



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 4: APPLICATION FOR LAND USE APPROVAL

TO BE COMPLETED BY MUNICIPAL STAFF

Application Filed: ___/___/___ Application No.: _____
Received By: _____ Application Fees: _____
Application Found Complete: ___/___/___ Escrow Number: _____
Application Found Incomplete: ___/___/___ Escrow Deposit: _____

TO BE COMPLETED BY THE APPLICANT

Applicant

Applicant's Name: Asad Nammour, Issa Nammour, Nimer Nammour and Sager Nammour
Address: 1025 Arctic Avenue, Atlantic City, NJ 08401

Phone No.: (609) 335-7199 Fax No.: N/A

Agent for Applicant (if applicable)

Agent's Name: Christopher M. Baylinson, Esquire
Address: 1201 New Road, Suite 204, Linwood, NJ 08221

Phone No.: (609) 601-1775 Fax No.: (609) 601-8440

Subject Property

Street Address: 952-954 North Main Street

Block(s): 296 Lot(s): 8

Zoning Districts: Commercial

Application is being made to:

() Zoning Officer () Zoning Board of Adjustment (✓) Planning Board

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Issa Nammour
Signature of Applicant
Issa Nammour

3/12/2020
Date



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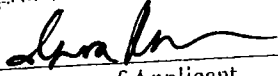
APPLICATION IS BEING MADE FOR:

- ☐ Zoning Permit under N.J.S.A. 40:55D-18
- ☐ Preapplication Conference under N.J.S.A. 40:55D-10.1
- ☐ Minor Site Plan Approval under N.J.S.A. 40:55D-46.1
- ☐ Preliminary Major Site Plan Approval under N.J.S.A. 40:55D-46
- ☐ Final Major Site Plan Approval under N.J.S.A. 40:55D-50
- ☒ Waiver of (under N.J.S.A. 40:55D-10.3):
 - ☐ Preliminary or
 - ☐ Final Major Site Plan Approval, or
 - ☒ Both
- ☐ Minor Subdivision Approval under N.J.S.A. 40:55D-47
- ☐ Major Subdivision Approval under N.J.S.A. 40:55D-48
- ☐ Variance Relief under N.J.S.A. 40:55D-70(c)
- ☐ Amendment or Revision to Existing Approval
- ☐ Extension of Prior Approval under N.J.S.A. 40:55D-52
- ☐ Certificate of Redevelopment Plan Conformance under N.J.S.A. 40A:12A-1 et seq.

[As relates solely to the jurisdiction of the Zoning Board of Adjustment]

- ☐ Directing the issuance of a building permit for construction ☐ in the bed of mapped street, public drainage-way, flood control basin or public area under N.J.S.A. 40:55D-60(b) or ☐ on a lot not abutting an approved public street under N.J.S.A. 40:55D-60(c)
- ☐ Appeal from action of the Administrative Officer under N.J.S.A. 40:55D-70(a)
- ☐ Map or other Interpretation or Special Question under N.J.S.A. 40:55D-70(b)
- ☐ Variance relief under N.J.S.A. 40:55D-70(d)
- ☐ Certificate of Nonconformity under N.J.S.A. 40:55D-70(d)
- ☐ Any of the foregoing where Application for Site Plan approval is to follow.

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Signature of Applicant

3/12/2020
Date

(Insert revision date)

Issa Nammour



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FORM 5: OWNERSHIP INFORMATION & CORPORATE DISCLOSURE
(To be completed by the Owner of Record of the Subject Property)

Owner's Name: Asad Nammour, Issa Nammour, Nimer Nammour and Saqer Nammour
Address: 1025 Arctic Avenue, Atlantic City, NJ 08401
Phone No.: (609) 335-7199 Fax No.: N/A
Email Address: cedarfoodmarket@yahoo.com

Date Owner purchased the Subject Property: 8 / 1 / 2005

Was Subject Property purchased from the City of Pleasantville: () Yes
(☒) No

If not the Owner, Applicant's standing to bring Application: N/A
() Lessee () Contract Purchaser () Other

Attach Lease, Contract to Purchase or other proof of relationship as applicable.

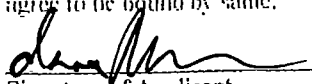
Applicant is a(n) (check one):

(☒) Individual () Corporation () Partnership
() Limited Liability Corporation (LLC) () Limited Liability Partnership (LLP)

If Applicant is not an individual,

Name of Corporation, Partnership, LLC or LLP: N/A
Official empowered to complete this Disclosure on behalf of the Corporation, Partnership, LLC or
LLP: N/A
Address: N/A
Phone No.: N/A Fax No.: N/A
Email Address: N/A

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


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Issa Nammour

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Pursuant to N.J.S.A. 40:55D-48.1, Applicants must disclose the names and addresses of all persons owning 10% or more of the stock in a corporate applicant or 10% or more interest in a partnership applicant. N.J.S.A. 40:55D-48.2 provides that such disclosure applies to any corporation or partnership which owns 10% or more interest in any entity subject to disclosure under N.J.S.A. 40:55D-48.1.

