

<p><b>City of Atlantic City:</b> (Check where applicable)</p> <p><input type="checkbox"/> <b>AC Planning Division Jurisdiction</b></p> <p style="padding-left: 40px;">City of Atlantic City Planning Board 1301 Bacharach Boulevard City Hall-Suite 508 Atlantic City, NJ 08401 609-347-5404</p>	<p><b>CRDA:</b> (Check where applicable)</p> <p><input checked="" type="checkbox"/> <b>NJ CRDA LURED Jurisdiction</b></p> <p style="padding-left: 40px;">Casino Reinvestment Development Authority 15 S Pennsylvania Avenue Atlantic City, NJ 08401 609-347-0500</p>
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Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_  
Application Fees: \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Scheduled for:  
Review for Completeness \_\_\_\_\_ Hearing: \_\_\_\_\_

Location: 120 Euclid Avenue

Tax Map      Page \_\_\_\_\_ Block 82 Lot(s) 2  
                    Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
                    Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions    Frontage 60.9 ft.      Depth 139.7 ft.      Total Area 8,507.73 s.f.

Zoning District RS-C

Name North Beach Mini Golf LLC

Email mike.intrieri@gmail.com; nicholas.intrieri@gmail.com

Address 9 North New Hampshire Avenue, Atlantic City, NJ 08401

Telephone Number (484) 685-6900 (Michael Intrieri); (610) 462-4738 (Nicholas Intrieri)

Applicant is a:

Corporation <input type="checkbox"/>	Partnership <input type="checkbox"/>	Individual <input type="checkbox"/>
LLC <input checked="" type="checkbox"/>		

Owner's Name N/A  
 Email \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_

#### 4. DISCLOSURE STATEMENT - PLEASE SEE ATTACHED

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 _____

**5. PROPERTY INFORMATION:** N/A

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] \_\_\_\_\_ No \_\_\_\_\_ Proposed \_\_\_\_\_

Present use of the premises: \_\_\_\_\_

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** Christopher M. Baylinson, Esquire

Email cbaylinson@pmbb.com

Address 1201 New Road, Suite 204, Linwood, NJ 08221

Telephone Number (609) 601-1775

FAX Number (609) 601-8440

**7. Applicant's Engineer** \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

FAX Number \_\_\_\_\_

**8. Applicant's Planning Consultant** Arthur W. Ponzio, Jr., PLS, PP

Email aponzio@awponzio.com

Address 400 North Dover Avenue, Atlantic City, NJ 08401

Telephone Number (609) 344-8194

FAX Number (609) 344-1594

**9. Applicant's Traffic Engineer** \_\_\_\_\_

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 \_\_\_\_\_  
Field of Expertise \_\_\_\_\_  
Email \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

**11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

\_\_\_\_\_ Administrative Review of Minor Subdivision Plan  
\_\_\_\_\_ Administrative Review of Major Subdivision Plan  
\_\_\_\_\_ Minor Subdivision Approval  
☒ Major Subdivision Approval [Preliminary]  
☒ Major Subdivision Approval [Final]  
Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(including remainder lot) (if applicable)

SITE PLAN:

\_\_\_\_\_ Administrative Review of Minor Site Plan  
\_\_\_\_\_ Administrative Review of Major Site Plan  
\_\_\_\_\_ Minor Site Plan Approval  
\_\_\_\_\_ Major Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_ ]  
\_\_\_\_\_ Major Final Site Plan Approval [Phases (if applicable) \_\_\_\_ ]  
\_\_\_\_\_ Amendment or Revision to an Approved Site Plan  
Area to be disturbed (square feet) \_\_\_\_\_  
Total number of proposed dwelling units \_\_\_\_\_  
\_\_\_\_\_ Request for Waiver From Site Plan Review and Approval  
Reason for request: \_\_\_\_\_

MISC:

\_\_\_\_\_ Administrative 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] Please see attached Addendum

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

Requirements: [attach additional pages as needed] Please see attached Addendum

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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] Please see attached Addendum

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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? Bridge to Boardwalk

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? Bond or Letter of Credit

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

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Atlantic County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Atlantic County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Atlantic County Soil Conservation Dist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TBS*
NJ Department of Environmental Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/2020
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waterfront Development Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/2020
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Potable Water Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NJ Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Service Electric & Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.C. Governing Body license for Boardwalk access ramp	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TBS*

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
5	Ponzio Plan
5	Operational Narrative

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 All reports

Attorney All reports

Engineer All reports

TBS To Be Submitted

**CERTIFICATIONS**

27. I MICHAEL INTERI 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

16<sup>th</sup> day of February, 20 21

VENKATA S. KUNISETTY  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50055633  
My Commission Expires 03/07/2022

