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ATTORNEY AT LAW
5409 WINCHESTER AVENUE
VENTNOR, NEW JERSEY 08401
TELEPHONE (609) 431-0490

EMAIL: jdougherty@jdnjlaw.com

March 12, 2018

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

Re: Boardwalk Regency LLC
Application for Minor Subdivision
Block 157 Lots 1-6, 9-15 and 21.02-39

Dear Rob:


Enclosed are one original and four copies of an application for approval of a Minor Subdivision for the above referenced property. Included in that application are:

1. a 200 foot list provided by the City of Atlantic City;
2. a proposed form of advertisement of the application to be published after a hearing date is provided;
3. Five paper copies and two electronic copies of the Minor Subdivision Plan prepared by Arthur W. Ponzio and Associates; and
4. two checks, one in the amount of \$810 for application fees and one in the amount of \$5700 for the escrow deposit.

As I believe you know, this subdivision is necessary to permit the re-conveyance of certain parcels within Block 157 back from the Authority to Boardwalk Regency LLC. As soon as the subdivision is complete, those parcels shall be transferred.

Of course, should you have any questions or require any further information, please do not hesitate to call.

Very truly yours,


Joseph R. Dougherty

cc: N. Lynne Hughes, Esq., Boardwalk Regency LLC
Atlantic City Planning Dept.
Atlantic City Engineer's Office



**15 South Pennsylvania Avenue
Atlantic City, NJ 08401**

**APPLICATION TO THE
CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DIVISION OF LAND USE AND REGULATORY ENFORCEMENT**

July, 2017

INSTRUCTIONS

Enclosed are the necessary instructions and forms for making application to the Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement. Please submit the required documentation to:

**Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement 15 S Pennsylvania Avenue
Atlantic City, NJ 08401**

Should you require additional information or clarification regarding this process, please contact the Division of Land Use and Regulatory Enforcement at **(609) 347-0500**.

1. The Applicant shall submit to the Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 S Pennsylvania Avenue,, Atlantic City, NJ 08401, five (5) written copies and two (2) additional copies in an electronic format (PDF, Microsoft Word, or other format with the consent of the Land Use Administrative Official). A copy of the application package must also be provided by the applicant to the City of Atlantic City Planning Dept. and a copy to the Engineering Dept. The application package shall contain completed copies of the appropriate form(s) as provided herein and any additional information, i.e. property survey, site plan, building plans, photographs or other documentation/exhibits that details the proposed development and any prior approvals for the property. The Applicant shall include with the application separate checks payable to "Casino Reinvestment Development Authority" for the required application fee and professional review escrow, (see attached fee schedule).

2. For all applications for site plan or subdivision, and any other applications as deemed necessary by the Land Use Administrative Official, the Land Use Administrative Official shall schedule and notify Applicant of a conceptual review meeting to be conducted within 45 days of receipt of the application.

3. Applicant will be notified in writing within 45 days, of any deficiencies in the application package. These deficiencies must be addressed along with providing any required additional information and plans.

4. Upon the determination by the Land Use Administrative Official that the application is complete, which includes submission of all fees and escrow amounts. Go to the CRDA website for a list of the fees:

<http://www.njcrda.com/wp-content/uploads/FEE-SCHEDULE-Resolution-15-24.pdf>

The Applicant will be notified of the hearing date scheduled for the application.

5. Applicant shall make a request for a "Certified List of Property Owners" to the City of Atlantic City Division of Planning. A sum not to exceed \$0.25 per name, or \$10.00, whichever is greater, may be charged for such list, in accordance with N.J.S. 40:55D-12c. The request must include a fee check payable to "City of Atlantic City". A certified list shall be provided including the

names and addresses of all owners of property located within the 200-foot radius as shown on the latest property ownership records within seven days in accordance with N.J.S. 40:55D-12c.

6. Where **Site Plan Approval** is required, the application must be prepared in accordance with Articles XX, XXII and XXIII of the Land Use Development Code of the City (Chapter 163 of the City Code).