Where a corporation / partnership owns 10% or more of the stock / interest in the Applicant or in another corporation / partnership so reported, this requirement shall apply to all non-corporate stockholders / individuals / partners qualifying under the 10% ownership criterion.

NAME & ADDRESS OF QUALIFYING INDIVIDUAL / ENTITY		DATE OF BIRTH (as applicable)	TAX ID NUMBER (tin)	POSITION	% INTEREST
N/A	N/A	N/A /	N/A	N/A	N/A
		/ /			
		/ /			
		/ /			
		/ /			
		/ /			
		/ /			

(use additional sheets if necessary)

Signature of official empowered to complete the following Disclosure on behalf of the Corporation, Partnership, LLC or LLP (if additional sheets are necessary, such signature shall appear on each sheet):

N/A

Signature

N/A

Date

I, a, applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

(insert revision date)



Signature of Applicant
Issa Nammour

3/12/2020

Date



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FORM 6: PROJECT INFORMATION

Project Name: Main Street Tavern

Present Use of the Subject Property: Cedar Food Market

Proposed Use of the Subject Property:

- ☐ Sale of Lot(s) (no construction proposed)
- ☐ Construction of owner-occupied residential dwelling
- ☐ Construction of ☐ rental or ☐ for-sale residential dwellings
- ☒ Construction of owner-occupied commercial or other use.
Specify: Change of use from retail market to food and drink / restaurant
and bar
- ☐ Construction of rental or for-sale commercial or other use.
Specify: _____
- ☒ Other. Specify: Renovation of existing retail market to tavern with retail
liquor sales

For each category (as applicable), provide number and type of units. For residential projects, include number of bedrooms per unit. For commercial projects, include the s.f. per unit:

Two commercial units:

Pizza Di Roma II - 1,767 s.f.

Proposed tavern - 1,176 s.f.

For residential projects, number of units to be deed restricted as "Affordable" under regulations established by the New Jersey Council on Affordable Housing (COAH): N/A

Estimated cost of construction of Proposed Project: \$ 20,000

Have any of the lands within the Subject Property been classified by any State or Federal Agency as Environmentally Sensitive, Wetlands, Riparian Lands, Brownfield, Greyfields or other applicable designation? ☐ Yes ☒ No

If Yes, explain: N/A

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Issa Nammour
Signature of Applicant

3/12/2020
Date

(insert revision date)

Issa Nammour



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If No, is there any indication that the Subject Property might contain subsurface or groundwater contamination? () Yes (✓) No


If Yes, explain: N/A

Other than what is required by the City of Pleasantville, are any other approvals required for the Proposed Project? (✓) Yes () No

If yes, specify (as applicable)

GOVERNMENTAL AGENCY OR PRIVATE ENTITY	YES	NO	DATE SUBMITTED	STATUS OF APPROVAL
City of Pleasantville Storm / Wastewater Division		✓	___/___/___	
Atlantic County Board of Health		✓	___/___/___	
Atlantic County Health Department		✓	___/___/___	
Atlantic County Planning Board		✓	___/___/___	
Cape Atlantic Soil Conservation District		✓	___/___/___	
NJ Department of Environmental Protection		✓	___/___/___	
NJ Department of Transportation		✓	___/___/___	
NJ Council on Affordable Housing		✓	___/___/___	
Other ABC - to be submitted	✓		___/___/___	Pending
Other		✓	___/___/___	
Other		✓	___/___/___	

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Signature of Applicant

3/12/2020
Date

(insert revision date)

Issa Nammour



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FORM 7: ZONING CONFORMANCE
(if multiple Principal buildings, provide information for all buildings)

Zoning District in which Subject Property is located:

Residential Zoning Districts

- ☐ Single-Family Residential 50 (SFR-50)
- ☐ Single-Family Residential 60 (SFR-60)
- ☐ Single-Family Residential 75 (SFR-75)
- ☐ Residential Duplex (R-D)
- ☐ Multi-Family (MF)

Commercial Zoning Districts

- ☐ Central Business District (CBD)
- ☐ Neighborhood Commercial (NC)
- ☒ General Commercial (GC)
- ☐ Regional Commercial (RC)
- ☐ Regional Shopping Center (RSC)
- ☐ Light Industrial (LI)

Specialty Zoning Districts

- ☐ Bayside Mixed-Use (BMU)
- ☐ Cemetery (CEM)
- ☐ Conservation (CONSERV)
- ☐ Waterfront Residential (WR)

