

# 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: \_\_\_\_\_

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### **1. SUBJECT PROPERTY**

Location: 3400 Pacific Avenue and the Boardwalk

Tax Map Page 33 Block 183 Lot(s) 9-19

Page 34 Block 184&185 Lot(s) 2-1 and 9 respectively

Page 4 Block 25,26&1 Lot(s) 1-3, 1, and 36 respectively

Dimensions Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area 607,427 sf

Zoning District Redevelopment Plan for The Former Atlantic Club and Surrounding Area

### **2. APPLICANT**

Name Endeavor AC, LLC

Email \_\_\_\_\_

Address 701 S. Bethlehem Pike, PO Box 388, Ambler, PA 19002

Telephone Number (609) 572-7544

Applicant is a: Corporation  Partnership  Individual   
Limited Liability Company

### 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	<u>Peter Monaghan</u>	Address	<u>701 S. Bethlehem Pike, Ambler. PA 19002</u>	Interest	<u>&gt; 10%</u>
Name	<u>Jason Sieminski</u>	Address	<u>1622 Spruce St., Philadelphia PA 19103</u>	Interest	<u>&gt; 10%</u>
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 TJM AC Hotel, LLC and City of Atlantic City  
 Email \_\_\_\_\_  
 Address 5801 Ulmerton Road, Suite 200, Clearwater, FL 33760; 1301 Bacharach Blvd., Atlantic City  
 Telephone Number \_\_\_\_\_

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: Former casino hotel - now closed  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Nicholas F. Talvacchia, Esquire  
 Email ntalvacchia@cooperlevenson.com  
 Address 1125 Atlantic Ave., 3rd Floor, Atlantic City, NJ 08401  
 Telephone Number 609-572-7544  
 FAX Number 609-572-7545

7. Applicant's Engineer Arthur W. Ponzio Company & Associates, Inc.  
 Email jbarnhart@awponzio.com (Jon J. Barnhart, PE)  
 Address 400 North Dover Avenue, Atlantic City, NJ 08401  
 Telephone Number 609-344-8194  
 FAX Number 609-344-1594

8. Applicant's Planning Consultant Arthur W. Ponzio Company & Associates, Inc.  
 Email jbarnhart@awponzio.com (Jon J. Barnhart, PE)  
 Address 400 North Dover Avenue, Atlantic City, NJ 08401  
 Telephone Number 609-344-8194  
 FAX Number 609-344-1594

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 Sykes O'Connor Salerno Hazaveh, A.I.A.  
Field of Expertise Architecture, Interiors and Planning  
Email tsykes@sosharch.com  
Address 1020 Atlantic Avenue, Atlantic City, NJ 08401  
Telephone Number 609-345-5222  
FAX Number 609-345-7486

**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) 211,000 sf ±  
Total number of proposed dwelling units N/A  
\_\_\_\_\_ 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] N/A

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

Requirements: [attach additional pages as needed] See attached CRDA Application Checklist

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. To be provided

**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 Project Narrative

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? N/A

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? As required by municipal ordinance

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

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	<u>X</u>	<u>      </u>	<u>TBS</u>
<u>X</u> Atlantic County Health Department	<u>X</u>	<u>      </u>	<u>TBS</u>
<u>      </u> Atlantic County Planning Board	<u>      </u>	<u>X</u>	<u>      </u>
<u>X</u> Atlantic County Soil Conservation Dist.	<u>X</u>	<u>      </u>	<u>TBS</u>
NJ Department of Environmental Protection	<u>X</u>	<u>      </u>	<u>6/10/15</u>
Sewer Extension Permit	<u>      </u>	<u>X</u>	<u>      </u>
Sanitary Sewer Connection Permit	<u>X</u>	<u>      </u>	<u>TBS</u>
Stream Encroachment Permit	<u>      </u>	<u>X</u>	<u>      </u>

Waterfront Development Permit	<u>          </u>	<u>  X  </u>	<u>          </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>          </u>	<u>  X  </u>	<u>          </u>
NJ Department of Transportation	<u>          </u>	<u>  X  </u>	<u>          </u>
Public Service Electric & Gas Company	<u>  X  </u>	<u>          </u>	<u>  TBS  </u>
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24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested

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

Quantity	Description of Item
<u>  5  </u>	<u>  Endeavor AC, LLC Casino Reinvestment Development Authority &amp; NJDEP Regulatory Plan Set  </u>
<u>  5  </u>	<u>  Atlantic Club-Endeavor Regulatory Plan Set (Architectural)  </u>
<u>  5  </u>	<u>  Landscape Plan  </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>  Nicholas F. Talvacchia  </u>
<u>  X  </u> Engineer	<u>  Jon J. Barnhart  </u>
<u>  X  </u> Architect	<u>  Thomas J. Sykes  </u>
<u>          </u>	<u>                          </u>

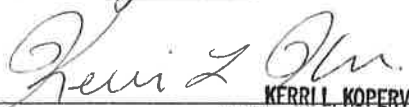
**CERTIFICATIONS**


27. I Nicholas F. Talvacchia 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

11<sup>th</sup> day of June, 20 15

  
KERRIL KOPERVOS  
NOTARY PUBLIC A Notary Public of New Jersey  
My Commission Expires 02/09/2017

  
SIGNATURE OF APPLICANT Nicholas F. Talvacchia, Esq.  
Attorney for 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

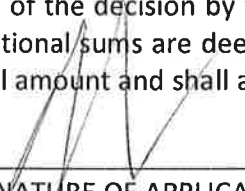
11<sup>th</sup> day of June, 20 15

  
KERRIL KOPERVOS  
NOTARY PUBLIC A Notary Public of New Jersey  
My Commission Expires 02/09/2017

  
SIGNATURE OF OWNER Nicholas F. Talvacchia, Esq.  
Attorney for Owner, TJM AC Hotel, LLC

29. I understand that the sum of \$ 10,000 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.

6/11/15  
Date

  
SIGNATURE OF APPLICANT Nicholas F. Talvacchia, Esq.  
Attorney for Applicant

Project Narrative  
Endeavor AC, LLC  
dated June 11, 2015

Endeavor AC, LLC, Applicant, proposes to renovate and redevelop the former Atlantic Club casino hotel facility. The project includes renovation of the existing hotel to provide 809 rooms and 1,175 parking spaces. The project includes demolition of the theatre building fronting the Boardwalk, the construction of a waterpark facility along the Boardwalk and a waterpark facility on Block 184, a permanent beach café, seasonal beach café, and within the existing hotel, new restaurants, retail, meeting rooms, ballroom, family entertainment center room, and other amenities. The project is located at Block 185, Lot 9; Block 184, Lots 2-13; Block 183, Lots 9-19; Block 26, Lots 1-3; Block 25, Lot 1; and Block 1, Lot 36, and is also known as 3400 Pacific Avenue and Boardwalk.

More specifically, the first level of the project consists of a new 26,670 sf waterpark at the Boardwalk, a new 81,454 sf waterpark on Block 184, a permanent beach café with indoor and outdoor dining and a seasonal beach café. The existing hotel will contain the front desk, a 30,000 sf ballroom, a 5,000 sf theater/symposium, breakout meeting rooms, business center, 5,000 sf of retail space and related amenities. A portion of the Boardwalk in front of the project will be expanded from its current 40 feet width to 60 feet in width.

The existing second floor of the hotel will be refurbished to include an ocean front restaurant and bar, three meal restaurant, family buffet style restaurant, entertainment bar, grab and go barista bar and a 57, 723 sf family entertainment center. The second floor will include a skybridge from existing podium to the main water park on Block 184.

The third floor will include renovations to the pool, spa, break out rooms and a night club pool bar and sundeck.

There will be a total of 809 guest rooms. A portion of the rooms will be three (3) bedroom condominiums which can be placed into a rental pool.



The property will be landscaped to update the aesthetics of the property which includes the replacement and addition of trees and shrubs. The passive park on Pacific Avenue, which is approximately 19,000 feet, and is comprised of decorative concrete walks and decorative press concrete pavers at its tangent points with the premier sidewalk adjacent to the street system, will be redesigned to offer a seasonal array of color and texture (annual and perennial displays). Detail of the landscape elements are included in the plans.

All of the proposed uses are permitted. The project meets all the required bulk standards and parking requirements of the Redevelopment Plan for the Former Atlantic Club and Surrounding Area.