7. Applications for **Conditional Use Approval** also require Site Plan Approval.

8. Where Site Plan Approval is not required, the following information, drawn to a scale of not more than 100 feet to the inch (1" = 100'), on one or more sheets shall be submitted:

- a. Property boundary lines and dimensions of the property and any significant topographic or physical features of the property.
- b. The location, size, use and arrangement of the proposed buildings which will remain, if any, including height (in stories and feet), elevators, floor plans, floor area ratio, total floor area, total square feet of ground area coverage, and number and size of dwelling units.
- c. Minimum yard dimensions and, where relevant, relationship of yard dimensions to the height of any building or structure.
- d. Location, dimensions and number of all driveways, entrances, curb cuts, parking stalls, loading spaces and access aisles, and total lot coverage of all parking, loading and aisle areas.
- e. Location and height of fences or screen plantings and type of building materials or plantings to be used for fencing and/or screening.
- f. Location, designation and total area of all usable open space.
- g. Location, use and size of structures and other land uses within 200 feet of the boundaries of the subject property.
- h. A clear designation of the features of the proposed development or use(s), which require a variance, and the extent of the variance requested.
- i. Any other information that may be required for the CRDA Board to determine that the application is in compliance with the codes and ordinances of the City of Atlantic City.

9. Once a hearing date has been scheduled, the Applicant must, at least 10 days prior to the date of the hearing, give personal notice to all owners of property located within 200 feet of the subject property as shown on the most recent tax list(s) of the City(s) and all other interested persons and public agencies as required by law. Said notice is required whether affected properties are located within or without the City of Atlantic City. Notice must be given by hand delivery to said property owner or his legal agent or representative and have that person sign for delivery; or by mailing a copy by certified mail. In addition, the applicant must serve notice by certified mail to all local utility companies. (See attached list). A sample NOTICE has been included with this package. Applicant must arrange to provide proof of mailing or service for every notice served.

10. Notice of the application must also be published in "THE PRESS OF ATLANTIC CITY" at least ten (10) days prior to the date of hearing.

11. An Affidavit of Service, the receipts from the certified mailing, and a Proof of Publication of the notice as it appeared in THE PRESS OF ATLANTIC CITY must be submitted to Land Use Administrative Official prior to the hearing date.

12. The Applicant, his agent or attorney shall appear before the Division of Land Use and Regulatory Enforcement to present the application. If the applicant is a corporation, LP, LLC or LLP, the application must be presented by an attorney.

13. After the application has been approved by the Casino Reinvestment Development Authority, the Applicant must submit two (2) sets of plans in an electronic format (PDF, Microsoft Word, or other format with the consent of the Land Use Administrative Official) along with twelve (12) written sets of the approved plans, revised to address any plan conditions, together the "Final Plan Certification Form", to the Division of Land Use and Regulatory Enforcement. The plans will be certified and distributed as necessary such that any licenses and/or permits may be obtained by the Applicant.

14. After the close of the hearing, the Land Use Hearing Officer will compile all evidence submitted and copies of all transcripts. He/she will prepare a written recommendation to the members of the CRDA concerning the grant or denial of the relief requested. The recommendation may include the placement of any reasonable and necessary conditions of approval. The recommendation shall be provided to the members of the CRDA as expeditiously as possible to allow sufficient time for the members of the CRDA to consider and decide the application within the timeframe prescribed by the Municipal Land Use Law.

15. The Land Use Administrative Official shall publish a notice of the CRDA's decision in accordance with M.L.U.L.

ADDITIONAL PROCEDURES FOR FILING APPLICATIONS FOR SUBDIVISION AFTER APPROVAL BY
THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY

MINOR SUBDIVISION

The Applicant shall within 190 days after the approval of a minor subdivision by Casino Reinvestment Development Authority:

- 1) Submit the Plats for signature to the Land Use Administrative Official of the Division of Land Use and Regulatory Enforcement on either a plat in conformity with the provisions of the "Map Filing Law" (P.L. 1960, c141), or on a deed describing the approved minor subdivision, in order that signatures may be obtained.
- 2) File copies of the signed plat or deed with:
 - a. The County Recording Officer (County Clerk),
 - b. The City Engineer, and
 - c. The City Tax Assessor.

FAILURE OF THE APPLICANT TO FILE THE APPROVED PLAT OR DEED WITHIN THE PRESCRIBED PERIOD SHALL INVALIDATE THE MINOR SUBDIVISION APPROVAL.