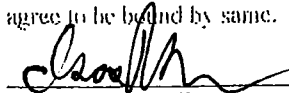
Overlay Zoning Districts

- ☐ Bayside Mixed Use Overlay Zone
- ☐ City Center Support Overlay
- ☐ Franklin Boulevard Professional Office Overlay
- ☐ Main Street Neighborhood Commercial Overlay
- ☐ New Road Professional Office Overlay

Redevelopment Plans

- ☐ Block 189 Rehabilitation Area
- ☐ California Avenue Rehabilitation Area
- ☐ CARA Cambria Avenue Redevelopment Area
- ☐ CCRA Center City Redevelopment Area
- ☐ LBRA Lakes Bay Waterfront Redevelopment Area
- ☐ NARA Narcissus Avenue Rehabilitation Area
- ☐ WTRA Woodland Terrace Rehabilitation Area

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant
Issa Nammour

3/12/2020
Date

(insert revision date)



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Lot Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Lot Width (ft)	<u>No physical changes proposed, changing use only</u>		
Lot Depth (ft)	<u> </u>	<u> </u>	<u> </u>
Lot Size (s.f.)	<u> </u>	<u> </u>	<u> </u>

Building Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Front Yard Setback (ft)	<u>No physical changes proposed, changing use only</u>		
Side Yard Setback [L / R] (ft)	<u> / </u>	<u> / </u>	<u> / </u>
Rear Yard Setback (ft)	<u> </u>	<u> </u>	<u> </u>
Impervious Coverage (%)	<u> </u>	<u> </u>	<u> </u>

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): @ 15 feet 1 stories

Does the Subject Project conform with all applicable requirements for the specific Zoning District in which the Subject Property is located as specified by the Pleasantville Land Management Code (Chapter 300)?
() Yes (✓) No

If No, explain nonconformities: Site changes proposed

Have any variances, waivers of zoning interpretations been obtained as relates to the existing or proposed use of the Subject Property? () Yes (✓) No

If Yes, explain: Change of use proposed by Applicants.

Applicants are the owners of the building and proposes to renovate the site currently occupied by Cedar Food Market into a tavern with a bar, light tavern sit down menu and retail liquor sales (see attached Addendum).

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Issa Nammour
Signature of Applicant

2/12/2020
Date

(Insert revision date)



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FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: Christopher M. Baylinson, Esquire
Address: 1201 New Road, Suite 204, Linwood, NJ 08221
Phone No.: (609) 601-1775 Fax No.: (609) 601-8440
Email Address: cbaylinson@pmbb.com

Project Engineer: _____
Address: _____
Phone No.: _____ Fax No.: _____
Email Address: _____

Project Planner: _____
Address: _____
Phone No.: _____ Fax No.: _____
Email Address: _____

Project Architect: George C. Loza, Architect
Address: 3219 W. Brigantine Avenue, Brigantine, NJ 08203
Phone No.: (609) 266-3883 Fax No.: (609) 266-3811
Email Address: gcloza@gmail.com

Project Surveyor: Robert J. Catalano, PLS
Address: 12 South Virginia Avenue, Atlantic City, NJ 08401
Phone No.: (609) 345-1887 Fax No.: _____
Email Address: catsr@comcast.net

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Issa Nammour
Signature of Applicant
Issa Nammour

3/12/2020
Date



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FORM 9: CERTIFICATION OF PAYMENT OF TAXES

Date: March 6, 2020

Applicant's Name: Sammy Nammour

Subject Property

Address: 952-954 North Main Street

Block: 296 Lot(s): 8

Qualification Code(s):

TO BE COMPLETED BY THE PLEASANTVILLE TAX COLLECTOR

Taxes are paid and current through and including:	1Q	2Q	3Q	4Q	20 <u>20</u>
---	----	----	----	----	--------------

The following ^{Sewer} taxes are unpaid and delinquent: \$ 1,411.36 with interest
calculated until: 3/30/2020, 201 .


Flor M. Roman
Pleasantville Tax Collector

NO APPLICATION FOR LAND USE APPROVAL SHALL BE DEEMED COMPLETE WHERE
TAXES ARE DUE

FIS Pay Direct

Thank you for your payment.


Please print this receipt and keep it for your records.

Account Id : 3946-0
Property Location : 952-54 N MAIN ST
Owner Name : NAMMOUR, ASAD; ISSA;
NIMER & SAQER
Payment Amount: \$1,407.39
Convenience Fee: \$1.05
Total Payment Amount: **\$1,408.44**

By consenting with the processing of this transaction, you are authorizing to debit your account for a one-time payment that may be processed as early as today. If you need to stop payment on this transaction you may contact your financial institution. If stop payment is not received in a timely manner, it may not be stopped. If you have any questions you may contact our Customer Support.

