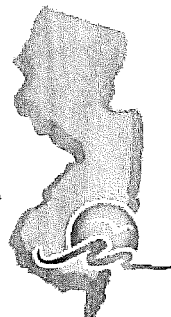


# CRDA

Casino Reinvestment Development Authority  
www.njcrda.com



**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: Sunset Avenue

Tax Map Page \_\_\_\_\_ Block 386 Lot(s) 3, 4  
Page \_\_\_\_\_ Block 387 Lot(s) 9, 10  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage 154.95 Depth 101 Total Area 15,649.95 (Lots 3, 4; Block 386)  
Frontage 109.53; Depth 20; Total 2,146.63 (Lots 9, 10; Block 387)

Zoning District MCR

### **2. APPLICANT**

Name Robert Boselli, Jr.

Email seabee77771@aol.com

Address 205 N. Melbourne Ave., Ventnor, NJ 08406

Telephone Number 609-839-3881

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

**5. PROPERTY INFORMATION:**

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

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  
 Email stephenh@hankinsandman.com  
 Address 30 S. New York Avenue, Atlantic City, NJ 08401  
 Telephone Number 609-344-5161  
 FAX Number 609-344-7913

7. Applicant's Engineer Arthur W. PonzioCo. & Assoc., Inc.  
 Email aponzio@awponzio.com  
 Address 400 North Dover Avenue, Atlantic City, NJ 08401  
 Telephone Number 609-344-8194  
 FAX Number 609-344-1594

8. Applicant's Planning Consultant See #7 Above  
 Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 FAX Number \_\_\_\_\_

9. Applicant's Traffic Engineer N/A  
 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 SJ Fenwick Associates Architects & Planners, LLC  
Field of Expertise Architect  
Email info@fenwickarchitects.com  
Address 646 Ocean Heights Ave., Linwood, NJ 08221  
Telephone Number 609-653-0222  
FAX Number 609-653-1637

**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)

Note: Resubdivision Consolidation of Lots 3&4 and 9&10

**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) 13,500

Total number of proposed dwelling units 8 Residential and 3 Commercial

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 and justification for said request: [attach additional pages as needed] N/A

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

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] Existing warehouses to be demolished, replaced by 5-story 8 unit residential structure with 3 commercial units including 2 Bar/Restaurants &

16. Is a public water line available? yes water taxi service

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? no

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

21. Is the subdivision to be filed by Deed or Plat? no

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? To be determined

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

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	<u>          </u>	<u>X</u>	<u>          </u>
<u>          </u> Atlantic County Health Department	<u>X</u>	<u>          </u>	<u>          </u>
<u>          </u> Atlantic County Planning Board	<u>          </u>	<u>X</u>	<u>          </u>
<u>          </u> Atlantic County Soil Conservation Dist.	<u>X</u>	<u>          </u>	<u>          </u>
NJ Department of Environmental Protection	<u>X</u>	<u>          </u>	<u>11/1/13 (CAFRA)</u>
Sewer Extension Permit	<u>          </u>	<u>X</u>	<u>          </u>
Sanitary Sewer Connection Permit	<u>          </u>	<u>X</u>	<u>          </u>
Stream Encroachment Permit	<u>          </u>	<u>X</u>	<u>          </u>
Waterfront Development Permit	<u>X</u>	<u>          </u>	<u>Granted</u>
Wetlands Permit	<u>          </u>	<u>X</u>	<u>          </u>
Tidal Wetlands Permit	<u>          </u>	<u>X</u>	<u>          </u>
Potable Water Construction Permit	<u>          </u>	<u>X</u>	<u>          </u>

Other	_____	<u>X</u>	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	<u>X</u>	_____
_____	_____	<u>X</u>	_____

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
<u>7</u>	<u>Ponzio Plans (C-1 to C-5)</u>
<u>7</u>	<u>Fenwick Plans (A-1 to A-3)</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.

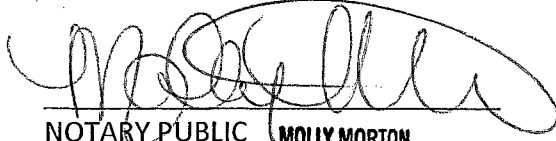
Applicant's Professional	Reports Requested
<u>XX</u> Attorney	<u>All</u>
<u>XX</u> Engineer	<u>All</u>
_____	_____
_____	_____

**CERTIFICATIONS**

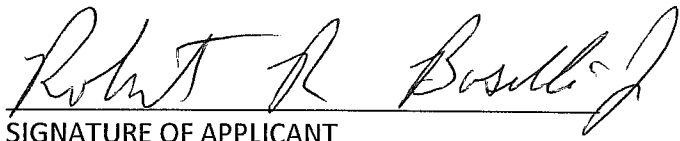
27. I Robert R. Boselli, JR. certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general 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  
27<sup>th</sup> day of November, 2013

  
NOTARY PUBLIC **MOLLY MORTON**

A Notary Public of New Jersey  
My Commission Expires **SEPTEMBER 3, 2015**

  
SIGNATURE OF APPLICANT

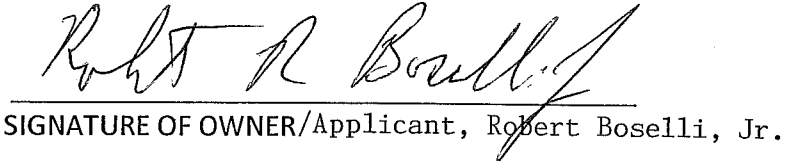
28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[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  
27<sup>th</sup> day of November 2013

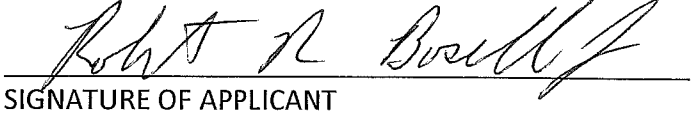
  
NOTARY PUBLIC **MOLLY MORTON**

A Notary Public of New Jersey  
My Commission Expires **SEPTEMBER 3, 2015**

  
SIGNATURE OF OWNER/Applicant, Robert Boselli, Jr.

29. I understand that the sum of \$ \_\_\_\_\_ 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.

11-27-13  
Date

  
SIGNATURE OF APPLICANT

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 Site Plan approved for a 5-story 8 unit residential structure with 3 commercial units including 2 Bar/Restaurants and water taxi service and any site plan approvals, variances, waivers or other such relief as may be necessary for said approvals.

in and upon the property shown as Block(s) 386/387, Lot(s) 3 and 4/9 and 10 on the official map of the City of Atlantic City, known as Sunset Avenue, Atlantic City, NJ 08401

A public hearing on the above-mentioned application has been scheduled for the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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: Robert Boselli, Jr.

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 \_\_\_\_\_, 20\_\_, 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) 386/387 Lot(s) 3 and 4/9 and 10. 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 Sunset Avenue, 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 20\_\_\_\_\_

# CRDA

Casino Reinvestment Development Authority  
[www.njcrda.com](http://www.njcrda.com)



## ESCROW SETUP INFORMATION

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

Applicant's Name:

Robert Boselli, Jr.

Applicant's Address: 205 N. Melbourne Ave., Ventnor, NJ 08406

\*Applicant's Signature:

*Robert R. Boselli, Jr.*

Applicant's Phone No.: 609-839-3881

Applicant's Email Address:

seabee77771@aol.com

Applicant's Date of Birth: 12/10/62

Tax Identification or Social Security Number:

152-62-2106

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](mailto:CWentzell@NJCRDA.com)