

August 6, 2018

BRE 001.01

SUBMISSION WAIVER JUSTIFICATION NARRATIVE

RE: Submission Waiver Justification Narrative
1909 Associates, LLC
2714 Atlantic Avenue, 2710 Monterrey Avenue, 2719 Pacific Avenue,
14 S. California Avenue & 2712 Atlantic Avenue
Block 174, Lots 3,4 & 8 & Block 173, Lots 2 & 6
Atlantic City, Atlantic County, New Jersey

This narrative is provided to summarize the submission waivers being requested from the NJ CRDA – City of Atlantic City – “d” Variance Checklist (Form #11) for the subject application. The numbered checklist items from which relief is requested, and justification for the requested waivers following in *italicized* text, is outlined below:

- Item #4 Proof of real estate taxes and other assessments paid.
The Applicant respectfully requests a waiver to defer providing proof of taxes being current to be a condition of approval.
- Item #20 List of approvals or permits required by other regulatory authorities having jurisdiction and the status of the same.
The Applicant respectfully requests a waiver from providing a list of outside agency approvals since the extent of development approvals beyond a use variance from CRDA has not yet been identified. The Applicant understands it is their responsibility to secure permits and approvals from agencies with jurisdiction.
- Item #21 Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey Licensed Professional Land Surveyor.
The Applicant respectfully requests a waiver to defer providing a survey to be a condition of approval. The Applicant understands that if a use variance is granted, a site plan approval from CRDA will be necessary and a survey will be provided as part of the site plan application.
- Item #22 Site Plan depicting detailed site conditions.
The Application includes a Use Variance Plan prepared by our office based on aerial photography and tax map boundary information depicting existing lots, buildings, parking areas and access points.

There are no site improvements proposed. The proposed work will entail adaptive reuse of the existing building on site with upgrades to the access and security features as well as interior fit out work. The existing site features, such as parking lots, pedestrian access, landscaping and lighting will not be modified. The Applicant respectfully requests a waiver to defer providing a detailed site plan to be a condition of approval. The Applicant understands that if a use variance is granted, a site plan approval from CRDA will be necessary and a detailed site plan will be provided as part of the site plan application.