Receipt Number: 3777870897

Transaction Date: 03/17/2020 05:59 PM

Payment Type:  **echeck**

Account Number: *2161



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FORM 10: CERTIFICATIONS

APPLICANT: I certify that the foregoing statements and the materials submitted are true. I further certify that I am that the individual Applicant or that I am an Officer of the Corporation who is the Applicant, and that I am authorized to sign the application for the Corporation, or that I am general partner of the partnership Applicant. If the Applicant is a Corporation, an authorized Corporate Officer must sign this Certification. If the Applicant is a Partnership, a General Partner must sign this Certification. If the Applicant is an LLC, the Managing Member must sign this Certification.

Applicant's Signature
Issa Nammour

Sworn to and subscribed before me this
12th Day of March, 2012 2020.

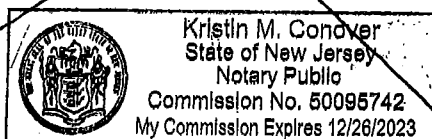
Notary Public of New Jersey

PROPERTY OWNER WHERE NOT APPLICANT: 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 by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

N/A

Applicant's Signature

Sworn to and subscribed before me this
12th Day of March, 2012 2020.

Notary Public of New Jersey

OWNERS' AUTHORIZATION

We hereby certify that we, together with Issa Nammour, are the owners of 952-954 North Main Street in Pleasantville, New Jersey, identified on the tax map as Lot 8 in Block 296 (the "Property"). The Property is the subject of an application to the Pleasantville Planning Board requesting a change of use and a waiver of site plan.

This will confirm that Issa Nammour is specifically authorized to execute any and all documents required by the Planning Board as part of the application process.