MAJOR SUBDIVISION

Subsequent to final subdivision approval by the Division of Land Use and Regulatory Enforcement, The Applicant shall:

- (1) Submit the plats for signature to the Land Use Administrative Official on a plat in conformity with the provisions of the "Map Filing Law."
- (2) File copies of the signed plat within 95 days of signatures with:
 - a. The County Recording Officer (County Clerk),
 - b. The City Engineer, and
 - c. The City Tax Assessor

If the plat is not filed within the 95-day period, approval shall expire except, upon the showing of good cause by the Applicant, the Division of Land Use and Regulatory Enforcement may extend the period for recording for an additional period not to exceed 190 days from the date of the signing of the plat.



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: Most of Block 157 which is bounded by Pacific, Ohio, Atlantic and Indiana Avenue in Atlantic City

Tax Map Page _____ Block 157 Lot(s) 1-6, 9-15, & 21.02-39
 Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area _____

Zoning District RC

2. APPLICANT

Name Boardwalk Regency Corporation

Email hughesnl@caesars.com

Address c/o Bally's Legal Dept., Park Place & Boardwalk, Atlantic City, NJ 08401

Telephone Number 609-340-2120

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.).

Boardwalk Regency LLC

Corporate Disclosure Statement

The Applicant, Boardwalk Regency LLC is an indirectly wholly owned subsidiary of Caesars Entertainment Corporation ("Caesars"). Caesars is a publicly traded company registered with and regulated by the U.S. Securities and Exchange Commission. Its last 10-k was filed March 15, 2012 and is available online at http://investor.caesars.com/financial-information/sec-filings?field_nir_sec_date_filed_value=2018&items_per_page=10#views-exposed-form-widget-sec-filings-table

It is also licensed and regulated by the NJ Casino Control Commission/NJ Division of Gaming Enforcement and substantial information regarding this corporation and its officers/directors is maintained and updated with the filings submitted to those NJ regulatory entities. The Applicant requests that the information in those state and federal filings be deemed sufficient to satisfy the extended disclosure required of its parent company, Caesars.

Name	Please see attached	Address	Interest
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 Casino Reinvestment Development Authority
 Email llandgraf@NJCRDA.com
 Address 15 South Pennsylvania Avenue, Atlantic City, NJ 08401
 Telephone Number 609-347-0500

5. PROPERTY INFORMATION:

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

Yes [attach copies] ☒ shown on plan ☐ No ☐ Proposed ☐

Present use of the premises: primarily parking lot

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 Joseph R. Dougherty
 Email jdougherty@jdnjlaw.com
 Address 5409 Winchester Avenue, Ventnor, NJ 08406
 Telephone Number 609-517-1222
 FAX Number 609-569-0482

7. Applicant's Engineer Arthur W. Ponzio Co. & Associates
 Email jbarnhart@awponzio.com
 Address 400 North Dover Avenue, Atlantic City, NJ 08401
 Telephone Number 609-344-8194
 FAX Number 609-344-1594

8. Applicant's Planning Consultant Arthur W. Ponzio Co. & Associates
 Email _____
 Address _____
 Telephone Number _____
 FAX Number _____

9. Applicant's Traffic Engineer n/a
 Email _____
 Address _____
 Telephone Number _____
 _____ FAX
 Number _____

10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name n/a
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
X _____ Minor Subdivision Approval
_____ Major Subdivision Approval [Preliminary]
_____ Major Subdivision Approval [Final]
Number of lots to be created 2 Number of proposed dwelling units 0
(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]
X _____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
X _____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
X _____ 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] 19:66-5.10 - Use variance for parking lots in RC - existing use to be sub-divided
19:66-5.10 - Impervious coverage maximum exceeded in RC zone- existing condition to be maintained though property subdivided

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

Requirements: [attach additional pages as needed] _____

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] Request is being made for a lot (21.02) containing an existing surface parking lot to be subdivided so that part of the existing lot can be consolidated with adjoining lots and part can be sold to a landowner of a different adjoining lot

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? no

20. Are any off-tract improvements required or proposed? no

21. Is the subdivision to be filed by Deed or Plat? Deed

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? n/a

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"/>
<input type="checkbox"/> Atlantic County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Atlantic County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Atlantic County Soil Conservation Dist.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. ☐ properties are currently tax exempt

