

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
EMAIL: ntalvacchia@cooperlevenson.com

Direct Phone (609) 572-7544
Direct Fax (609) 572-7545

FILE NO. 61568/I

November 28, 2018

HAND DELIVERY

Robert Reid,
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: NYORANGEDEEDS, LLC
Block 52, Lots 11-18 and 30-40

Dear Mr. Reid:

We are the attorneys for the Applicant, NYORANGEDEEDS, LLC, with respect to a proposed mixed-use complex. The project will include a 51 space parking lot, a mixed use building with 4,230 sf of retail space on the ground floor and four (4) residential units on the second floor, and an outdoor entertainment area with seasonal concessions and a ten (10) unit hotel. Applicant is requesting preliminary and final site plan approval with variance relief for the project.

Enclosed please find the following:

1. Original and four (4) copies of CRDA Application;
2. Five (5) sets of the Administration Materials: Project Summary, Major Preliminary Site Plan Checklist, Major Final Site Plan Checklist and C-Variance Checklist prepared by Sciullo Engineering Services, LLC;
3. Five (5) sets of the site plan prepared by Sciullo Engineering Services, LLC entitled "Orange Deed Entertainment Complex" consisting of nine (9) sheets each dated November 27, 2018;
4. Five (5) copies of Survey Revision #3 prepared by Vargo Associates dated September 7, 2018;

Robert Reid, Land Use Regulation Officer

November 28, 2018

Page 2

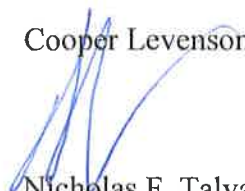
5. Five (5) copies of Architectural plans prepared by James P. Kissane, Architect, entitled "Proposed Mixed Use Building", consisting of 22 sheets, dated July 9, 2018;
6. Five (5) copies of Architectural renderings of the container hotel;
7. Copy of 200 foot property owners list;
8. Copy of the Certification of Taxes Paid;
9. Escrow Setup Information;
10. Two (2) digital copies of submission; and
11. Checks in the amount of \$900 and \$5,008.25 for the application and escrow fees, respectively.

Please review the enclosed information and contact me if you require additional information. Kindly confirm this matter will be heard at the December 20, 2018 hearing.

Thank you for your kind attention to this matter.

Very truly yours,

Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT/klk

Enclosures

cc: Atlantic City Planning Dept. (w/Enclosures, via Hand Delivery)
Atlantic City Engineering Department (w/ Enclosures via Hand Delivery)
Patrick Fasano (w/ partial enclosures)
Jason T. Sciullo, PE, PP, Sciullo Engineering Services, LLC (w/partial enclosures)

CLAC 4701307.1



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: 161- 205 South New York Avenue & 118-142 St. James Place

Tax Map Page _____ Block 52 Lot(s) 11-18 & 30-40
 Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____

Dimensions Frontage 487' Depth 75' Total Area 1.2 Ac

Zoning District RC (Resort Commercial)

2. APPLICANT

Name NYORANGEDEEDS, LLC c/o Patrick Fasano

Email patfasano@verizon.net

Address 1005 Main Street, Asbury Park, NJ 07712

Telephone Number 732322-5523

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	Patrick Fasano	Address	1005 Main Street Asbury Park, NJ 07712	Interest	100%
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 201-205 S. New York Avenue, LLC as to Block 52 Lot 16, 17, 18 and 30
 Email patfasano@verizon.net
 Address 1005 Main Street, Asbury Park, NJ 07712
 Telephone Number 732-322-5523

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: Existing Bourre Restaurant approved under CRDA

CLUC 2018-06-2444 & remainder is vacant.