Asad Nammour 3-18-20
Date


Nimer Nammour 3-18-20
Date


Saqer Nammour 3-18-20
Date

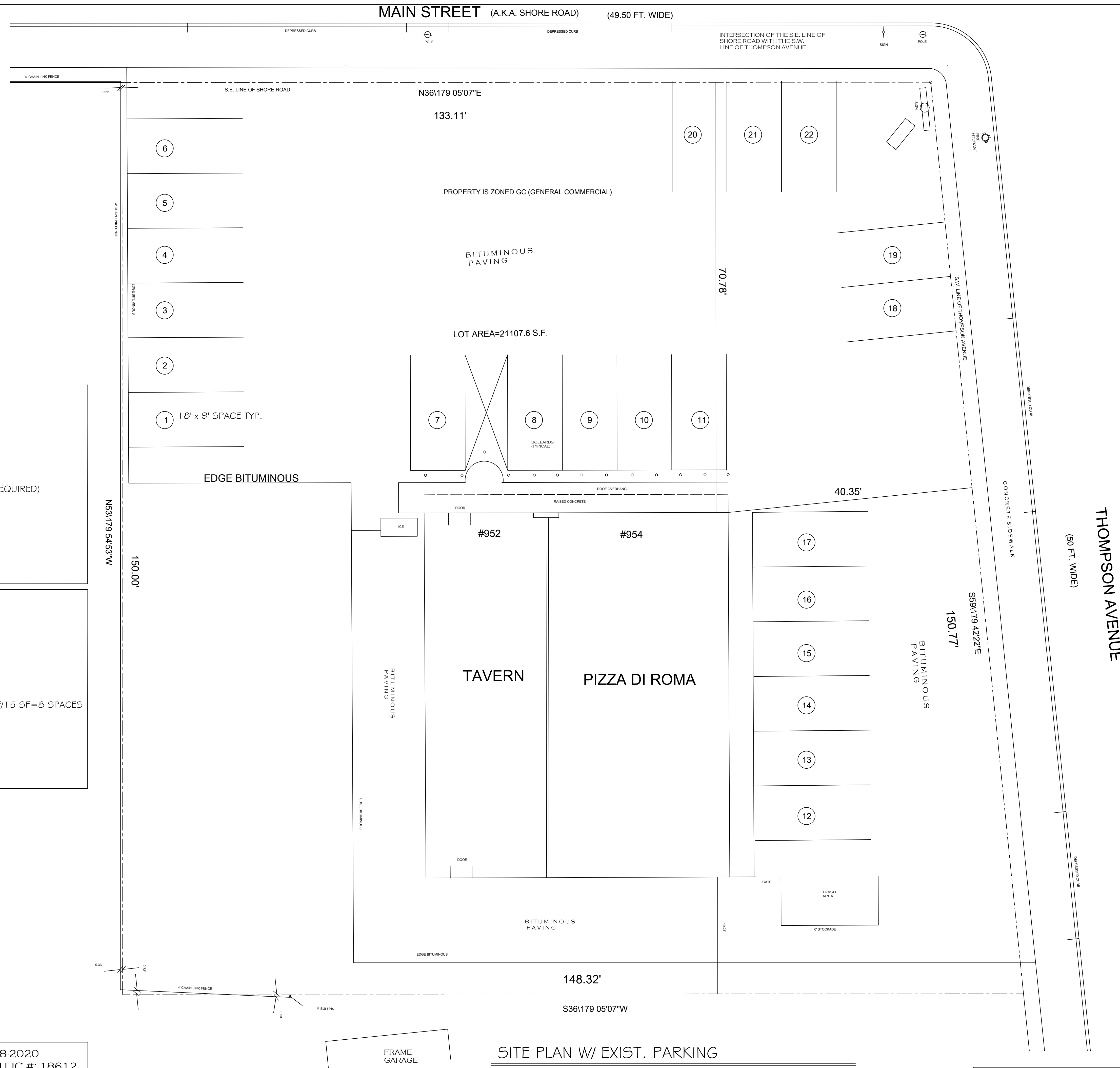
ADDENDUM TO APPLICATION

**Application of Asad Nammour, Issa Nammour, Nimer Nammour and Saqer Nammour
952-954 North Main Street
Block 296, Lot 8
Pleasantville, New Jersey**

The Nammour brothers (Asad, Issa, Nimer and Saqer) are the owners of the commercial building located at 952-954 North Main Street in Pleasantville, identified on the tax map as Lot 8 in Block 296. The property is located in the Commercial zone along North Main Street and is currently occupied by Cedar Food Market and Pizza Di Roma II. This application requests only a change of use from a retail market to a tavern with food service and retail liquor sales, and waiver of site plan.

