

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: 120 Euclid Avenue

Tax Map Page 16 Block 82 Lot(s) 2
 Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____

Dimensions Frontage 60.9 ft Depth 139.7 ft. Total Area 8,507.73 s.f.

Zoning District RS-C (Atlantic City Zoning); LH-2 (Lighthouse-2 Tourism District)

2. APPLICANT

Name North Beach Mini Golf LLC

Email mike.intrieri@gmail.com nicholas.intrieri@gmail.com

Address 9 N. New Hampshire Ave, Atlantic City, NJ 08401

Telephone Number Mike: 484-685-6900 Nicholas: 610-462-4738

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 N/A

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.).

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) _____ 0
Total number of proposed dwelling units _____ 1
_____ Request for Waiver From Site Plan Review and Approval
Reason for request: _____

MISC:

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

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] see attached narrative

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.
Requirements: [attach additional pages as needed] see attached narrative

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] Applicant seeks to provide more security to the business by adding a residential unit above the clubhouse and secure storage for rental bikes, plus appropriate trash storage.

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? none

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	_____	<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>	_____
_____	_____	_____	_____

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
<u> 5 /5</u>	<u> Titan Survey / Project Narrative</u>
<u> 5 </u>	<u> Shed Plans MPMB Developers</u>
<u> 5 / 5</u>	<u> Wanskus Architecture drawings / Site Plan</u>

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested All

Attorney All

Engineer All

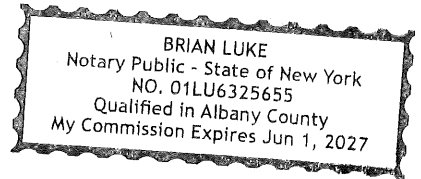
CERTIFICATIONS

27. I Michael Intrieri 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 18 day of October, 20 23

North Beach Mini Golf LLC



[Signature]
NOTARY PUBLIC

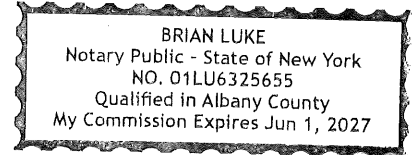
[Signature]
SIGNATURE OF APPLICANT

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 18 day of October, 20 23

North Beach Mini Golf LLC



[Signature]
NOTARY PUBLIC

[Signature]
SIGNATURE OF OWNER

29. I understand that the sum of \$ 4000 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.

10/18/23
Date

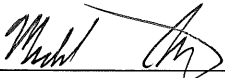
[Signature]
SIGNATURE OF APPLICANT

ESCROW SETUP INFORMATION

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

Applicant's Name: North Beach Mini Golf LLC

Applicant's Address: 9 N. New Hampshire Ave, Atlantic City, NJ 08401

*Applicant's Signature: 

Applicant's Phone No.: (484)-685-6900

Applicant's Email Address: mpmbdevelopers@gmail.com

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 85-3713215

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

NOTICE SERVED ON PROPERTY OWNERS
WITHIN 200 FEET OF SUBJECT PROPERTY

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,

OR

City of Atlantic City

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, NJAC 19:66-14.1 of the Tourism District Land Development Rules and the N.J.S.A. 40:55D-12.

Name of Applicant: _____

Publication Date: _____

AFFIDAVIT OF SERVICE

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, did give notice by personal service or certified mail to all 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, and State of New Jersey. The premises are further identified as _____ (street address). In addition, notice was provided by personal service or certified mail to Public Utilities, Cable Television Companies and Local Utilities, as required by law, the City of Atlantic City and the Atlantic County Planning Board.

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

- State Planning Commission
- New Jersey Department of Transportation
- Clerk of Adjoining Municipalities

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____

PROJECT NARRATIVE

Amended Site Plan Application of North Beach Mini Golf LLC 120 Euclid Avenue Block 82, Lot 2 Atlantic City, New Jersey

The Application

North Beach Mini Golf LLC ("Applicant" or "NBMG") is the owner of 120 Euclid Avenue, identified on the Atlantic City tax map as Lot 2 in Block 82. This application seeks site plan approval to add the following:

- a) a shed on the deck/boardwalk level for the secure storage of and maintenance of bikes used for the bike rental aspect of the approved business at the property; and
- b) a storage enclosure at ground level (directly below the shed) for the storage of trash outside of public view; and
- c) addition of a second-story residential unit above the existing clubhouse for rental/caretaker occupancy.

Prior Approvals/Variance Justifications

This applicant received Preliminary and Final Site Plan Approval in mid-2021 for the construction of a miniature golf course and bike rental. As the transcript of the public hearing shows, the application received broad support from the city, local business owners, and residents.