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 Nick Talvacchia, Cooper Levenson

Email ntalvacchia@cooperlevenson.com

Address 1125 Atlantic Avenue, Suite 320, Atlantic City, NJ 08401

Telephone Number 609-572-7544

FAX Number 609-572-7545

7. Applicant's Engineer Jay Sciallo, Sciallo Engineering Services, LLC

Email jsciallo@scialloengineering.com

Address 9615 Ventnor Avenue, Suite 3, Margate, NJ 08402

Telephone Number 609-300-5171

FAX Number 609-487-5960

8. Applicant's Planning Consultant Jay Sciallo, Sciallo Engineering Services, LLC

Email jsciallo@scialloengineering.com

Address 9615 Ventnor Avenue, Suite 3, Margate, NJ 08402

Telephone Number 609-300-5171

FAX Number 609-487-5960

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) 4]

☒ Major Final Site Plan Approval [Phases (if applicable) 4]

_____ 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] See project summary

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

Requirements: [attach additional pages as needed] See Below

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 is Bourre' Restaurant (approved by CLUC # 2018-06-2444) will remain. Proposed construction includes a mixed use building with 4,230 SF retail on the ground floor, four rental residential units above, a 51 space parking lot, 10- room hotel, and entertainment area with a stage restrooms, seasonal concession stands and seasonal bar.

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? No

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, if required

13. From 7.6(g)1 to provide a buffer of 3.5 feet from the R.O.W. lines of St. James Place and South New York Avenue to the proposed parking spaces on site. The reduced buffer will adequately screen the vehicles from neighboring uses. The parking spaces are parallel to the roadway so the landscape buffer is not necessary to reduce headlight glare on the R.O.W. Adequate landscaping can be provided within the area provided and the proposed arrangement is not out of character with adjacent parking areas on the opposite side of South New York Avenue.

From 7.7(a)1 to allow continuation of 6 feet high fencing in the front yard along New York Avenue where fence currently exists at 6 feet in height, and to allow 6 feet high fence and gates along St. James Place to secure the hotel yard area. The fence will be decorative on both roadway frontages. The fence and gate on St. James Place is adjacent to the proposed hotel building with zero setback so the fence will be slightly behind the alignment of the building face and is a relatively short section at less than 15 feet. Fences are required to comply with Alcoholic Beverage Commission (ABC) regulations and since the project has roadway frontages, fence in the front yards is unavoidable. Since the majority of the site is fenced along New York Avenue, fence in the front yard is not out of character with the development patterns in the area.

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>Oct. 17, 2018</u>
<u> </u> Atlantic County Health Department	<u> </u>	<u>X</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>Pending</u>
NJ Department of Environmental Protection	<u> </u>	<u>X</u>	<u>FH Permit- By- Rule</u>
Sewer Extension Permit	<u> </u>	<u>X</u>	<u> </u>
Sanitary Sewer Connection Permit (ACSC)	<u>X</u>	<u> </u>	<u>Oct. 17, 2018</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> </u>	<u>X</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </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). 5 Concept Architectural Plans for hotel

Quantity	Description of Item
<u>5</u>	<u>Site plans by Sciullo Engineering dated November 27, 2018</u>
<u>5</u>	<u>Survey revision prepared by Vargo Associates dated September 7, 2018</u>
<u>5</u>	<u>Architectural plans for mixed use building prepared dated July 9, 2018</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>All</u>
<u>X</u> Engineer	<u>All</u>
<u> </u>	<u> </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

28th day of November, 2018



NOTARY PUBLIC

KERRI L. KOPERVOS

A Notary Public of New Jersey

My Commission Expires 02/09/2022



SIGNATURE OF APPLICANT

Nicholas F. Talvacchia, 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

28th day of November, 2018



NOTARY PUBLIC

KERRI L. KOPERVOS

A Notary Public of New Jersey

My Commission Expires 02/09/2022



SIGNATURE OF OWNER

Nicholas F. Talvacchia, Attorney for Owner

29. I understand that the sum of \$ 5,008.25 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.

Date

11/28/18


SIGNATURE OF APPLICANT

Nicholas F. Talvacchia, Attorney for Applicant

PROJECT SUMMARY
NYORANGEDEEDS, LLC
BLOCK 52, LOTS 11-18 and 30-40
October 29, 2018

NYORANGEDEEDS, LLC ("Applicant") proposes to construct a mixed use complex adjacent to the existing Bourre restaurant located at 201 S. New York Avenue. The expanded development will be located at 161-205 S. New York Avenue and 118-142 St. James Place, Block 52 Lots 11-18 and 30-40 on the Tax Map of the City of Atlantic City ("Property").