The Nammours propose to renovate that portion of the building currently occupied by Cedar Food Market for the proposed tavern use, which is permitted in the Commercial zone. There are no changes proposed to the property but for interior renovations changing from a retail market to the tavern use. With 22 existing on-site spaces, the property accommodates the 20 spaces required for both Pizza Di Roma (13 spaces) and the proposed tavern (seven spaces).

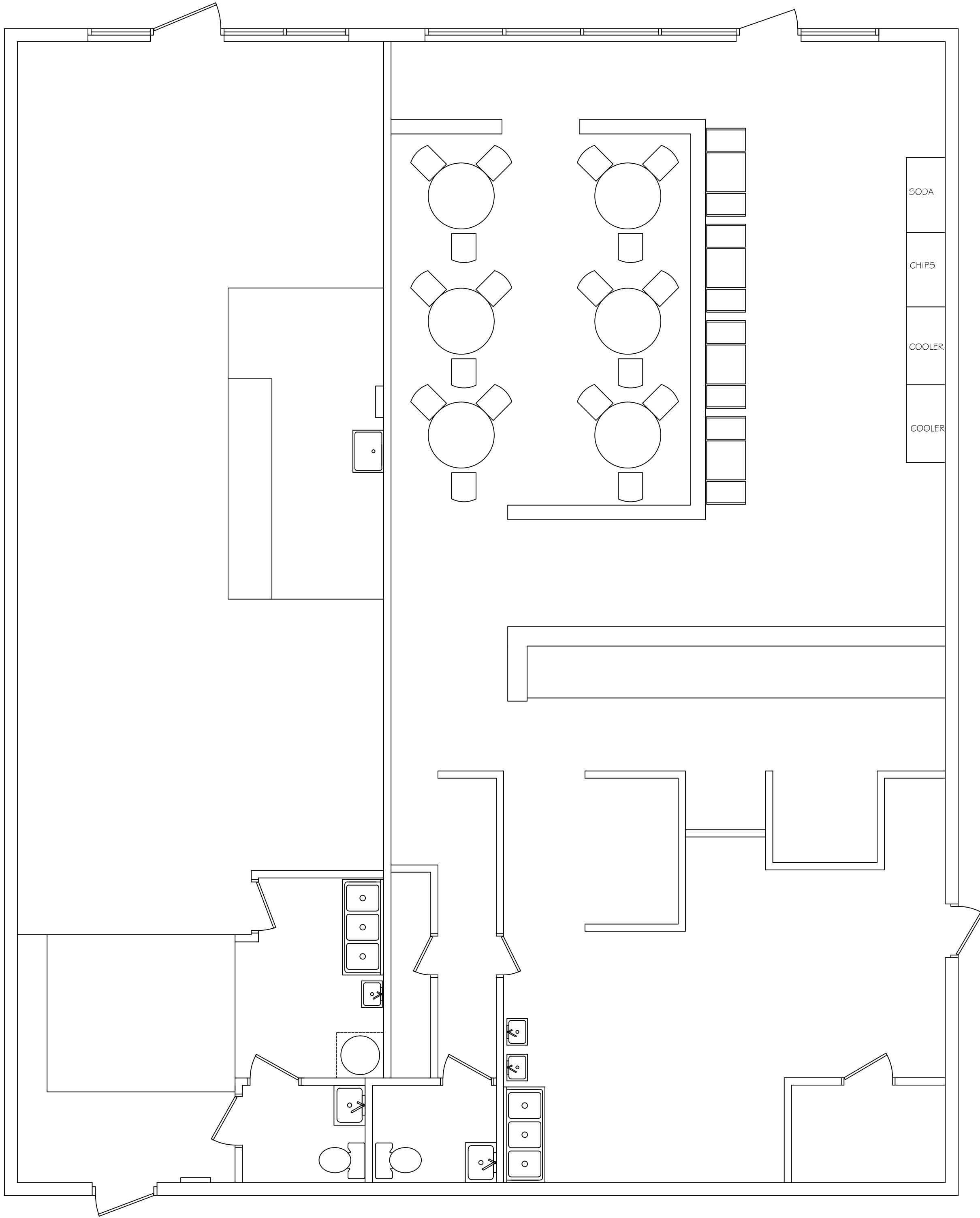
Applicants therefore request approval from the Planning Board to change the retail market use (Cedar Food Market) to the proposed tavern use. As there are no site improvements proposed and the request is limited to a change of use, a waiver of site plan is requested pursuant to N.J.S.A. 40:55D-10.3.



