

C.R.D.A

MAY 23 2014

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Our File Number: 10271H

**PLEASE RESPOND TO THE
ATLANTIC CITY OFFICE**

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

Via Hand Delivery

**RE: Applicant: Robert Boselli, Jr.
Property: Block 386/Lots 3 and 4; Block 387/Lots 9 and 10
(Sunset Avenue, Atlantic City)
CRDA File#: CRDA13009**

Supplemental Response to Completeness Review dated Jan. 7, 2014

Dear Ms. Lafferty:

Enclosed please find five (5) paper sets and two (2) electronic sets of the following supplemental documentation as requested in the CRDA Engineer's completeness review dated January 7, 2014:

1. Signed/sealed revised sets of site plans by Arthur W. Ponzio & Associates.

Below is a breakdown specifically addressing the items raised in said completeness review:

§ 163-97 - Application for Preliminary Site Plan/Subdivision Plan

C. The application shall be in such form and shall contain such information and documentation as shall

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be prescribed from time to time by the Land Use Administrator, but shall in all instances, unless an order of the Planning Board entered pursuant to § 163- 82C or 163-90B provides otherwise, contain at least the following information and documentation, which information and documentation, taken together, shall constitute a preliminary site plan/subdivision plat:

- (5) The names and addresses of all owners of property located within 200 feet of the subject property as shown in the latest property tax records.

Enclosed.

- (6) The zoning classification and present use of the subject property.

Mixed Use Recreation District (MUR).

- (8) Evidence that applicant has sufficient control over the subject property to effectuate the proposed development, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property and including an up-to-date certified abstract of title or commitment of insurance.

See attached Deeds evincing fee simple ownership pf all parcels. Waivers are requested from the title abstract/commitment of insurance requirement.

- (9) A written statement generally describing the proposed development and the market which it is intended to serve; its relationship to the Master Plan, the capital improvements program and the Official Map; and how the proposed development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this chapter. The statement shall include a description of the applicant's planning objectives, the approaches to be followed in achieving those objectives and the rationale governing the applicant's choices of objectives and approaches.

See Narrative included with Amended Site Plan and Variance Application submitted on February 25, 2014.

- (10) A written statement addressing each of the standards set forth in §§ 163-127 through 163-133 of

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this Part 5 and stating specifically how the proposed development relates to or meets each such standard.

See attached.

- (11) For any proposed development subject to special standards or conditions beyond those set forth in §§ 163-127 through 163-133 of this Part 5, a written statement addressing each such standard or condition and stating specifically how the proposed development relates to or meets each such standard.

None.

- (12) A statement of the applicant's intent with respect to the ownership, sale and leasing of the various completed units, structures, spaces and areas within the proposed development.

See Narrative included with Amended Site Plan and Variance Application submitted on February 25, 2014.

- (15) Evidence of the financing plan the applicant proposed to use to complete the proposed development. Evidence of the applicant's prior successful completion of projects of similar scope may, if found sufficient by the Planning Board, be accepted in satisfaction of this requirement.

See Narrative included with Amended Site Plan and Variance Application submitted on February 25, 2014. Waivers requested.

- (16) Traffic, transit and pedestrian circulation studies indicating the relationship of the proposed development to existing and projected transit, vehicular and pedestrian traffic volumes and use in the immediate area, based upon both existing and proposed planned traffic, transit and pedestrian systems and use and indicating any proposals of the applicant for upgrading those systems.

Waivers requested.

- (17) Studies indicating the adequacy of existing or proposed public improvements, public sites and rights-of-way and essential public or quasi-public facilities and services, such as transportation, police and fire protection, social and health services, education, recreation, sanitation and energy

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facilities and supplies, and indicating any proposals of the applicant for upgrading those improvements, sites, services and facilities. Such studies shall, when required by the Planning Board, include a full energy impact assessment prepared in accordance with the Board's regulations pertaining thereto.

Waivers requested.

