



**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: \_\_\_\_\_

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**1. SUBJECT PROPERTY**

Location: 133 South Tennessee Avenue

Tax Map      Page 11      Block 54      Lot(s) 13 & 15  
                    Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
                    Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions      Frontage 150'      Depth 50'      Total Area 7500 SF

Zoning District RC

**2. APPLICANT**

Name 133 S. Tennessee Avenue, LLC C/O Mark Callazzo

Email mark@alphafunding.com

Address 133 S. Tennessee Avenue, Atlantic City, NJ 08401

Telephone Number 732-657-2014

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	Callazzo Properties *	Address	Interest	90%
Name	Authentic City Partners, LLC **	Address	Interest	10%
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 \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

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

#### 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: vacant, former restaurant on ground floor and apartments above

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** Nicholas Talvacchia, Esq.

Email ntalvacchia@cooperlevenson.com

Address 1125 Atlantic Avenue, Atlantic City, NJ 08401

Telephone Number 609-572-7544

FAX Number 609-572-7545

7. **Applicant's Engineer** Jason T. 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** Jason T. 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** 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 \_\_\_\_\_  
Field of Expertise \_\_\_\_\_  
Email \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

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

SUBDIVISION:

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

SITE PLAN:

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

MISC:

\_\_\_\_\_ Administrative Review  
\_\_\_\_\_ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]  
\_\_\_\_\_ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]  
X \_\_\_\_\_ 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] 19:66-5.10(a) 1.iv (10) for rear yard setback to match existing building; 19:66-7.7(a)1 for front yard fence to block view of utility meters.

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

Requirements: [attach additional pages as needed] None

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] \*See Below

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? Not required, no public improvements proposed

\*15. Development of site with beer garden and adaptive reuse of former restaurant. Use and majority of site improvements approved by CLUC 2018-01-2318. This application is for modifications to that approval to include bar enclosure and additional fence.

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	_____	<u>X</u>	_____
_____ Atlantic County Health Department	_____	<u>X</u>	_____
_____ Atlantic County Planning Board	_____	<u>X</u>	_____
_____ Atlantic County Soil Conservation Dist.	_____	<u>X</u>	_____
NJ Department of Environmental Protection	_____	<u>X</u>	_____
Sewer Extension Permit	_____	<u>X</u>	_____
Sanitary Sewer Connection Permit	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____
Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Potable Water Construction Permit	_____	<u>X</u>	_____
Other	_____	<u>X</u>	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	<u>X</u>	_____

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

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Applicant's Professional	Reports Requested
X Attorney	All
X Engineer	All

**CERTIFICATIONS**

27. I Mark Callazzo 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

17 day of September, 20 18

Susan Fontano  
NOTARY PUBLIC

[Signature]  
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

17 day of September, 20 18

Susan Fontano  
NOTARY PUBLIC

[Signature]  
SIGNATURE OF OWNER

29. I understand that the sum of \$ 2,400.00 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.

9-17-18  
Date

[Signature]  
SIGNATURE OF APPLICANT

SUSAN FONTANO  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 9/16/2020

# CRDA

Casino Reinvestment Development Authority  
www.njcrda.com



## ESCROW SETUP INFORMATION

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

Applicant's Name: 133 S. Tennessee Avenue, LLC C/O Mark Callazzo

Applicant's Address: 133 S. Tennessee Avenue, Atlantic City, NJ 08401

\*Applicant's Signature: 

Applicant's Phone No.: 732-657-2014

Applicant's Email Address: mark@alphafunding.com

Applicant's Date of Birth: 4-17-70

Tax Identification or Social Security Number: 47-463 5399

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.