The Property is located within the Resort Commercial Zone (RC). The proposed phased development will include the Bourre restaurant, a mixed use building with 4, 230 sf of retail uses on the ground floor and four (4) residential units on the second floor, an outdoor entertainment venue with a stage open gathering area, restrooms, seasonal concession stands and a seasonal bar that will connect with an outdoor dining area of Bourre. Applicant also proposes construction of a ten (10) unit hotel made up of modified stacked intermodal containers and will include outdoor gathering space on a terrace. The site will also include a 51 space parking lot to serve the entire development and there are two spaces located at the Bourre restaurant for a total of 53 parking spaces. The proposed uses are permitted in the RC Zone.

Applicant seeks preliminary and final site plan approval for the proposed mixed use entertainment complex which will be developed in four (4) phases. The project will require bulk variance relief from the minimum rear yard setback requirement of 20 feet, a fence in the front yard and a parking variance for the remaining 54 required spaces. The requested bulk variances can be justified because the neighboring buildings have setbacks of less than 5 feet and have no rear yard that would be impacted by the proposed project. The parking variance can be justified on various grounds. First, there is plenty of commercial parking in the surrounding area. Second, many visitors will walk over from the nearby hotels, motels and businesses and those users do not require parking. Third, the Jitney line and Boardwalk trams are in close proximity to this site. Finally, the increasing use of Uber/ Lyft and taxi services reduce parking demand for restaurant and bar uses. Applicant proposes to replace the sidewalk along the project frontage, place trees along the street, landscape and provide lighting. The project will provide a unique experience for tourists in Atlantic City.

The Applicant is requesting waivers from various design items as detailed in the application. The Applicant also requests any other variances, waivers or other relief that the Land Use Board deems necessary for this application.



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Final Site Plan Checklist (Form # 7)

REQUIRED APPLICATION ITEMS

Project Name: Orange Deeds Entertainment Complex Application # _____

Prepared by: Jay Sciuillo, Sciuillo Engineering Services Title Principal Engineer Date _____

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		

10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X	N/A		
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		

20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	N/A		
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	X		
25	Lighting plan and details (19:66-7.10)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	X		

29	Solid and liquid waste management plan.	X	X		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	X	X		
33	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
34	Performance guarantee [19:66-3.4 (b)]	X	WD		
35	Maintenance guarantee (19:66-16.3)	X	WD		
36	Inspection Fees (19:66-16.1)	X	WD		

WD= The applicant respectfully requests to defer these items to become a condition of approval.



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Final Site Plan Checklist (Form # 7)

REQUIRED APPLICATION ITEMS

Project Name: Orange Deeds Entertainment Complex Application # _____

Prepared by: Jay Sciuillo, Sciuillo Engineering Services Title Principal Engineer Date _____

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		

10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X	N/A		
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		

20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	N/A		
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	X		
25	Lighting plan and details (19:66-7.10)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	X		

29	Solid and liquid waste management plan.	X	X		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	X	X		
33	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
34	Performance guarantee [19:66-3.4 (b)]	X	WD		
35	Maintenance guarantee (19:66-16.3)	X	WD		
36	Inspection Fees (19:66-16.1)	X	WD		

WD= The applicant respectfully requests to defer these items to become a condition of approval.



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – “c” Variance Checklist (Form #12)

REQUIRED APPLICATION ITEMS

Project Name: Orange Deeds Entertainment Complex Application # _____

Prepared by: Jay Sciuillo, Sciuillo Engineering Services Title Principal Engineer date _____

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-4.3)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.	X	X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Color Photographs of site from four (4) different viewpoints.	X	X		
7	Project narrative describing existing conditions, surrounding uses and the proposed development including list of “c” variance(s) and design waiver relief sought, if applicable.	X	X		
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
9	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk’s Office, affidavit or other documentation evidencing ownership.)	X	X		
10	Consent of property owner to applicant to development project.	X	X		
11	Zoning Schedule listing: Use, lot area, lot	X	X		

	width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.				
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		