K.V. Suvanta Noto  
NOTARY PUBLIC

North Beach Mini Golf LLC

By: [Signature]  
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

16<sup>th</sup> day of February, 20 21

VENKATA S. KUNISETTY  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50055633  
My Commission Expires 03/07/2022

K.V. Suvanta Noto  
NOTARY PUBLIC

North Beach Mini Golf LLC

By: [Signature]  
SIGNATURE OF OWNER

29. I understand that the sum of \$ 2,100 has been deposited in an escrow account (Builder's Trust Account). In accordance with 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.

February     , 2021

Date

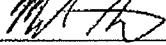
[Signature]  
SIGNATURE OF APPLICANT

**ESCROW SETUP INFORMATION**

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

Applicant's Name: North Beach Mini Golf LLC

Applicant's Address: 9 North New Hampshire Avenue, Atlantic City, NJ 08401

\*Applicant's Signature: 

Applicant's Phone No.: (484) 685-6900 (Michael Intrieri); (610) 462-4738 (Nicholas Intrieri)

Applicant's Email Address: mike.intrieri@gmail.com; nicholas.intrieri@gmail.com

Applicant's Date of Birth: August 11, 1987

Tax Identification or Social Security Number: 85-3713215

Assigned Escrow #: \_\_\_\_\_

Should you require assistance or have any questions, please do not hesitate to contact:

Atlantic City Planning:

Lisa D'Alessandro, Board Secretary  
City of Atlantic City Planning  
1301 Bacharach Boulevard  
City Hall-Suite 508  
Atlantic City, NJ 08401  
Email: LDAlessandro@cityofatlanticcity.org  
609-347-5404

CRDA:

Loreta Acevedo, Project Officer  
Casino Reinvestment Development Authority  
15 S Pennsylvania Avenue  
Atlantic City, NJ 08401  
Email: lacevedo@njcrda.com  
609-347-0500



## **ADDENDUM TO APPLICATION**

### **Application to North Beach Mini Golf LLC 120 Euclid Avenue Block 82, Lot 2 Atlantic City, New Jersey**

#### **Application and Variance Justification**

North Beach Mini Golf LLC (“Applicant” or “NBMG”) is the contract purchaser of 120 Euclid Avenue, identified on the Atlantic City tax map as Lot 2 in Block 82. The property is immediately adjacent to the recently reconstructed Boardwalk in the south inlet. For purposes of land use approvals, jurisdiction lies with the Casino Reinvestment Development Authority (CRDA). This application requests preliminary and final site plan approval along with a “d” variance to develop the property with a themed miniature golf course located in the Light House 2 (LH-2) zone where the recreational use is not permitted.

The proposed miniature golf course will be constructed on a deck that connects to the Boardwalk by a pedestrian bridge. Access will also be provided from Euclid Avenue. The course itself will have three holes on the same deck that accesses the Boardwalk with the remaining 15 holes at ground level. The location of the course will offer spectacular views of the ocean, lighthouse and inlet area with historical decorations, references and obstacles throughout the play area. Bicycle rentals will also be offered seasonally and, of course, the facility will be open to the public. This application offers an opportunity for Atlantic City to promote small business with a non-gaming attraction. With no miniature golf in the area, Applicant views the location as offering great potential for success. Miniature golf appeals to all demographic groups including seniors, adults, young adults, teenagers and children. The cost will be affordable and play will be pandemic safe with strict social distancing required should that still be the case.

It is anticipated that the course will be open from 9:00 a.m. to 10:00 p.m. daily depending upon the season and demand. Hours may be extended on weekends, holidays or special events. Applicant will hire locally with employment preferences for Atlantic City residents. NBMG is offering what Atlantic City sorely needs in a non-gaming attraction for all age groups. The course will be designed with a natural motif with green space, a stream and pond. There is a small clubhouse structure to accommodate the ticket counter and golf club pick up and drop off. Once a player picks up his/her club and golf ball, he/she proceeds to play the first three holes on the upper deck and then holes 4 through 15 at grade level. There is stairwell access between the deck and lower holes. The course will be designed by Miniature Golf Solutions, a nationally recognized miniature golf design/construction firm. Numerous pictures of their courses are included with this application. Although on-site parking is not available, there is ample on-street parking throughout the area.