ALPHA LOAN SERVICING

29 UNION AVE.  
LAKEHURST, NJ 08733  
(732) 657-2014



Santander Bank, N.A.  
60-7269/2313

EZShield<sup>SM</sup> Check Fraud  
Protection for Business

7163

9/13/2018

PAY TO THE  
ORDER OF

CRDA

\$ \*\*350.00

Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

CRDA  
Special Improvement District  
PO Box 1170  
Atlantic City, NJ 08401

MEMO

Tenn Ave



  
AUTHORIZED SIGNATURE

⑈007163⑈ ⑆231372691⑆ 1471114015⑈

ALPHA LOAN SERVICING

29 UNION AVE.  
LAKEHURST, NJ 08733  
(732) 657-2014



Santander Bank, N.A.  
60-7269/2313

EZShield<sup>SM</sup> Check Fraud  
Protection for Business

7164

9/13/2018

PAY TO THE  
ORDER OF

CRDA

\$ \*\*2,400.00

Two Thousand Four Hundred and 00/100\*\*\*\*\*

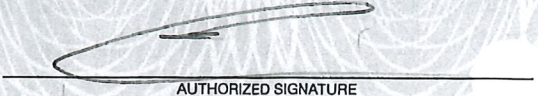
DOLLARS

CRDA  
Special Improvement District  
PO Box 1170  
Atlantic City, NJ 08401

MEMO

Tenn Ave Biergarten



  
AUTHORIZED SIGNATURE

⑈007164⑈ ⑆231372691⑆ 1471114015⑈



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

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

**REQUIRED APPLICATION ITEMS**

Project Name: 133 S. Tennessee Avenue Application # \_\_\_\_\_

Prepared by: Jason T. 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			
13	Public Notice in compliance with NJSA 40:55D-12.	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		N/A	
18	List of development stages or phases, if any.	X		N/A	
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X		N/A	
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		

## EXHIBIT "A"

### SCHEDULE OF APPLICATION FEES AND ESCROW DEPOSITS

- (1) The following schedule of fees shall pertain to the applications for development presented to the Casino Reinvestment Development Authority and for the review of certificates of land use compliance:

Category of Review	Application Fee	Escrow Fund
<u>Conceptual Meeting</u> (where required)	--	\$500.00
<u>Appeals and Interpretations</u> (N.J.S.A. 40:55D-70(a) and - 70(b))	\$200.00	\$1,500.00
<u>Subdivisions</u> Minor/boundary change/merger of adjoining lots	\$200.00, plus \$30.00 per lot	\$1,500.00
Major:		
Preliminary Major	\$500.00	\$1,000.00 plus \$400.00 per lot; minimum \$3,000.00
Final <b>OR</b> Preliminary and Final Major	\$500.00, plus \$100.00 per lot	\$400.00, plus \$150.00 per lot; minimum \$3,000.00
<u>Site Plans</u> (including fully-conforming conditional uses)		
Site Plan Waiver	\$200.00	\$1,000.00
Site Plan Exception	\$200.00 per exception	\$500, plus \$200 per exception
Preliminary site plans Class I: up to 10,000 square feet of building area or site area development or redevelopment	\$400.00, plus \$32.00 for every story of height	\$1,500 plus \$10.00 per 1,000 square feet of lot area, plus \$10.00 per 1,000 square feet of gross floor area of the building(s).

Category of Review	Application Fee	Escrow Fund
Class II: from 10,000 square feet to 100,000 square feet of building area or site area development or redevelopment	\$550.00, plus \$32.00 for every story of height	\$1,500 plus \$10.00 per 1,000 square feet of lot area, plus \$10.00 per 1,000 square feet of gross floor area of the building(s).
Class III: over 100,000 square feet of building area or site area development or redevelopment	\$950.00, plus \$32.00 for every story of height	\$5,000.00
Class IV: casino projects	\$1,600.00	\$10,000.00
Final <b>OR</b> Preliminary and Final Site plan		
Class I: up to 10,000 square feet of building area or site area development or redevelopment	\$400.00	\$2,000 plus \$10.00 per 1,000 square feet of lot area, plus \$10.00 per 1,000 square feet of gross floor area of the building(s).
Class II: from 10,000 square feet to 100,000 square feet of building area or site area development or redevelopment	\$550.00	\$2,000 plus \$10.00 per 1,000 square feet of lot area, plus \$10.00 per 1,000 square feet of gross floor area of the building(s).
Class III: over 100,000 square feet of building area or site development or redevelopment	\$950.00	\$5,000.00
Class IV: casino projects	\$1,600.00	\$10,000.00