21	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
22	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
23	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		

CITY OF ATLANTIC CITY



NOVELETTE ROBINSON
MUNICIPAL TAX ASSESSOR
1301 BACHARACH BLVD., #606
ATLANTIC CITY, NJ 08401
(609) 347-5380
FAX (609) 347-6963

November 2, 2018

Cooper, Levenson, Attorneys at Law
Nicholas Talvacchia, Esq.
1125 Atlantic Avenue
Atlantic City, NJ 08401

RE: 200' FOOT RADIUS LIST WITH UTILITIES COMPANIES
Block 52, Lots 11-18 & 30-40

Dear Mr. Talvacchia:

Enclosed is the certified list of property owners and utility companies that you have requested according to the current Atlantic City Tax Map.

Please be sure to contact the attached utility companies. Also, please return the notarized Affidavit of Service with your proof of mailings.

If you have any questions or comments, please contact this office.

Sincerely,

Novelette Robinson
Tax Assessor

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
EMAIL: ntalvacchia@cooperlevenson.com

Direct Phone (609) 572-7544
Direct Fax (609) 572-7545

FILE NO. 61568/00001

October 25, 2018

Arlene M. Wilkerson, Secretary
Board/Commission
Planning/Zoning Board of Adjustment
City of Atlantic City
City Hall, Room 508
1301 Bacharach Boulevard
Atlantic City, New Jersey 08401

Re: Block 52, Lots 11-18 and 30-40

Dear Ms. Wilkerson:

We represent 201-205 New York Avenue LLC in support of an application with regard to the above-captioned property and therefore request that you provide this office with a Certified List of Property Owners and Registered Utilities within a 200 foot radius of the subject property.

Enclosed please find our firm check in the amount of \$10.00 for the cost of the list. For your convenience, we enclose a self-addressed stamped envelope to send us the requested information.

Please feel free to contact me with any questions.

Thank you for your attention to this matter.

Very truly yours,


Nicholas F. Talvacchia

NFT/sjw
Enclosures
CLAC 4697120.1



Parcel Profile Report

Highlighted feature(s)

Parcel Limits (19)

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
52	11	00000	EUROPE, INC	1044 ALPENA RD	PHILA, PA	19115	
52	12	00000	EUROPE, INC	1044 ALPENA RD	PHILADELPHIA, PA	19115	
52	13	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	14	00000	SCHULTZ, J. JOHN	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	15	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	16	00000	SCHULTZ, J. JOHN	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	17	00000	JTD REALTY GROUP LLC	6626 DELILAH ROAD	EGG HARBOR TOWNSHIP, NJ	08234	
52	18	00000	JTD REALTY GROUP LLC	6626 DELILAH ROAD	EGG HARBOR TOWNSHIP, NJ	08234	
52	40	00000	SCHULTZ, JOHN	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	39	00000	SCHULTZ, JOHN	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	38	00000	CENTER CITY PROPERTIES LLC	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	37	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	36	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	35	00000	HILL, GARY LEE	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	34	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	33	00000	SCHULTZ, JOHN	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	31	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	32	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	30	00000	JTD REALTY GROUP LLC	6626 DELILAH ROAD	EGG HARBOR TOWNSHIP, NJ	08234	

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Parcel Limits (70)

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
52	1	00000	TIDES MOTEL LLC	3001 PACIFIC AVE	ATLANTIC CITY, NJ	08401	
50	29	00000	JAMES CANDY CORP	1519 BOARDWALK	ATLANTIC CITY NJ	08401	
53	14	00000	SCHIFF ENTERPRISES & SCHIFF, ROBERT	1004 NEW ROAD	NORTHFIELD, NJ	08225	
51	28	00000	ZOLL, JOSEPH C.	27 WEST THIRD ST	MEDIA, PA	19063	
51	44	00000	WESTMINSTER ASSOCIATES, LLC	1519 BOARDWALK	ATLANTIC CITY, NJ	08401	
50	31	00000	ATLANTIC PALACE CONDOMINIUM ASSOC	1515 BOARDWALK	ATLANTIC CITY, NJ	08401	
51	18	00000	BOARDWALK PIERS 3 LLC	2050 CENTER AVE #510	FORT LEE, NJ	07024	
51	17	00000	ARSENIS PROPERTIES	17 RIDGEWOOD CT	NORTHFIELD, NJ	08225	