The bike rental component is an easy and natural complement to miniature golf. There are avid bikers on the Boardwalk in the morning in the summer and no bike rentals in the immediate area. The Flagship and Ocean are close offering a solid customer base. Approximately 10 bikes are anticipated, the focus being on miniature golf. The staff that runs the golf course can also handle bike rental, though it is anticipated that bike rental will be automated in the near future. Along with offering miniature golf and bike rentals, light refreshments will be available including beverages and snacks. No cooked food is proposed; just water, Gatorade, soda or similar and small snack items.

The use variance, or “d” variance, is being requested as the miniature golf use is not permitted in the Light House zone although, at this particular location, miniature golf is a use that complements the Boardwalk and surrounding development. Initially, the miniature golf course is situated adjacent to the park and playground, which attract children and families creating a small centralized recreational area adjoining the Boardwalk. The property proposed for the miniature golf course certainly cannot accommodate a casino and, in the near future, does not appear that the property is being considered for casino development. This is an opportunity to develop a vacant property with a recreational use available to residents, their guests and tourists alike.

Certain “c” variances are being requested as a result of the type of development proposed. “C” variances are requested for both front yards and both side yards as the playing surface is developed up to the property line on all sides. This is fairly typical of miniature golf course design as the improvements are primarily at grade or slightly above and do not interfere with the light, air and open space of neighboring properties. Moreover, extending the course to the front property line on Euclid as shown on the plans does not impact other property owners while at the same time creates visual excitement and aesthetic improvement for those on the sidewalk and Boardwalk. There is also an existing non-conformity as to lot depth which is 139 feet where 150 feet is required and, since this is an existing condition not being exacerbated by Applicant, no variance is required.

A “c” variance for parking is also requested as no on-site spaces are proposed. It is anticipated that most customers will come from the pedestrian-friendly Boardwalk. The course design encourages Boardwalk access. It is no secret that parking is at a premium in this busy resort town and land is not always available which can accommodate off-street parking at an affordable cost. It is suggested that the few cars that drive to play will be able to park on the street.

Finally, Applicant anticipates requesting “c” variance relief for sign area and height in order to provide signs of sufficient size to be visible from each direction on the Boardwalk, although exact dimensions have not yet been finalized and Applicant is looking forward to discussing signage with the hearing officer as to whether there is a preferred CRDA sign design or standard.

Atlantic City has always promoted non-gaming activities to complement the casinos, but with limited success. This is an opportunity to help meet that goal. Certainly, NBMG's private investment in Atlantic City with a use that offers an activity to children and adults alike in an area of the City that has seen recent residential development promotes the general welfare. In addition, the miniature golf course design helps to maintain light, air and open space as the only building proposed is the small clubhouse on the upper deck. The design maintains a generous view corridor toward the Boardwalk and ocean that could very easily be lost should a permitted use be developed on the property. In addition, the proposed miniature golf course advances that purpose of the Municipal Land Use Law by providing an appropriate use in an appropriate location.

The proposed development also addresses the negative criteria as the variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance. There is no impairment to the Zone Plan or Zoning Ordinance as the site, due to its size, has limited development potential with a permitted use. The public good only stands to benefit from the proposed use by providing an open air, non-intrusive recreational opportunity otherwise unavailable in the area.

Finally, it is respectfully submitted that the site and the area is particularly suited for the use based on its size and location adjacent to the Boardwalk and park, and in an area that sees significant tourist and visitor traffic from the surrounding residential, timeshare and casino development.

### **NBMG Approvals Required**

1. CRDA preliminary and final site plan approval with variances.
2. NJDEP – CAFRA Permit.
3. Army Corps of Engineers Permit.
4. City of Atlantic City – License Agreement to allow the Euclid Avenue access ramp to encroach into the right-of-way and for the pedestrian connection from the Boardwalk to the upper deck of the course.

### **Parking**

The miniature golf course development has no on-site traffic circulation or parking. It is anticipated that the substantial majority of customers will be pedestrian foot traffic from the Boardwalk and surrounding casino, commercial and residential development. Those who do drive to the golf course will take advantage of the on-street parking available in the area. A parking variance has been requested and is referenced in the justification report.

### **Stormwater**

As is required by the New Jersey Department of Environmental Protection and the City of Atlantic City, all stormwater will be handled on-site. The majority of the site is pervious allowing stormwater to percolate into the ground. There will be on-site stormwater management features to maintain stormwater on-site and/or direct it to the stormwater inlets on the street. The plans submitted by Arthur W. Ponzio Co. & Associates include a Soil Erosion & Sediment Control Plan showing elevations throughout the property consistent with directing stormwater to the street so as not to interfere with any surrounding properties.