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

Quantity	Description of Item
5	2 lot Minor Subdivision Plan prepared by Arthur W. Ponzio Co. & Associates dated 2-1-2018
2	electronic copies of the above
<input type="checkbox"/>	<input type="checkbox"/>

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


<input type="checkbox"/> Attorney	<input type="checkbox"/>
<input type="checkbox"/> Engineer	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATIONS

27. I Kevin Ortizman, Regional Pres., 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
9th day of March, 20 18



NOTARY PUBLIC

JUDITH MATHIS

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 20, 2021



SIGNATURE OF APPLICANT

Kevin Ortizman, Regional Pres., Boardwalk Regency, LLC

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
____ day of _____, 20 ____

NOTARY PUBLIC

SIGNATURE OF OWNER

29. I understand that the sum of \$ 5,700 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.

3/9/18

Date



SIGNATURE OF APPLICANT

Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
Notice of Application

Notice is hereby given that a written application has been filed by the undersigned with the Casino Reinvestment Development Authority for Minor Subdivision Approval including variances to approve free standing surface parking lots in the RC Zone and for certain bulk standards and any other waivers and variances required to permit the subdivision of the property shown as Block 157, lot 21.02 on the official map of the City of Atlantic City, which site is located at 1811 Pacific Avenue, Atlantic City, New Jersey and to permit the consolidation of lots 1-6, 9-15 and 22-39 which are located on the block bounded by Pacific, Ohio, Atlantic and Indiana Avenues. All lots in block 157 involved in the application include lots 1-6, 9-15 and 21.02-39.

A public hearing on the above mentioned application has been scheduled for the ____ day of _____, 2018, at 10:00a.m. Said hearing shall take place at the offices of the Casino Reinvestment Development Authority at 15 South Pennsylvania Avenue, Atlantic City, New Jersey.

The public is invited to attend this meeting. The application and all plans relative thereto have been filed with the Land Use Administrative Official, Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 S Pennsylvania Avenue, Atlantic City, NJ 08401, and are available for inspection Monday through Friday, 9:00 a.m. to 5:00 p.m.

This notice is given in compliance with the requirements of N.J.A.C. 19:66-1 et seq, Section 163-198 of the Land Use Development Code of the City of Atlantic City and the N.J.S.A. 40:55D-12.

Name of Applicant:
Boardwalk Regency LLC
c/o Joseph R. Dougherty, Esq.
5409 Winchester Avenue
Ventnor, NJ 08406
609-431-0490

NOTICE SERVED ON PROPERTY OWNERS
WITHIN 200 FEET OF SUBJECT PROPERTY

Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Notice is hereby given that a written application has been filed by the undersigned with the Casino Reinvestment Development Authority for a _____

in and upon the property shown as Block(s) _____, Lot(s) _____
on the official map of the City of Atlantic City, known as _____

A public hearing on the above-mentioned application has been scheduled for the ____ day of _____, 20__, at _____ a.m./p.m. Said hearing shall take place at:

The public is invited to attend this meeting.

The application and all plans relative thereto have been filed with the Land Use Administrative Official, Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 S Pennsylvania Avenue, Atlantic City, NJ 08401, and are available for inspection Monday through Friday, 9:00 a.m. to 5:00 p.m.

This notice is given in compliance with the requirements of Section 163-198 of the Land Use Development Code of the City of Atlantic City and the N.J.S.A. 40:55D-12.

Name of Applicant: _____

Publication Date: _____



ESCROW SETUP INFORMATION

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

Applicant's Name: Boardwalk Regency, LLC

Applicant's Address: c/o Bally's Legal Dept, Park Place & Boardwalk, Atlantic City, NJ 08401

*Applicant's Signature:  for applicant

Applicant's Phone No.: 609-340-2120

Applicant's Email Address: hughesnl@caesars.com

Applicant's Date of Birth: n/a

Tax Identification or Social Security Number: 82-1733490

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.