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
51	19	00000	SKYTOP L.L.C.	27 WEST THIRD ST	MEDIA, PA	19063	
51	24	00000	SCHULTZ, J & CENTER CITY PROPERTIES	1616 PACIFIC AVE FL6	ATLANTIC CITY, NJ	08401	
51	25	00000	124-140 SO. NEW YORK AVENUE, LLC	4803 ATLANTIC AVE	VENTNOR, NJ	08406	
51	29	00000	ZOLL, JOSEPH C.	27 WEST THIRD ST	MEDIA, PA	19063	
51	30	00000	PITZELL LLC	361 SPEEDWELL AVE	MORRIS PLAINS, NJ	07290	
51	35	00000	SAAVEDRA, EDWARD ALEJANDER	22 FOUNTAIN VIEW DRIVE	JACKSON, NJ	08527	
51	32	00000	B & B PARKING	3 S SUFFOLK AVE	VENTNOR, NJ	08406	
51	31	00000	PITZELL LLC	361 SPEEDWELL AVE	MORRIS PLAINS, NJ	07290	
51	33	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
51	34	00000	PITZELL LLC	361 SPEEDWELL AVE	MORRIS PLAINS, NJ	07950	
51	43	00000	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	
51	42	00000	CENTER CITY PROPERTIES LLC	1616 PACIFIF AVE 6TH FL	ATLANTIC CITY N J	08401	
51	41	00000	CRAIG 5 LLC	4016 BOULEVARD AVE	ATLANTIC CITY, NJ	08401	
51	40	00000	CRAIG 5 LLC	4016 BOULEVARD AVE	ATLANTIC CITY, NJ	08401	
51	39	00000	BELLAO LLC	2301 CHERRY ST #6B	PHILADELPHIA, PA	19103	
51	38	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
51	37	00000	HILL, GARY	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
51	36	00000	SCHULTZ, JOHN J	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	2	00000	ROESCH, EVELYN M	117 S NEW YORK AVE	ATLANTIC CITY, NJ	08401	
52	44	00000	COSTAS CORP %G C GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
52	3	00000	TIDES MOTEL LLC	3001 PACIFIC AVE	ATLANTIC CITY,N.J.	08401	
52	4	00000	SCHULTZ, JOHN	1616 PACIFIC AVE FL6	ATLANTIC CITY, NJ	08401	
52	5	00000	SCHULTZ, JOHN	1616 PACIFIC AVE FL6	ATLANTIC CITY, NJ	08401	
52	6	00000	SCHULTZ, JOHN	1616 PACIFIC AVE 6TH FL	ATLANTIC CITY, NJ	08401	
52	7	00000	1515 NY BOARDWALK LLC	423A XANTHUS AVE	GALLOWAY, NJ	08205	
52	8	00000	AC RENTALS	5702 VENTNOR AVE	VENTNOR, NJ	08406	
52	9	00000	AC RENTALS	5702 VENTNOR AVE	VENTNOR, NJ	08406	
52	10	00000	ARSENIS, GEORGE	200 PARK AVENUE	ABSECON, NJ	08201	
52	19	00000	FEELEY'S HOTEL, INC C/O HORN,KAPLAN	164 ST JAMES PLACE	ATLANTIC CITY, NJ	08401	
52	43	00000	COSTAS CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
52	42	00000	COSTAS CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
52	41	00000	TIDES MOTEL, LLC	3001 PACIFIC AVE	ATLANTIC CITY, NJ	08401	
53	2	00000	COSTAS CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
53	1	00000	NEJ NJ LLC	3851 BOARDWALK # 2702	ATLANTIC CITY, NJ	08401	
53	3	00000	COSTAS CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
53	4	00000	COSTAS CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
53	5	00000	KOHAN, ALFRED	2011 AVE L #2L	BROOKLYN, NY	11210	
53	6	00000	CLAREMONT HOTEL INC	408 W 58TH ST	NEW YORK NY	10019	
53	7	00000	ST JAMES PARTNERSHIP	5702 VENTNOR AVE	VENTNOR, NJ	08406	

