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Reply to Atlantic County Address

Dear Ms.  Lafferty:

Our firm represents Tri-County Community Action Agency, Inc. t/a Gateway Community Action Partnership (“Applicant”) with regard to the above captioned application to the Division of Land Use and Regulatory Enforcement of the Casino Reinvestment Development Authority (“CRDA”). The property presently contains a vacant administrative office building that formerly housed Atlantic County offices. The Applicant proposes to demolish the existing building and construct a new 4-story Early Head Start/Head Start Day Nursery and Educational Center containing approximately 81,000 square feet of gross floor area (including the ground floor which will contain approximately 31 off-street parking spaces) along with landscaping and related site improvements. With this application, the Applicant is seeking the following approvals:

1. Preliminary and Final Major Site Plan Approval for the proposed Early Head Start/Head Start Day Nursery and Educational Center Development;
2. An interpretation of the Atlantic City Land Use Development Ordinance as to whether the reservation of four (4) parking spaces to be used by the Atlantic City Worker’s Compensation Court Judges constitutes a permitted accessory use of the property and not a prohibited second principal use within the CBD zone where the subject property is located;

ESCROW # 48

C.R.D.A

AUG 18 2014

August 18, 2014

Via Hand Delivery

Rose Ann Lafferty, Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Application of Tri-County Community Action
Agency, Inc. t/a Gateway Community Action Partnership
1433 Bacharach Blvd. (Block 293, Lot 1)
Atlantic City, NJ
Our File No.: 11068-1

3. Use Variance Relief sought by the Applicant, in the alternative, should our requested Ordinance interpretation result in a finding by the CRDA that the four parking spaces to be reserved for use by the Worker's Compensation Judges, constitutes a prohibited second principal use on the property; and
4. Bulk Variance Relief from the Ordinance minimum requirements for number of off-street parking spaces and off-street loading spaces, with certain waivers.

In support of this Application, enclosed herein please find the following:

1. Original four (4) copies of the CRDA Application Forms;
2. Five (5) copies of a sample Notice to be served on property owners within 200' feet of the subject property.
3. Five (5) copies of the Variance Justification Report – Addendum to Application prepared by our office dated August 15, 2014;
4. Five (5) copies of the Certified List of Property Owners;
5. Five (5) copies of a letter evidencing the Applicant's 501C3 non-profit status from the Internal Revenue Service dated September 8, 2004;
6. One (1) copy of Applicant's Escrow set-up information;
7. One (1) redacted copy of the Applicant's Agreement of Sale with the property owner (Atlantic County) dated May 30, 2014 evidencing the Applicant's status as a contract purchaser;
8. Five (5) full size copies and two (2) CD-ROM copies of the Architectural Submission Package for the proposed Early Head Start/ Head Start Day Nursery and Educational Center prepared by Alberto & Associates dated August 13, 2014 and consisting of four (4) sheets;
9. Five (5) full size copies and two (2) CR-ROM copies of the Site Plans prepared by Marathon Engineering and Environmental Services, Inc. dated August 15, 2014 and consisting of thirteen (13) sheets; and
10. Five (5) full size copies of a Topographic Boundary Survey prepared by William P. McManus, PCS dated June 6, 2014 (1 sheet).

Also enclosed please find our client's checks in the amounts of \$1,400 and \$8,930 representing the required application fees and escrow deposit, respectively.

Please note our client has not obtained a Proof of Paid Taxes for the subject property, as the property is currently owned by Atlantic County and is therefore exempt from property taxes.

Please notify as to whether the enclosed Application has been deemed complete, and if so, the date of our client's hearing before the CRDA hearing officer. We will, of course, provide the required public notices in advance of the hearing.

It is the Applicant's utmost desire to be scheduled for the September 18, 2014 Hearing Agenda. Please advise as soon as convenient as to whether the Applicant can be heard on that date.

Thank you for your attention and usual courtesies.

Very truly yours,

NEHMAD PERILLO & DAVIS, P.C.

By: _____


STEPHEN R. NEHMAD
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SRN:pla

Enclosures

- c: Edward Bethea (w/enc. Application and checks only: via email: ebethea@gatewaycap.org)
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