SHEET 1 OF 2

952- CEDAR MARKET

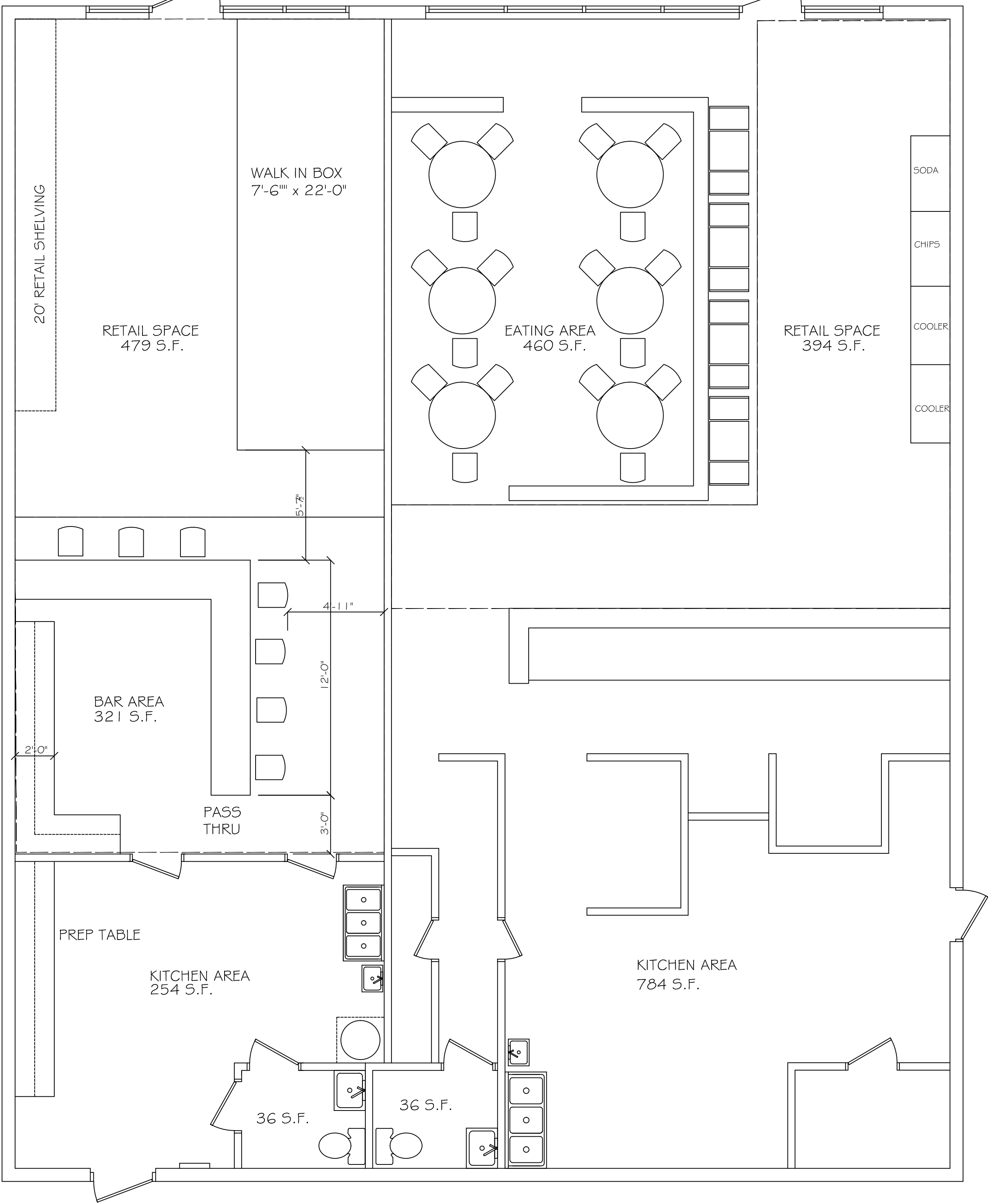
954- PIZZA DI ROMA



FLOOR PLAN - EXISTING
SCALE: 1/4" = 1' - 0"

952- TAVERN
1,176 S.F.-GROSS

954- PIZZA DI ROMA
1,767 S.F.-GROSS

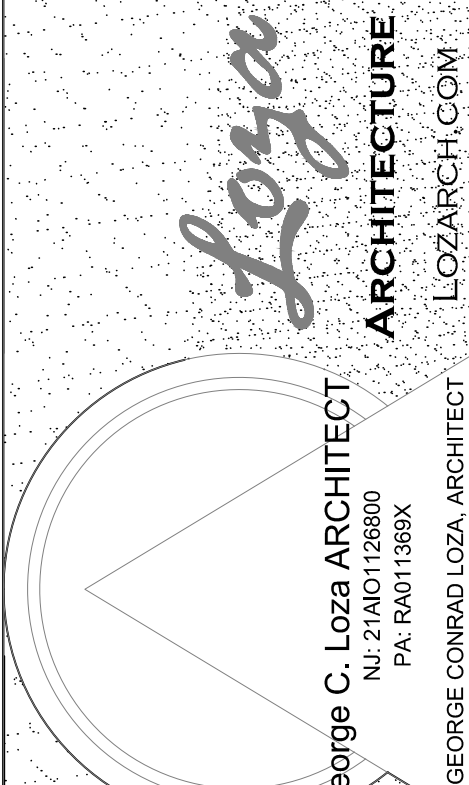


FLOOR PLAN -PROPOSED
SCALE: 1/4" = 1' - 0"

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE SITE
BEFORE PROCEEDING WITH THE WORK.

PROJECT #
C19613J3755V05

PROJECT TITLE:
SCHEMATIC CONCEPT DESIGN LAYOUT
NEW DELI / BAR & EXIST. PIZZA RESTAURANT
952 954 N. MAIN STREET
PLEASANTVILLE, NEW JERSEY 08232
LOT 8; BLOCK 296



Loza
ARCHITECTURE
George C. Loza ARCHITECT
NJ 2160172800
PA 19601158X
© GEORGE CONRAD LOZA, ARCHITECT
LOZARCH.COM

LOZA ARCHITECTURE
3219 W. BRIGANTINE AVENUE
BRIGANTINE, NJ 08203
TEL: 609-266-3883
FAX: 609-266-3811
402 S. MAIN STREET
SPRING CITY, PA 19475
TEL. & FAX: 610-948-3973
GCLOZA@GMAIL.COM