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
53	8	00000	ST JAMES PARTNERSHIP	5702 VENTNOR AVE	VENTNOR, NJ	08406	
53	9	00000	VICTORIA PARK LLC	25 N ALBANY AVE	ATLANTIC CITY, NJ	08401	
53	10	00000	TWIN HOTEL CORP & AARON HAFETZ	146 S TENNESSEE AVE	ATLANTIC CITY, NJ	08401	
53	11	00000	ROYAL APT CO C/O B.SHIREY	145 ST JAMES PL APT 5	ATLANTIC CITY, NJ	08401	
53	12	00000	MAJESTIC APT % RACHELLE STOVER	164 ST JAMES PLACE	ATLANTIC CITY, NJ	08401	
53	13	00000	REGENT APT CO % RACHELLE STOVER	164 ST JAMES PL	ATLANTIC CITY, NJ	08401	
53	25	00000	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533	
53	26	00000	CHURCH OF JESUS CHRIST OF LATTER-DA	50 E NORTH TEMPLE ST 22FL	SALT LAKE CITY, UTAH	84150	3620
53	24	00000	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533	
53	23	00000	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533	
53	22	00000	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533	
53	21	00000	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533	
53	20	00000	COSTA CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR NJ	08406	
53	19	00000	COSTA CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ	08406	
53	18	00000	COSTA CORP % G GEORGES	4 S NEWPORT AVE	VENTNOR, NJ J	08406	
53	17	00000	GREATER PITTSBURG LLC	25 N ALBANY AVE	ATLANTIC CITY, NJ	08401	
53	16	00000	MONOPOL C/O CLIMAX FASHIONS INC	4 RUTH CT. GREAT NECK	NEW YORK, NY	11023	
52	26	00000	FEELEY'S HOTEL INC %RICHARD BURKE	164 S ST JAMES PL	ATLANTIC CITY, NJ	08401	
52	27	00000	BURKE, RICHARD & (ETAL)	162 ST JAMES PL	ATLANTIC CITY, NJ	08401	
52	28.02	00000	CASTLE ONE INC	1215 OLD ZION RD	EGG HARBOR TWP, NJ	08234	
52	28.01	00000	IRISH PUB & INN, INC	162 ST JAMES PL	ATLANTIC CITY, NJ	08401	
53	28	00000	CHURCH OF JESUS CHRIST LATTER-DAY S	50 E NORTH TEMPLE ST 22FL	SALT LAKE CITY, UTAH	84150	3620
53	27	00000	CHURCH OF JESUS CHRIST LATTER-DAY S	50 E NORTH TEMPLE ST 22FL	SALT LAKE CITY, UTAH	84150	3620

Parcel Profile Report - Map



Developed by Civil Solutions using myiDV



This is a list of utility companies that service the City of Atlantic City. Please notify all entities listed at least ten (10) days in advance of the public hearing.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Attn: Garth Moyle, Deputy Director – (609)-345-3315
P.O. Box 117 @
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
gmoyle@acmua.org

ATLANTIC CITY SEWERAGE COMPANY

Attn: Walter Miller – (609)-345-0131
1200 Atlantic Avenue, Suite 300
Atlantic City, New Jersey 08401
bbruckler@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY

P.O. Box 996
Pleasantville, New Jersey 08232-0996

~~VERIZON~~
Attn: Anthony Dowe
423 W. Washington Ave., Floor 2
Pleasantville, NJ 08232

ATLANTIC CITY ELECTRIC

2542 Fire Road
Egg Harbor Township, New Jersey 08234
Attn: Mr. Gregory Brubaker, PE

~~COMCAST CABLE COMPANY~~

~~Attn: Brian Warren – (609)-641-2061
901 W. Lewis Avenue
Absecon, New Jersey 08201~~

SOUTH JERSEY GAS COMPANY

Atlantic Division
Attn: Jim Brum – (609)-645-2690 ext. 6313
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996

AFFIDAVIT OF SERVICE

PLANNING BOARD

ATLANTIC CITY, NEW JERSEY

I, _____ 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, I did give personal notice to all utility companies and property owners within 200 feet of the premises located on Block(s) _____ Lot(s) _____ All as shown on the tax map of the City of Atlantic City, County of Atlantic, State of New Jersey. The premises is further identified as _____ (street address).

