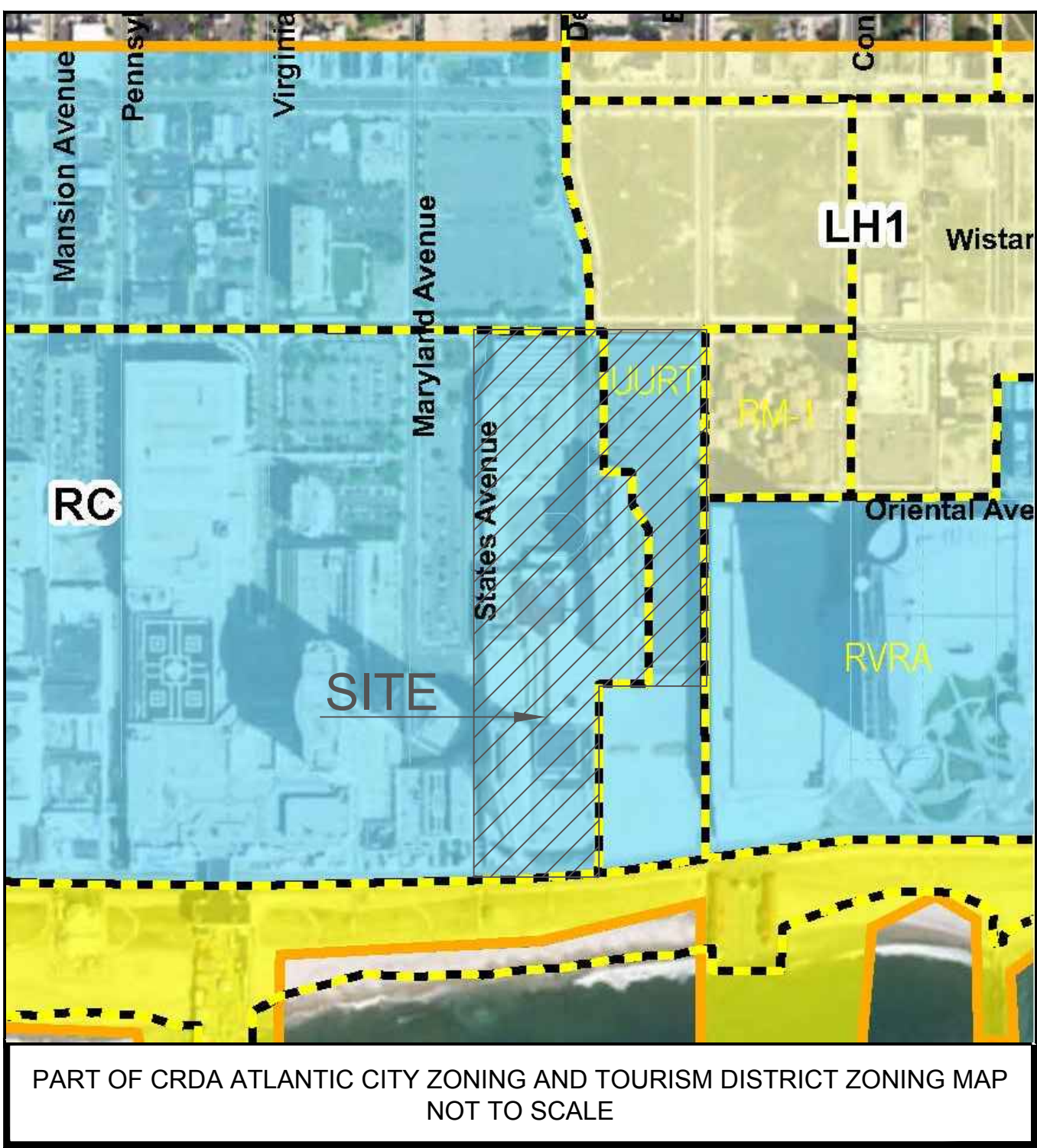
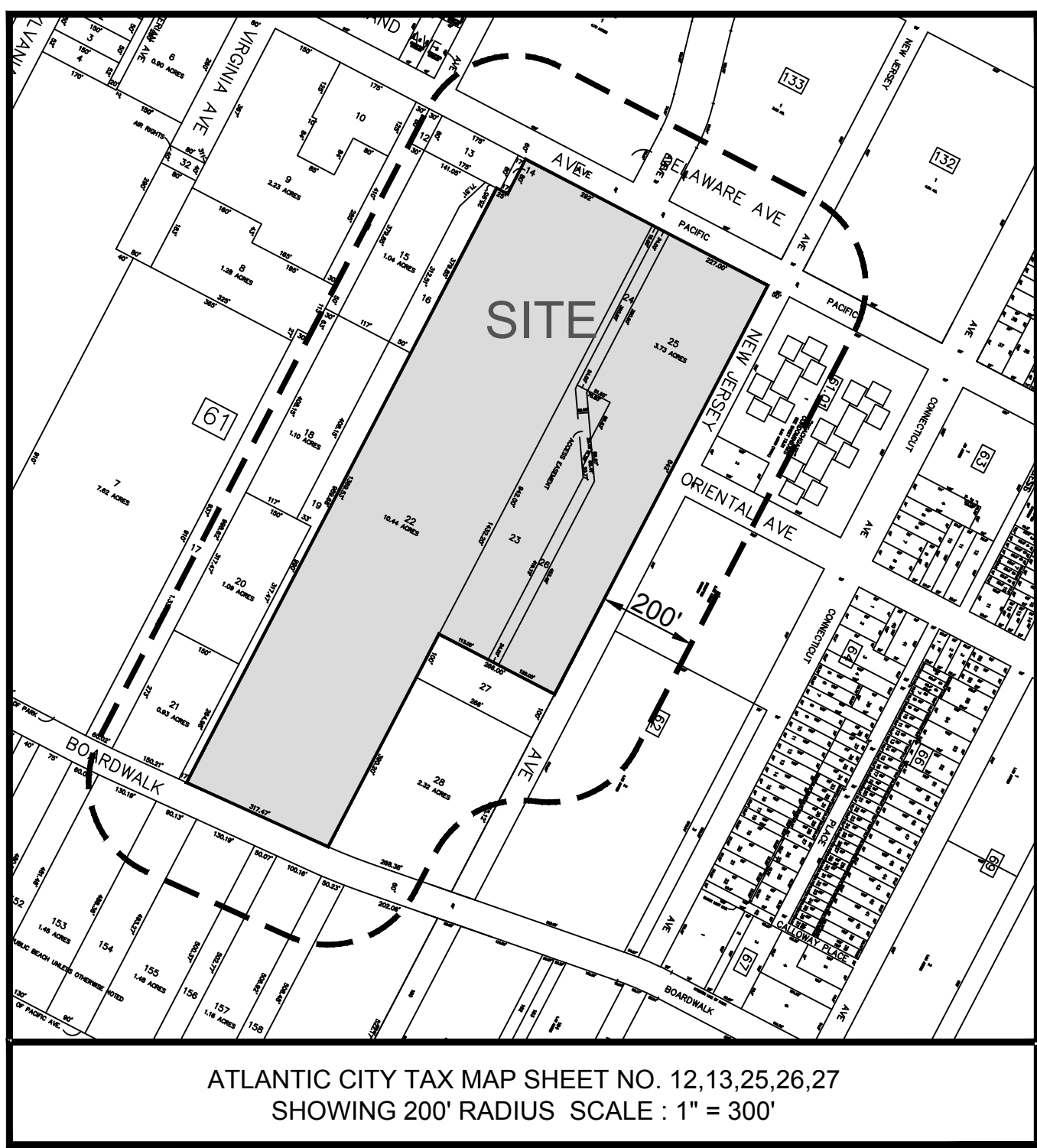
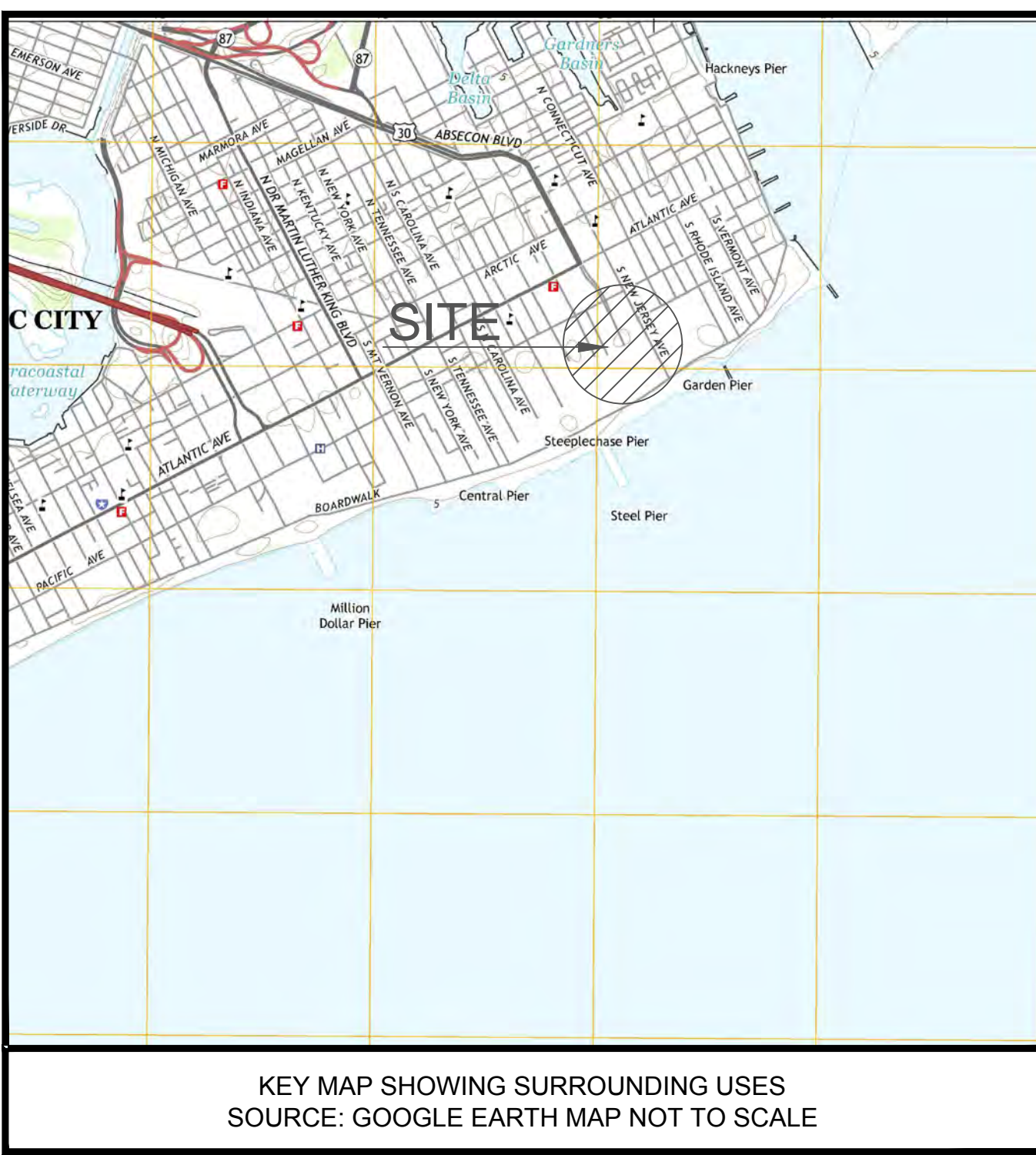
For all of the foregoing reasons, the Hearing Officer recommends that the Application for Minor Subdivision Approval with Variances Pursuant to N.J.S.A. 40:55D-70(c) and (d) be approved. The grant of approval of this Application shall be expressly conditioned upon the Applicant complying with all conditions 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.



