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September 14, 2022

File No. 15781-2

VIA OVERNIGHT DELIVERY

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

2022-09-3297

**Re: Casino Reinvestment Development Authority
Preliminary & Final Site Plan Approval
Block 61, Lots 22.01 through 22.05 (f/k/a 22, 23, 24, 25, 26, 27 & 28)**

Dear Mr. Reid:

This office represents Showboat Renaissance, LLC ("Applicant"), the owner of the property identified on the Official Tax Map of the City of Atlantic City as Block 61, Lots 22.01 through 22.05 (f/k/a 22, 23, 24, 25, 26, 27 & 28), commonly known as 801 Boardwalk (the "Property"). The Property is located in the RC Resort Commercial Zoning District pursuant to the CRDA Tourism District Land Development Rules.

The Applicant currently operates a 308-room hotel on the Property. Applicant proposes to convert the existing 308 hotel rooms to 312 studio apartments. Multi-family residential uses are permitted in the RC Zoning District. The balance of the property will be unchanged. No exterior or public improvements are proposed with this application. The Applicant is seeking Preliminary and Final Site Plan approval for the project. No variances are required in connection with the application.

In that regard, I enclose the following:

1. Original plus one (O+1) copy of the Land Use Application form and Escrow Information; and
2. Two (2) copies of the Architectural Plans prepared by SOSH Architects; and

I have also enclosed a thumb drive with a digital copy of all documents. One (1) copy of all submission materials are being delivered via FedEx delivery to Carolyn Feigin, P.E., and one (1) copy of all submission materials are being delivered via FedEx delivery to Scott G. Collins, Esq.

COUNSEL WHEN IT MATTERS.SM

Mount Laurel, New Jersey | Hamilton, New Jersey | Atlantic City, New Jersey | Camden, New Jersey

Upon your review of the Application, please advise as to the appropriate application and escrow fees required. Please review this application and confirm that it can be scheduled for consideration by the Hearing Officer on October 20, 2022.

Thank you for your cooperation. If you have any questions, please contact me.

Very truly yours,



KEVIN D. SHEEHAN

KDS/rr
Enc.

cc: Carolyn Feigin, PE, ARH Associates (via FedEx)
Scott G. Collins, Esq., Riker Danzig Scherer Hyland & Perrietti (via FedEx)
Bart Blatstein, Showboat Renaissance, LLC (via email only)
Jennifer Harvey, Tower Investments (via email only)
Arthur Ponzio, Arthur W. Ponzio Company & Associates, Inc. (via email only)
Jon Barnhart, Arthur W. Ponzio Company & Associates, Inc. (via email only)
Tom Sykes, SOSH Architects (via email only)
David R. Shropshire, Shropshire Associates (via email only)

City of Atlantic City

LAND USE APPLICATION

City of Atlantic City: (Check where applicable)



AC Planning Division Jurisdiction

City of Atlantic City Planning Board
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
609-347-5404

CRDA: (Check where applicable)



NJ CRDA LURED Jurisdiction

Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

To be completed by staff only.

Date Filed _____

Application No. _____

Application Fees: _____

Escrow Deposit _____

Scheduled for:

Review for Completeness _____ Hearing: _____

1. SUBJECT PROPERTY

Location: _____ 801 Boardwalk

Tax Map Page _____ Block 61 Lot(s) 22.01 through 22.05

Page _____ Block _____ Lot(s) _____

Page _____ Block _____ Lot(s) _____

Dimensions Frontage 292' Depth 1,652' Total Area _____

Zoning District _____ RC - Resort Commercial

2. APPLICANT

Name _____ Showboat Renaissance LLC

Email _____ jharvey@towerdev.com

Address _____ 1719 Rittenhouse Sq., Philadelphia, PA 19103

Telephone Number _____ 215-467-4600

Applicant is a: Corporation ☐ Partnership ☒ Individual ☐

3. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name _____ Same as above

Email _____

Address _____

Telephone Number _____

4. 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	Bart Blatstein	Address	801 Boardwalk, Atlantic City	Interest	
Name		Address		Interest	
Name		Address		Interest	
Name		Address		Interest	
Name		Address		Interest	

5. PROPERTY INFORMATION:

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

Yes [attach copies] _____ No _____ Proposed _____

Present use of the premises: Hotel Resort _____

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 Kevin D. Sheehan, Esq., Parker McCay P.A.

