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Atlantic City, NJ 08401
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BRIDGET A. SYKES
Direct No: 609.572.2257
Email: BSykes@FoxRothschild.com

March 21, 2024

VIA HAND DELIVERY

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

**Re: Six Nineteen Property Management LLC
Block 137, Lot 10**

Dear Sir/Madam:

This firm is counsel to Six Nineteen Property Management LLC, relative to their application before the CRDA for Preliminary and Final Major Site Plan and Variance Approval (the "Application") for property located at 1015 Pacific Avenue, and designated as Lot 10 of Block 137 on the official tax map of the City of Atlantic City. Enclosed please find one original and four copies of the following documents in support of the Application, collated:

1. Completed Land Use Application and Escrow Setup Information Form with Corporate Disclosure Statement, Application Statement and Color Photos of Property annexed;
2. Completed Preliminary Major Site Plan Checklist;
3. Completed Final Major Site Plan Checklist;
4. Completed C Variance Checklist;
5. Deed to the Property;

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Massachusetts Minnesota Missouri
Nevada New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington



Casino Reinvestment Development Authority
March 21, 2024
Page 2

6. Major Site Plan prepared by Jon J. Barnhart, P.E., P.P., inclusive of Property Survey (7 sheets);
7. Architectural Floor Plans and Elevations prepared by Matthew McGeorge, AIA (5 sheets);

Also enclosed are one each of the following:

1. Check in the amount of \$900.00 representing the Application Fee (attached to original copy of Application);
2. Check in the amount of \$4,662.62 representing the Escrow Fee (attached to original copy of Application); and
3. Flash drive containing one (1) copy of the application package.

The 200 Foot List and Certification of Paid Taxes has been requested from the City and will be forwarded on receipt.

Should you require anything further to process the Application, please contact my office. It is respectfully requested that this matter be heard on the earliest available hearing date.

Thank you for your assistance in this matter and do not hesitate to reach out to me with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bridget Sykes", with a long horizontal flourish extending to the right.

Bridget A. Sykes
BS/nr

cc: Applicant (w/copy of Application 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: 1015 Pacific Avenue
Tax Map Page 12 Block 137 Lot(s) 10
 Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____

Dimensions Frontage 150' Depth 110' Total Area 16,500 SF

Zoning District RC - Resort Commercial

2. APPLICANT

Name SIX NINETEEN PROPERTY MANAGEMENT LLC
Email fayecoleman@puregenisis.us
Address 168 Barclay Farms #175, Cherry Hill, New Jersey 08034
Telephone Number 856-332-7029
Applicant is a: Corporation Partnership Individual
 ***limited liability company

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.).

Name See attached. Address _____ 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 XXX Proposed _____
 Present use of the premises: Church - to be demolished

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 Bridget A. Sykes, Esq., Fox Rothschild LLP
 Email bsykes@foxrothschild.com
 Address 1301 Atlantic Avenue, Suite 400, Atlantic City, New Jersey 08401
 Telephone Number 609-572-2257
 FAX Number 609-348-6834

7. Applicant's Engineer Jon J. Barnhart, P.E., P.P., Arthur Ponzio Co.
 Email jbarnhart@aponzio.com
 Address 400 N. Dover Avenue, Atlantic City, New Jersey 08401
 Telephone Number 609-344-8194
 FAX Number 609-344-1594

8. Applicant's Planning Consultant Same as Engineer
 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 Matthew McGeorge, AIA, LEED AP
Field of Expertise Architecture
Email matthew@mcgeorgeai.com
Address 18 Fifth Avenue, East Greenwich, Rhode Island 02818
Telephone Number 401-398-7606 ext. 114
FAX Number N/A

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] N.J.A.C. 19:66-5.8(b)(1) & N.J.A.C. 19:66-5.10(a)(1)(iv)(7)
See Application Statement for additional information.

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 Application Statement.

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? Yes
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? Cash, Bond or LOC if required
-

23. Other approvals, which may be required and date plans submitted:

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

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. Requested from the City Tax Collector - to be forwarded under separate cover.

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</u>	<u>Major Site Plan prepared by Jon J. Barnhart, P.E., P.P. (7 pages)</u>
<u>5</u>	<u>Architectural Plans prepared by Matthew McGeorge, AIA (5 pages)</u>
<u>5</u>	<u>Application Statement</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 Copies of all reports to all Professionals.