As the business began to operate, it became evident that additional security measures needed to be taken to maintain the viability of the business in the face of theft and vandalism at the site. A storage shed was constructed on the deck to secure the rental bikes.

The first facet of the present application is to amend the approved site plan to permit the storage shed, which is a one-story structure measuring approximately 10' x 18' with barn-style door and semi-opaque roof. Front and side-yard setback variances are required for this shed which is 0.61 feet from Euclid Avenue, whereas a setback of 15 feet is required in the zone, and approximately 6 feet from Maine Avenue (unopened), where a setback of 15 feet is required. It is noted that the prior approval for this property allowed zero foot setbacks from all property lines. A "d" variance is also required for expansion of the presently permitted non-conforming recreational use in the Light House 2 zone ("LH-2").

The second facet of the present application is to permit the construction of a residential unit above the existing clubhouse, to allow for a human presence on the site when the mini-golf and bike rental operation is closed. The 12' x 24' residential unit will be accessible by an exterior metal staircase, and will increase the height of the existing clubhouse structure to 19'4" above the wood deck upon which it is presently situated. It is arguable whether or not a use variance is required for the mixed residential use of the property. The Light House 2 District permits multi-family residential housing and "mixed-use" as well as "other uses customarily incident to the principal permitted uses and on the same lot as the principal use" (N.J.A.C. Sec. 19:66-5.19(a)1).

The third facet of the present application is to provide a trash storage enclosure below the storage shed in order to comply with the requirement that trash not be visible except when it is put out for collection. A setback variance is needed for this enclosure.

A "c" variance for parking is also requested as no on-site spaces are proposed. This variance was previously approved for the golf course and bike rental business, but the addition of the residential structure is an expansion. No on-site parking is proposed, it is anticipated that there is ample on-street parking to accommodate the residential unit.

The proposed development is an appropriate way to address the practical difficulty of maintaining safe and secure business operations in an area of the city which is growing as a tourist destination. The requested variances promote the Zone Plan and Zoning Ordinance by fulfilling the following Purposes of the Municipal Land Use Law set forth in N.J.S. 40:55D-2:

- a. guiding the appropriate use of land in a manner which promotes public health, safety and general welfare;
- c. providing adequate light, air and open space;
- g. providing sufficient space in an appropriate location for a recreational use; and
- i. promoting a desirable visual environment.

The variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance. The public good only stands to benefit from providing additional security to ensure the viability of this fantastic open-air recreation facility. The applicant reserves the right to provide additional points at the public hearing for the granting of variances.

Other Permits

The applicant's planning professional advises that amendments to the existing NJDEP-CAFRA and Army Corps of Engineers Permits will not be required.

Stormwater

The proposed development does not propose any increase in stormwater runoff from the previously-approved site plan.



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

NJ CRDA – City of Atlantic City – “d” Variance Checklist (Form #11)

REQUIRED APPLICATION ITEMS

Project Name: North Beach Mini Golf Application # _____

Prepared by: Tara Vargo Title Legal Representative date 1/15/2024

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	Narrative presenting justification for the “d” Variance relief sought that includes a statement of legal basis for granting of variance which must include: a) A list and explanation of the specific special reason(s) demonstrating that the proposed variance relief would not cause detriment to the intent and purpose of the municipality’s zone plan and zoning regulations. b) Explanation of how requested variance would be consistent with goals and provisions of the Master Plan. c) Reasons why proposed development would pose no substantial harm to surrounding properties or the municipality in general.	X	x		
7	Color Photographs of site from four (4) different viewpoints.	X	x		

8	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		
9	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	x		
10	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		
11	Consent of property owner to applicant to development project.	X	x		
12	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	x		
13	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	x		
14	Public Notice in compliance with NJSA 40:55D-12.	X	to be supplied		
15	North arrow, scale and graphic scale.	X	x		
16	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	x		
17	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		
18	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		
19	List of development stages or phases, if any.	X	n/a		
20	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	x		
21	Land Title Survey and topographic survey depicting existing conditions prepared by New	X	x		

	<p>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.</p>				
22	<p>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.</p>	X	X		
23	<p>Preliminary architectural plan and elevations, and areas and type of each proposed use.</p>	X	X		
24	<p>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.</p>	X	X		



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

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

REQUIRED APPLICATION ITEMS

Project Name: North Beach Mini Golf Application # _____

Tara Vargo Legal Representative 1/15/2024

Prepared by: _____ Title _____ date _____

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

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

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

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