Email ksheehan@parkermccay.com

Address 2 Cooper Street, Suite 1901, Camden, NJ MAILING: PO Box 2096, Camden, NJ 08101

Telephone Number (856)985-4020

FAX Number _____

7. Applicant's Engineer Arthur W. Ponzio Co & Associates, Inc.

Email aponzio@awponzio.com

Address 400 N. Dover Ave., Atlantic City, NJ 08401

Telephone Number (609)344-8194

FAX Number (609)344-1594

8. Applicant's Planning Consultant Arthur W. Ponzio Co & Associates, Inc.

Email aponzio@awponzio.com

Address 400 N. Dover Ave., Atlantic City, NJ 08401

Telephone Number (609)344-8194

FAX Number (609)344-1594

9. Applicant's Traffic Engineer Shropshire Associates, LLC

Email dshropshire@sallc.com

Address 277 White Horse Pike, Atco, NJ 08004

Telephone Number (609)714-0400

FAX Number (609)714-9944

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 SOSHarchitects
Field of Expertise Architecture
Email diversen@sosharch.com
Address 1020 Atlantic Ave., Atlantic City, NJ 08401
Telephone Number (609)345-5222
FAX Number (609)345-7486

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

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

SITE PLAN:

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

MISC:

☐ Administrative Review
☐ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]
☐ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]
☐ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
☐ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
☐ Variance Relief (use) [N.J.S. 40:55D-70d]
☐ Conditional Use Approval [N.J.S. 40:55D-67]
☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
☐ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] None

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

Requirements: [attach additional pages as needed] To be determined by Authority

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 Attached Explanation of Application

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

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="text"/>
Atlantic County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Atlantic County Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Atlantic County Soil Conservation Dist.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Waterfront Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Potable Water Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
NJ Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
Public Service Electric & Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>
<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

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

Quantity	Description of Item SEE COVER LETTER
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested ☐ All Reports
 Attorney ☐ Kevin D. Sheehan, Esquire, Parker McCay P.A.
 Engineer ☐ Arthur W. Ponzio Co & Associates

Traffic: Shropshire Associates, LLC

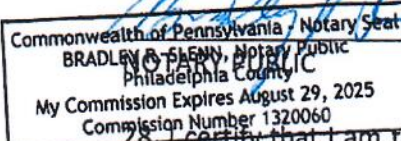
CERTIFICATIONS

27. I Bart Blatstien 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

25 day of August, 20 22




SIGNATURE OF APPLICANT

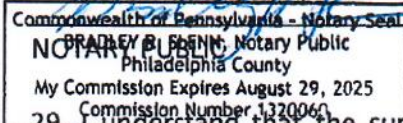
AUTH. SIGNATURE

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

25 day of August, 20 22



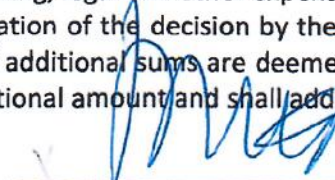

SIGNATURE OF OWNER

AUTH. SIGNATURE

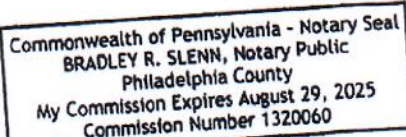
29. I understand that the sum of \$ TBD has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date

8-25-22


SIGNATURE OF APPLICANT

AUTH. SIGNATURE



ESCROW SETUP INFORMATION

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

Applicant's Name: Showboat Renaissance LLC

Applicant's Address: 801 Boardwalk, Atlantic City, NJ

*Applicant's Signature: _____

Applicant's Phone No.: (609)467-4680

Applicant's Email Address: jharvey@towerdev.com

Applicant's Date of Birth: _____

Tax Identification or Social Security Number: _____

Assigned Escrow #: _____

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

Atlantic City Planning:

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

CRDA:

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