Attorney All reports.

Engineer All reports.

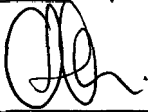
CERTIFICATIONS

27. I Priscilla Wynn 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

20 day of MARCH, 20 24



NOTARY PUBLIC



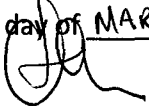
SIGNATURE OF APPLICANT

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.

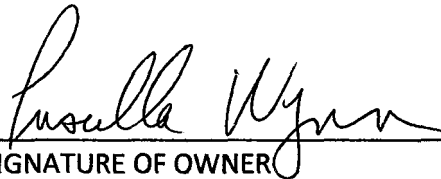
[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

20 day of MARCH, 20 24



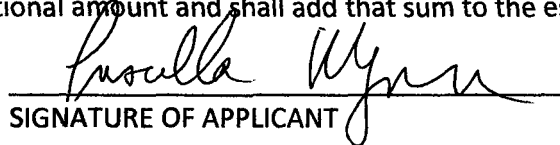
NOTARY PUBLIC



SIGNATURE OF OWNER

29. I understand that the sum of \$ 4,662.62 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.

3/20/24
Date



SIGNATURE OF APPLICANT

2428937
CHRISTOPHER INGLETON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN 2, 2028

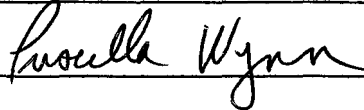
2428937
CHRISTOPHER INGLETON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN 2, 2028

ESCROW SETUP INFORMATION

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

Applicant's Name: SIX NINETEEN PROPERTY MANAGEMENT LLC

Applicant's Address: 168 Barclay Farms #175, Cherry Hill, New Jersey 08034

*Applicant's Signature: 

Applicant's Phone No.: 856-332-7029

Applicant's Email Address: fayecoleman@puregenisis.us

Applicant's Date of Birth: June 13, 2022 (LLC Date of Formation)

Tax Identification or Social Security Number: 88-278-0775

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

SIX NINETEEN PROPERTY MANAGEMENT LLC
A New Jersey limited liability company

March 21, 2024

DISCLOSURE STATEMENT

LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS
OR INDIVIDUALS OWNING 10% OF THE CORPORATION
STOCK OR 10% INTEREST IN THE PARTNERSHIP
(N.J.S.A. 40:55D-48.1 AND 48.2)

The following individuals own a 10% or greater interest in SIX NINETEEN PROPERTY
MANAGEMENT LLC:

Faye Coleman
421 Tuvira Ln
Cherry Hill, NJ 08003

Priscilla Wynn
69 Highbridge Blvd.
Medford, NJ 08055

APPLICATION STATEMENT
1015 Pacific Avenue
Six Nineteen Property Management LLC

Applicant, SIX NINETEEN PROPERTY MANAGEMENT LLC, is the owner of the property located at 1015 Pacific Avenue, designated as Block 137, Lot 10 on the official tax map of the City of Atlantic City (the “Property”). The Property is located in the RC Resort Commercial Zoning District. Applicant seeks Preliminary and Final Major Site Plan approval with “C” variance relief for parking and impervious coverage for a retail cannabis facility (the “Application”).

The Property is presently developed with a vacant church building. PG Health LLC, an affiliate of Applicant (the “Affiliate Licensee”), was issued a resolution of support from the City of Atlantic City on April 20, 2022, to obtain a retail cannabis license for use at the Property, and subsequently obtained an Annual Class 5 Cannabis Retailer license from the State of New Jersey Cannabis Regulatory Commission (the “NJ CRC”) to operate an adult personal-use cannabis business in the State of New Jersey.

Applicant proposes to demolish the existing building and construct a new two-story building for the Affiliate Licensee to operate a retail cannabis facility with a consumption lounge on the second floor. Applicant further proposes a new parking lot, landscaping, lighting and similar ancillary site improvements to the exterior of the proposed building (the “Proposed Development”).

The Proposed Development requires “C” variance relief for the Proposed Development as follows:

- Variance from the requirements of N.J.A.C. 19:66-5.8(b)(1) to permit 22 parking spaces where 33 parking spaces are required; and
- Variance from the requirements of N.J.A.C. 19:66-5.10(a)(1)(iv)(7) to permit total impervious coverage of 88% where a maximum of 80% is permitted.