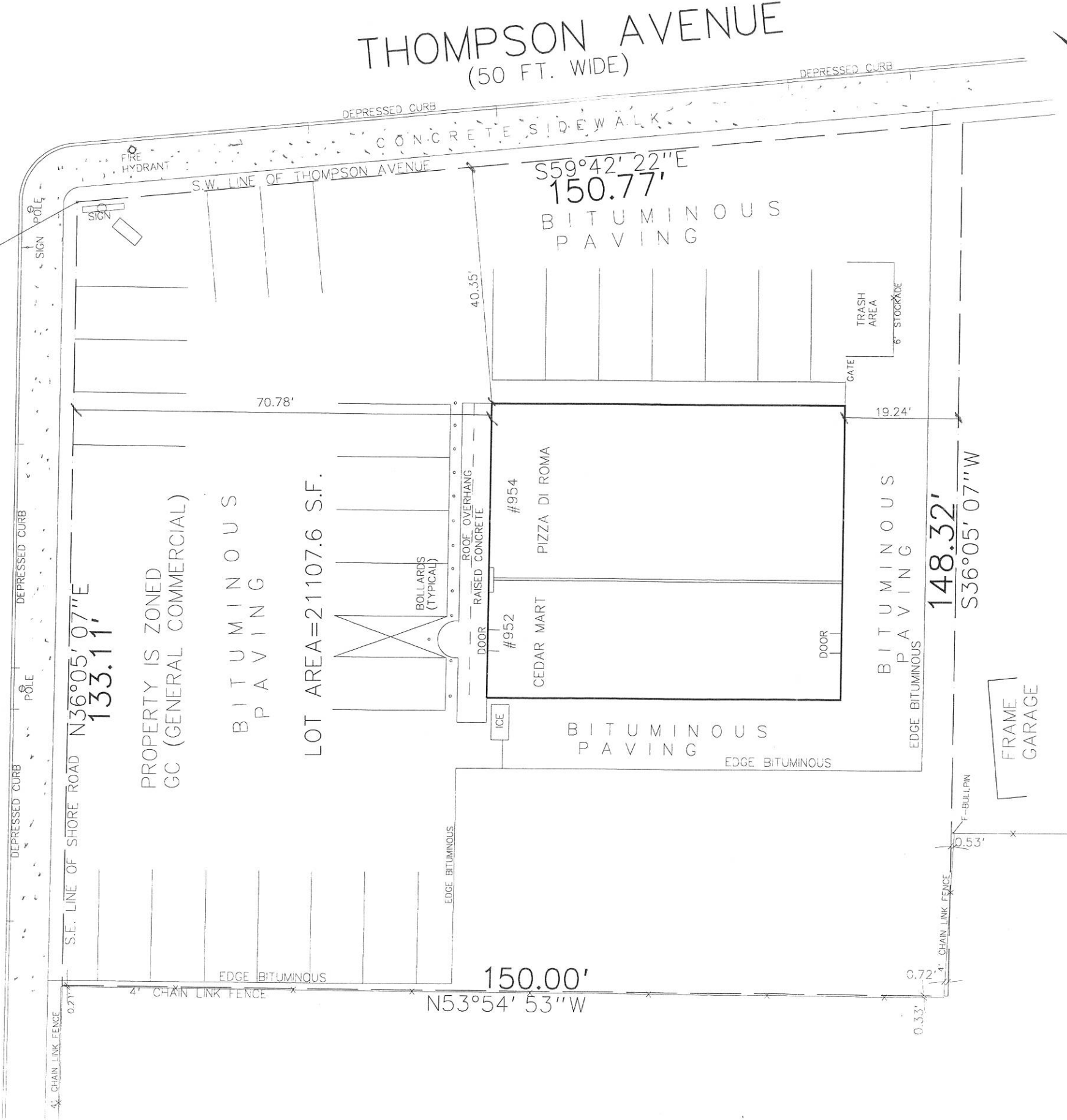
GEORGE C. LOZA, ARCHITECT
EXHIBIT A - CONCEPT DESIGN LAYOUT
LAW COPYRIGHT AND OTHER
PROPERTY RIGHTS IN THESE PLANS.
ALL DRAWINGS, SPECIFICATIONS,
NOTES, AND EXHIBITS ARE THE
PROPERTY OF LOZA ARCHITECTURE
AND SHALL REMAIN THE PROPERTY OF
LOZA ARCHITECTURE. THEY ARE
TO BE USED ONLY WITH RESPECT TO
THE PROJECT AND SITE SPECIFICALLY
IDENTIFIED. ANY REUSE OR
MODIFICATION OF THESE PLANS
WITHOUT THE WRITTEN PERMISSION
OF LOZA ARCHITECTURE IS
STRICTLY PROHIBITED.

DATE	#	REVISION

DATE ISSUED:
02 - 24 - 2020
SCALE:
AS NOTED
SHEET TITLE:
FLR. PLN.-EXIST. &
FLR. LN.-PROPOSED
SHEET #
A 2
SHEET 2 OF 2

MAIN STREET
(A.K.A. SHORE ROAD)
(49.50 FT. WIDE)

INTERSECTION OF THE S.E. LINE OF
SHORE ROAD WITH THE S.W.
LINE OF THOMPSON AVENUE



SURVEYORS CERTIFICATION

I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey, made under my immediate supervision as of the latest date shown, unless noted otherwise.

Robert J. Catalano Professional Land Surveyor No 18612

LAND TITLE SURVEY

952-954 NORTH MAIN STREET BLOCK 296 LOT 8
PLEASANTVILLE CITY JAN 8, 2020 WO 19135NEWPLAN

ATLANTIC COUNTY, NEW JERSEY
ROBERT J. CATALANO AND ASSOCIATES P.A.
LAND SURVEYORS AND PLANNERS
12 SOUTH VIRGINIA AVENUE--ATLANTIC CITY, N.J.

ROBERT J. CATALANO PROFESSIONAL LAND SURVEYOR NO 18612 609-345-1887
emails Cat catsr@comcast.net Crystal crystal.catsurveys@comcast.net