- (21) A preliminary site plan or subdivision plat based on the latest Tax Map information and of a standard size not less than 15 x 21 inches as required by the Map Filing Act (Editor's Note: See N.J.S.A. 46:23-9.9 et seq.) drawn to a scale of not more than 100 feet to the inch, on one or more sheets, illustrating the proposed development and use and including the following:
- (c) Survey. The plan or plat shall include a survey, certified by a registered land surveyor, showing the property boundary lines and dimensions, available utilities and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.
 - (h) Soil erosion. A soil erosion and sedimentation control plan, pursuant to the requirements of N.J.S.A. 4:24-39 et seq., and the standards for Soil Erosion and Sediment Control in New Jersey adopted by the Cape-Atlantic Soil Conservation District.
 - (k) Existing water bodies. The plan or plat shall show location, extent and normal high, normal low and mean water level elevation of all existing or proposed water bodies on or within 200 feet of the subject property. Swamps or swampy areas, whether permanent or seasonal, marshes and wetlands are to be designated. [Amended 6-15-1988 by Ord. No. 1-1988]
 - (l) Storm drainage. The plan or plat shall also show or be accompanied by plans and computations for any storm drainage systems, including the following:
 - [1] Drainage patterns: existing and proposed overland drainage patterns.
 - [2] Storm sewer details: all existing or proposed storm sewer lines on or within 200 feet of the subject property, showing size of lines, direction of flow, slope and the location of each catch basin, inlet and manhole, if any.

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- [3] Dry wells and water control: the location and extent of any existing or proposed dry wells, groundwater recharge basins, retention or detention basins or other water control or conservation divides. Percolation test results for the area of any proposed dry well shall be submitted.

- (m) Sanitary facilities. The plan or plat shall show or be accompanied by plans showing existing and proposed sanitary sewerage facilities serving the proposed development, including the following:
 - [1] Sanitary sewer distributor: the location, size, direction of flow and slope of all existing and proposed sanitary sewer lines and pumping stations serving the proposed development and all existing and proposed connections to existing facilities.
 - [2] On-site treatment or holding facilities: the location, size, type and capacity of any proposed on-site sanitary sewage treatment or holding facilities.
 - [3] Percolation tests: if on-site sewage disposal is contemplated, results of percolation tests at suitable locations within the tract showing location, logs and elevations of all test holes.

- (n) Water supply. The plan or plat shall show existing and proposed connections to the public water system and existing and proposed water mains serving the proposed development and distribution lines on the subject property.

- (o) Public utilities. The plan or plat shall show all existing and proposed gas, electric and telephone lines, mains and related facilities serving the proposed development.

- (p) Proposed development. The plan or plat shall contain at least the following details with respect to the proposed development:
 - [1] The location, size, use and arrangement of proposed buildings and existing buildings which will remain, if any, including outside dimensions, height in stories and feet, floor area ratio, total floor area, total square feet and percent of ground area coverage and the number and size of dwelling units, rooming units and

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individual commercial, resort or industrial units.

- (q) Surrounding development. The plan or plat shall show the location, use, size and height, in stories and feet, of structures and other land uses on properties within 200 feet of the subject property and all access points to such uses.
- (r) Development summary. The plan or plat shall include a tabulation of the following information:
 - [7] Such other and further information or documentation as the Planning Board may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

Enclosed. Otherwise, waivers requested.

- (22) Energy impact statement. Such statement shall include the following:
 - (a) An analysis, with documentation, of the annual energy demand anticipated to be generated by the proposed development in terms of Btu's, the type and quantity of fuels and the energy systems which would meet this demand.
 - (b) Information on energy conservation measures which the proposed project would employ and other pertinent data as needed for the assessment of the energy-conserving potential of the project.
 - (c) Identification of the constraints, if any, which would restrict the energy conservation potential of the development.

Waivers requested.

- (23) A certificate from the City Tax Collector certifying that no taxes or assessments are due or delinquent on the subject property. [Added 6-15-1988 by Ord. 1-1988].

To be provided.

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Kindly advise if this supplement will permit the Applicant to move forward with a formal hearing on the Application in its entirety. Your attention to this matter is greatly appreciated.

Very truly yours,

HANKIN SANDMAN PALLADINO & WEINTROB



RAYMOND J. WENT, JR., ESQUIRE

Enc.

cc: Arthur Ponzio & Associates (w/enc.) via e-mail only
Robert Boselli (w/enc.) via e-mail only
City of Atlantic City Planning Department (w/enc.) via regular mail
City of Atlantic City Engineering Department (w/enc.) via regular mail
Tim Kernan (w/enc.) via e-mail only