The existing development of the Property has impervious coverage of 100%. The proposed impervious coverage will substantially reduce the existing non-conformity. Notably the building coverage is only 29.5% where a maximum of 70% is permitted. The additional impervious coverage is directly related to maximizing on-site parking while balancing same with sufficient landscaping and an attractive architectural design of the building that is in the character of buildings along the North side of Pacific Avenue.

As the additional impervious coverage is attributable to surface parking, appropriate grading and stormwater management designs have been implemented to ensure no negative impact on the surrounding properties. The proposed parking area will also promote improved traffic circulation and safety for the Property which fronts on three public rights of way.

Similarly, the proposed parking is an increase over the prior parking provided on-site. The Property is in the immediate vicinity of various public parking lots that can accommodate any additional parking that cannot be provided on-site. Additionally, the Property is located close to multiple casinos, hotels and the boardwalk which will attract pedestrian traffic that does not require any on-site parking.

For the above reasons it is respectfully asserted that the proposed variances are justified as they are substantial improvements over the existing development, will result in improved site design, traffic circulation and aesthetics, and will not result in a substantial detriment to the surrounding properties.

At this time no business signage is proposed as part of the Application.¹ Any future signage will either comply with the signage regulations and Applicant will obtain administrative approval of same, or an amended Site Plan approval will be sought.

Applicant will also comply with all other conditions of the Green Zone Redevelopment Plan, dated September 2022, Ordinance #57 of the City of Atlantic City, dated September 22, 2022, CRDA Resolution #22-112, dated September 20, 2022, and the rules and regulations of the NJ CRC.

¹ The signage shown on the Architectural West-side Elevation is a placeholder and is not the intended signage and no approval is sought for this location or design. Further details were not provided for this reason.



Google





sylvania Ave
ty, New Jersey
gle Street View
See more dates



island Waterpark
Hotel

Google



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

NJ CRDA – City of Atlantic City - Major Preliminary Site Plan Checklist (Form # 6)

REQUIRED APPLICATION ITEMS

Project Name: 1015 Pacific Avenue Application # _____

Prepared by: Jon J. Barnhart Title Project Engineer and Planner Date 3-20-2024

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 (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		Separate Cover		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no	X			

	variance or design waivers are requested. (19:66-4.6)				
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	(Separate Cover)		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	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	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA	X	X		

	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.				
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	W - Site Does	Not Meet Definition	of Major Development
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X		X	
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X		X	
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X		X	
25	Lighting plan and details (19:66-7.10)	X		X	
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X		X	
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X		X	
28	Road and paving cross-sections and profiles.	X		X	
29	Solid and liquid waste management plan.	X		X	
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		X	
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X		X	
32	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	



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

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

REQUIRED APPLICATION ITEMS

Project Name: 1015 Pacific Avenue Application # _____

Prepared by: Jon J. Barnhart Title Project Engineer and Planner Date 3-20-2024

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 (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		Separate Cover		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		

10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X			
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	SEPARATE COVER		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	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, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	W -SITE IS NOT A MAJOR DEVELOPMENT		
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	X		
25	Lighting plan and details (19:66-7.10)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	X		

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



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

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

REQUIRED APPLICATION ITEMS

Project Name: 1015 Pacific Avenue Application # _____

Prepared by: Jon J. Barnhart Title Project Engineer and Planner date 3-20-2024

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	(Separate Cover)		
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	Separate Cover		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	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	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		



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY, NJ
 JOSEPH J. GIRALO, COUNTY CLERK
 RECORDED 08/19/2022 12:01:05
 RCPT # 1676796 RECD BY E-RECORD
 NAME FEE
 RECORDING FEES 70.00
 INSTRUMENT# 2022042937
 VOL 15287 PAGE 1 OF 6

Official Use Only

ATLANTIC COUNTY CLERK

5901 MAIN ST
 MAYS LANDING NJ 08330 1797

Transaction Identification Number	6271675	7594684
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Submission Date (mm/dd/yyyy)	08/17/2022
No. of Pages (excluding Summary Sheet)	4
Recording Fee (excluding transfer tax)	\$70.00
Realty Transfer Tax	\$4,175.00
Total Amount	\$4,245.00

Return Address (for recorded documents)
 TITLE COMPANY OF JERSEY
 1501 TILTON RD STE 2
 NORTHFIELD, NJ 08225

Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE
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Municipal Codes	ATLANTIC CITY	01
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Batch Type L2 - LEVEL 2 (WITH IMAGES)

485393

Additional Information (Official Use Only)

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 RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Consideration		\$500,000.00			
	Submitted By		TITLE COMPANY OF JERSEY (CSC/INGEO SYSTEMS INC)			
	Document Date		06/18/2022			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name		Address	
			FIRST PRESBYTERIAN CHURCH OF ATLANTIC CITY			
	GRANTEE		Name		Address	
			SIX NINETEEN PROPERTY MANAGEMENT LLC			
	Parcel Info					
	Property Type		Tax Dist.	Block	Lot	Qualifier
			01	137	10	01

* DO NOT REMOVE THIS PAGE.
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DEED

THE TITLE CO OF
JERSEY #808866-NF

Prepared by:

Brian J Callaghan

BRIAN J. CALLAGHAN, ESQUIRE

This Deed is made on this 17 day of JUNE, 2022

BETWEEN **FIRST PRESBYTERIAN CHURCH OF ATLANTIC CITY**
whose address is: 1013 Pacific Avenue
Atlantic City, NJ 08401

referred to as the Grantor,

AND **SIX NINETEEN PROPERTY MANAGEMENT, LLC**
whose address is: 168 Barclay Farms
Cherry Hill, NJ 08034

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **Five Hundred Thousand (\$500,000.00) Dollar(s)**.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1) Municipality of Atlantic City, Block **137** Lot(s) **10**
Qualifier Account No.

X No property tax identification number is available on the date of this Deed. (check box if applicable).

Property. The property consists of land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic and State of New Jersey.

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises previously vested in First Presbyterian Church of Atlantic City by Deed from Camden & Atlantic Land Company, dated December 27, 1855 and recorded December 27, 1855 in Deed Book 1, Page 59 in the Atlantic County Clerk's Office.

STREET ADDRESS OF THE PROPERTY: 1013-1015 Pacific Avenue

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

FIRST PRESBYTERIAN CHURCH OF ATLANTIC CITY

Be I Gullgh

Teuh Fears (Seal)
By: Teuh Fears, President

STATE OF NEW JERSEY

SS.:

COUNTY OF ATLANTIC

I CERTIFY that Teuh Fears, President of First Presbyterian Church of Atlantic City on this 17 day of June, 2022, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) this person is the President named in this document;
- (b) this document was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of its Members;
- (c) this person signed this proof to attest to the truth of these facts

DONNA L. COUCHOUD
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 11, 2024

Donna L. Couchoud
Notary Public

Deed	Dated: <u>June 17</u> 2022
FIRST PRESBYTERIAN CHURCH OF ATLANTIC CITY	
Grantor	
TO	
SIX NINETEEN PROPERTY MANAGEMENT LLC	
Grantee	Record and return to: Callaghan, Thompson & Thompson 2428 Atlantic Avenue Atlantic City, NJ 08401

LEGAL DESCRIPTION

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Atlantic, County of Atlantic, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 8 in Block 17 as shown on a certain map entitled First Presbyterian Church of Atlantic City, Atlantic County, New Jersey, which map was filed in the office of the Clerk of Atlantic County as Filed Map No. 597.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 10, in Tax Block 137, on the Official Tax Map of the City of Atlantic.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 1015 Pacific Avenue, Atlantic City, New Jersey 08401.

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

FIRST PRESBYTERIAN CHURCH OF ATLANTIC CITY

Current Street Address

1013-15 Pacific Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

Property Information

Block(s)

137

Lots(s)

10

Qualifier

Street Address

1013-1015 Pacific Avenue

City, Town, Post Office

ATLANTIC CITY

State

NJ

ZIP Code

08401

Seller's Percentage of Ownership

100 %

Total Consideration

\$500,000.00

Owner's Share of Consideration

\$500,000.00

Closing Date

6/17/2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

FIRST PRESBYTERIAN CHURCH OF ATLANTIC CITY

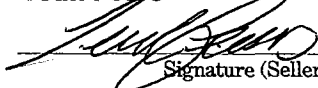
Date

6/17/2022

Date

Signature (Seller)

Teuh Fears



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

President

Indicate if Power of Attorney or Attorney in Fact