- 2) Notices were also served upon (Check if applicable):

- ☐ County Planning Board
- ☐ State Planning Commission
- ☐ New Jersey Department of Transportation
- ☐ Clerk of Adjoining Municipalities
- ☐ Public Utilities, cable Television Companies and Local Utilities

- 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____

NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
EMAIL: ntalvacchia@cooperlevenson.com

Direct Phone (609) 572-7544
Direct Fax (609) 572-7545

FILE NO. 61568/00001

October 25, 2018

Theresa Mulvenna, Municipal Tax Collector
City of Atlantic City
City Hall, Room 126
1301 Bacharach Boulevard
Atlantic City, New Jersey 08401

Re: Block 52, Lots 11-18 and 30-40

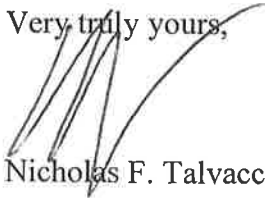
Dear Ms. Mulvenna:

We represent 201-205 New York Avenue LLC in support of an application with regard to the above-captioned property and therefore request that you provide this office with a current Proof of Payment of Taxes.

Enclosed please find our firm check in the amount of \$14.25 for the cost of the proof. For your convenience, we enclose a self-addressed stamped envelope to send us the requested information.

Please feel free to contact me with any questions. Thank you.

Very truly yours,


Nicholas F. Talvacchia

NFT/sjw
Enclosures
CLAC 4697134.1

606033

AMOUNT \$14.25



606033

INVOICE	INV. DATE	DESCRIPTION	VOUCHER I.D.	NET AMOUNT
SJW102518B	10-25-18	61568.00001	328944	14.25



ESCROW SETUP INFORMATION

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

Applicant's Name: NYORANGEDEEDS, LLC

1005 Main Street, Asbury Park, NJ 07712

Applicant's Address: _____

*Applicant's Signature: 

Nicholas F. Talvacchia, Attorney for Applicant

Applicant's Phone No.: 732-322-5523

Applicant's Email Address: patfasano@verizon.net

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 83-2425036

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 CWentzell @NJCRDA.com.

55-7091/2212

1105 Main Street LLC

1005 Main St

Asbury Park NJ 07712

Magyar Bank

New Brunswick NJ 08901

1246

Pay to the Order of Casino REinvestment Development Authority

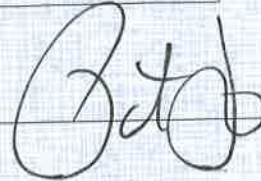
11/5/2018

Exactly

Nine Hundred Only***** Dollars

\$**900.00*

Memo: Application Fee



⑆221270910⑆ 110037785⑆ 1246

Record of Payment Check: 1246 Payee: Casino REinvestment Development Authority 11/5/2018

Fees/AC lots

900.00

1105 Main Street LLC

1005 Main St

Asbury Park NJ 07712

Magyar Bank

New Brunswick NJ 08901

55-7091/2212

1247

Pay to the Order of Casino REinvestment Development Authority

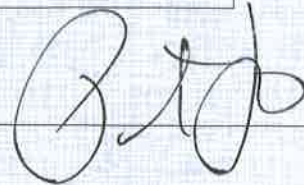
11/5/2018

Exactly

Five Thousand Eight and 25/100***** Dollars

\$**5,008.25*

Memo: escrow deposit



⑆221270910⑆ 110037785⑈ 1247

Record of Payment Check: 1247 Payee: Casino REinvestment Development Authority 11/5/2018

Rep&Maint:Escrow/AC lots

5,008.25