CITY OF ATLANTIC CITY



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

March 2, 2018

Joseph Dougherty
5409 Winchester Ave.
Ventnor, NJ 08406

**RE: 200' FOOT RADIUS LIST WITH UTILITIES COMPANIES
BLOCK 157, VARIOUS LOTS**

Dear Mr. Dougherty:

Enclosed is the certified list of property owners and utility companies that you have requested for the block(s) and lot(s) listed above 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



Parcel Profile Report

Highlighted feature(s)

Parcel Limits (32)

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
157	21.02	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	1	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	30	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	31	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	33	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	34	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	15	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	35	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	36	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	10	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	14	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	22	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	12	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	11	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	13	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	23	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	24	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	25	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	26	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	27	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
157	28	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	29	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	32	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	39	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	2	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	3	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	38	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	37	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	5	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	6	00000	CRDA	15 N PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	9	00000	CASINO REINVESTMENT DEVELOPMENT	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	4	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	

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

Parcel Limits (33)

BLOCK	LOT	QUAL	Owner	Street	CityState	Zip	ZipPlus
43	1		BALLY'S PARK PLACE, INC.	PARK PLACE & BOARDWALK	ATLANTIC CITY, NJ	08401	
44	1		TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200	CLEARWATER, FL	33760	
46	1		TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200	CLEARWATER, FL	33760	
46	2		TJM ATLANTIC CITY LLC	5801 ULMERTON RD UNIT 200	CLEARWATER, FL	33760	
46	3		TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200	CLEARWATER, FL	33760	
158	3.02	00000	ATLANTIC CITY MEDICAL CENTER	1925 PACIFIC AVE	ATLANTIC CITY, NJ	08401	
157	19	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
156	36	00000	NJAC ASSOC, C/O ECKERD REAL EST DEPT	PO BOX 3165	HARRISBURG, PA	17105	
156	28	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	

BLOCK	LOT	QUAI	Owner	Street	CityState	Zip	ZipPlus
156	42	00000	THERMAL ENERGY LIMITED PARTNERSHIP 1	1825 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	
156	5	00000	ACPOL LLC	817 BURK CT	VENTNOR, NJ	08406	
156	1	00000	CHELSEA ATLANTIC EQUITIES, LLC	1000 EASTON RD	WYNCOTE, PA	19095	
156	2	00000	CHELSEA ATLANTIC EQUITIES LLC	1000 EASTON RD	WYNCOTE, PA	19095	
157	16	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	21.01	00000	BOARDWALK REGENCY CORP	777 HARRAH'S BLVD	ATLANTIC CITY, NJ	08401	
157	17	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	18	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	20	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
157	8	00000	1800 ATLANTIC LLC	2 EASTWICK DRIVE #200	GIBBSBORO, NJ	08026	
156	3	00000	NUT LLC	1000 EASTON RD #105	WYNCOTE, PA	19095	
156	4	00000	ACPOL LLC	817 BURK CT	VENTNOR, NJ	08406	
156	23	00000	MITRE ASSOCIATES LLC	1743 BOARDWALK 2ND FLOOR	ATLANTIC CITY, NJ	08401	
156	41	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
156	40	00000	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	
156	32	00000	BOARDWALK PIERS 4 LLC	2050 CENTER AVE 510	FORT LEE, NJ	07024	
156	33	00000	HAVO REALTY, LLC	407 S PITNEY RD	GALLOWAY, NJ	08205	
156	34	00000	LEMONIOTIS, D & E VU, PHU	106 BRADFORD AVE	GALLOWAY, NJ	08205	
156	31	00000	BOARDWALK PIERS 3 LLC	2050 CENTER AVE #510	FORT LEE, NJ	07024	
287	12	00000	THERMAL ENERGY LIMITED PARTNERSHIP I	1825 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	
287	3	00000	ARCTIC REALTY CO. LLC	P.O.BOX 1517	VINELAND, NJ	08362	
289	36	00000	PATEL, UMA D. & DILIPKUMAR, PATEL	462 S POPLAR AVE	ABSECON, NJ	08201	
289	35	00000	GURI BARDH L.L.C	1735 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	
285	1.02	00000	NEW JERSEY TRANSIT CORPORATION	ONE PENN PLAZA EAST	NEWARK, NJ	07105	2256





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. Davis Avenue~~
~~Absecon, New Jersey 08201~~

SOUTH JERSEY GAS COMPANY

Atlantic Division
Attn: Jim Brun – (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____