#### Variances

Bulk Variances Application for variance(s) pursuant to N.J.S.A. 40:55D-70(c)	\$150.00, plus \$100.00 per variance	\$2,000, plus \$200.00 per variance
	$\$150 + \$100 \times 2 = \$350$	$\$2,000 + \$200 \times 2 = \$2,400$

#### Use/Conditional Use Variances

Application for variance pursuant to N.J.S.A. 40:55D-70(d)	\$300.00 per variance	\$2,000.00
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Category of Review	Application Fee	Escrow Fund
<u>Miscellaneous</u>		
Applications for Extensions and Amendments of Prior Approvals	\$300.00	\$2,000.00
Certificate of Non-conformity		
Commercial	\$150.00	-0-
Residential	\$100.00	-0-
Application for Certification of Land Use Compliance		
Commercial	\$50.00	
Residential	\$32.00	
Certified list of owners to be notified	\$10.00	

- (2) The actual costs incurred for time spent by the Casino Reinvestment Development Authority's engineer, special counsel and such other professional consultants as have been retained by the Casino Reinvestment Development Authority for review of an application for development shall be allocated to each applicant on the basis of the time spent on a pro rata basis for each applicant.
- (3) The application fees and the sum stated for deposit in the escrow fund recited hereinabove are minimums which must accompany the application. An application shall not be deemed complete until the application fee required has been paid and escrow required has been deposited. The Land Use Administrative Officer or other CRDA land use official, in the absence of such officer shall exercise discretion in establishing the figure required for the escrow fund in the event that the project will require more time for review than has been provided for by the figures recited hereinabove or the project is of a nature that is not expressly included in one of the aforementioned categories.
- (4) All escrow amounts not actually used shall be refunded to the applicant upon recommendation of the Land Use Hearing Officer or other appropriate CRDA land use official to the CRDA Chief Financial Officer.
- (5) The applicant shall submit all fees to the CRDA Land Use Regulation and Enforcement Division for deposit into the Division land use fees account.
- (6) Escrow funds shall be accounted for separately on a per-project basis. Detailed charges against each account shall be forwarded to CRDA Finance Department by the Land Use Administrative Officer. In the event that a refund is to be made to an applicant, the CRDA shall refund the

appropriate amount within thirty (30) days from the date of applicable plan certification or six (6) months from the date of the applicable final action on an application, whichever occurs first.

- (7) When the amount in the escrow fund has been reduced to twenty percent (20%) of the original amount placed in escrow and the Land Use Administrative Officer determines that additional escrow funds are needed to complete the application, he/she shall require an additional deposit in an amount, in his/her opinion, that is sufficient to cover the cost of completing the development application.
- (8) The Land Use Administrative Officer, in conjunction with the professionals utilized by the CRDA, shall prepare a detailed accounting of all moneys expended from the escrow fund. A copy of said accounting shall be available to the applicant upon request.
- (9) The fee for providing transcripts or recordings of any proceeding held pursuant to this procedure shall be an amount equal to the actual cost to the CRDA of producing or reproducing such transcript or recording, plus ten percent (10%) of such cost to help defray administrative expenses associated with the management of such transcribing and recording.
- (10) The fee for providing copies of any document or record relating to this procedure or its administration shall be consistent with the fees permitted under the Open Public Records Act.
- (11) All public hearings of applications shall be transcribed by a certified court reporter, whose fees shall be payable from the applicant's escrow.
- (12) Each of the foregoing fees which is applicable to any development shall be paid, and the payment of any single fee shall not be construed to include payment of any other fee.
- (13) Upon written request from a charitable, philanthropic, fraternal or religious nonprofit organization holding a tax exempt status under the Federal Internal Revenue Code of 1954 (26 U.S.C. §8501(c) or (d)), or from a disabled person as defined by N.J.S.A. 40:545D-8(e), the Land Use Administrative Officer, in consultation with the Chief Financial Officer of the CRDA may waive the payment of application fees required by this Resolution.