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

The grant of approval shall be further conditioned upon compliance with all applicable requirements of the Tourism District Land Development Rules, city of Atlantic 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.





GENERAL NOTES

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF (SEE PLAN).
- PERMANENT MARKERS OMITTED.
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

ZONING SCHEDULE (RESORT COMMERCIAL ZONE)

ITEM	REQUIRED	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C	STATUS
LOT AREA	7,500 SF.	226,685.12 SF.	27,652.56 SF.	450,995.07 SF.	C
LOT WIDTH	50 FT.		90.83 FT.		V
LOT DEPTH	150 FT.		263 FT.		V
LOT FRONTAGE	50 FT.		50 FT.		V
SETBACKS					
FRONT YARD	0/20 FT.		6.02 FT.		V
SIDE YARD	0/20 FT.		9.19/1.27 FT.		V
REAR YARD	20 FT.		0.00 FT.		V
COVERAGE					
BUILDING	71 %		96%		V
IMPERVIOUS	80 %		96%		V
DENSITY	75 UNITS/ ACRE		544 UNITS		V

LEGEND:  
C - CONFORMING  
NC - EXISTING NON-CONFORMING  
V - VARIANCE

APPLICATION NOTES

- APPLICANT/OWNER: SHOWBOAT RENAISSANCE, LLC, 877 N. 300 STREET, PHILADELPHIA, PA 19123
- PROPERTY INFORMATION: 810 PACIFIC AVENUE, ATLANTIC CITY, NEW JERSEY 08401
- AREA: XXXX  
ZONING: RC & UJRT DISTRICT  
EXISTING USE: SHOWBOAT HOTEL & PREMIERE LITE APARTMENTS  
APRIL FLOOD ZONE: 4-AE (6.10/1.12) 8-X
- PROPERTY SURVEY: ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ON 04-03-19
- I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 04/04/19 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MAP PLANNING LAW AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET, I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

ARTHUR W. PONZIO, JR.  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE NO. 28314

- IT IS CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.
- I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP PLANNING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.
- IT IS HEREBY CERTIFIED THAT THIS MAP COMPLETES WITH THE PROVISIONS OF THE MAP PLANNING LAW AND WAS ONLY APPROVED BY RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY. AT AN OFFICIAL MEETING HELD: IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICE ON OR BEFORE: 190 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION.

DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT			
SUBDIVISION REVIEW			
DATE RECEIVED	FINDINGS COUNTY BOARD OR BOARD OF PLANNING	FILE NO.	
	YES NO		
CITY ENGINEER			
COUNTY PLANNING BOARD	FINDINGS	DATE OF ACTION	SIGNATURE
	APPROVED DISAPPROVED		
	FAVORABLE UNFAVORABLE		
	RECOMMENDATIONS		

Approved by Resolution #	Dated: _____
CRDA Planner	Date: _____
CRDA Engineer	Date: _____
CRDA Land Use Regulation & Enforcement Officer	Date: _____
CRDA Hearing Officer	Date: _____



ARTHUR W. PONZIO CO. & ASSOCIATES, INC.  
SURVEYORS, PLANNERS, ENGINEERS  
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401  
PHONE: 609-344-8194 FAX: 609-344-1594  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

ARTHUR W. PONZIO, JR.  
PROFESSIONAL PLANNER N.J. NO. \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR N.J. NO. \_\_\_\_\_

MINOR SUBDIVISION PLAN  
BLOCK 61 LOT ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY  
SCALE: 1" = 50'  
DATE: 04-04-19  
BY: WJP  
PROJ. NO.: 34593

SHEET NO. 1  
OF 1



## CRDA BOARD TALLY

May 21, 2019

**SHOWBOAT RENAISSANCE, LLC (801 BOARDWALK, BLOCK 61, LOTS 22-26, BLOCK 134, LOT 1, AND BLOCK 302, LOT 1-2) – Minor subdivision approval with variance relief (LL)**

### MOTION

RT

Wym

### SECOND

Modia Butler

Y

Debra DiLorenzo

A

Edward Gant

Y

Mark Giannantonio

Y

Mayor Frank Gilliam

Y

Michael I. Hanley

Y

Gary Hill

Y

Howard Kyle

Y

James Plousis

Y

William Mullen

Y

Kevin C. Ortizman

Y

David Rebeck for the State Attorney General

Y

Maureen Hassett for the State Treasurer

Y

Robert Long for the DCA Commissioner

Y

Richard Tolson, Vice Chairman

Y

Robert Mulcahy, Chairman

Y