

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 • 609-652-0105 • FAX# 609-652-2032

March 12, 2021

Shurlana Stewart
 Planning Board Administrator
 18 N. First Street
 Pleasantville, NJ 08232

HAND DELIVERED

**RE: CALIFORNIA APARTMENTS
 BLOCK 201, LOT 22
 CITY OF PLEASANTVILLE
 ATLANTIC COUNTY, NJ
 PROJECT NO. 10098**

Dear Ms. Stewart:

As you may recall, the applicant received approval which was memorialized in 2017 in D&R #PB 608-2017 for an addition to the existing fitness center. That addition was never constructed. This application is to allow a fitness room to be constructed as an addition to one of the existing residential buildings.

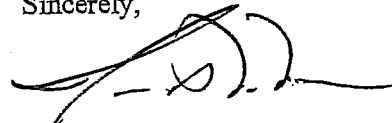
My client, California Apartments Associates, respectfully submits the following documents for consideration by the Planning Board in support of a Minor Site Plan Approval with variances:

- 1) Four (4) copies of the site plan drawings (3 sheets)
- 2) Four (4) copies of the Architects Plan (3 sheets).
- 3) One (1) original and four (4) copies of an application binder which includes:
 - Application
 - Project Narrative
 - Checklists A, D & H
 - Waiver Request List
 - Certified List of Owners for Pleasantville and Absecon
 - W-9
- 4) Fees:

1. Minor Site Plan Application	\$ 550.00
2. Minor Site Plan Escrow	\$ 2,000.00
3. 'c' Variance Application (2 variances)	\$ 375.00
4. 'c' Variance Escrow (2 variances)	\$ 450.00
- 5) Certification of paid taxes

Please schedule this application for the next available agenda. If you have any questions, please feel free to call.

Sincerely,



William P. McManus, PLS

cc: Robert Field, w/encl
 cc: Thomas Sidrain, w/encl.
 cc: Sal Perillo, Esq. w/encl.

ENCL:
 WPM/hmt



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: CALIFORNIA APARTMENT ASSOCIATES
Address: 1377-C SPENCER AVE
LANCASTER PA 17603
Phone No.: 717-393-0463 Fax No.: _____

Agent for Applicant (if applicable)

Agent's Name: SAL PERILLO, ESQ.
Address: _____
Phone No.: _____ Fax No.: _____

Subject Property

Street Address: 1228 NEW ROAD
PLEASANTVILLE NJ 08232
Block(s): 201 Lot(s): 22
Zoning Districts: MF-MULTI FAMILY

Application is being made to:

() Zoning Officer () Zoning Board of Adjustment (X) 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.

C. K. U.
Signature of Applicant

2/5/21
Date



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

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. 40:5D-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.

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.

G. Kel
Signature of Applicant

2/5/21
Date

(Insert revision date)



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 5: OWNERSHIP INFORMATION & CORPORATE DISCLOSURE

(To be completed by the Owner of Record of the Subject Property)

Owner's Name: California Apartment Association
Address: 1377-C Spencer Ave
Lancaster PA 17603
Phone No.: 717-393-0463 Fax No.: _____
Email Address: _____

Date Owner purchased the Subject Property: ____/____/____

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

If not the Owner, Applicant's standing to bring Application:

() 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) (X) Limited Liability Partnership (LLP)

If Applicant is not an individual,

Name of Corporation, Partnership, LLC or LLP: California Apartments Association

Official empowered to complete this Disclosure on behalf of the Corporation, Partnership, LLC or

LLP: Cathy Kohler

Address: 1377-C Spencer Avenue
Lancaster PA 17603

Phone No.: 717-393-0463 Fax No.: _____

Email Address: CKohler@Manorcommunities.com

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.

CK Kohler
Signature of Applicant

2/5/21
Date

(insert revision date)



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

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 (if any)	POSITION	% INTEREST
MANOR MANAGEMENT CORP	1 / 1	23-2431853	Gen- partner	1%
1377-C SPENCER AVE	1 / 1			
LANCASTER PA 17603	1 / 1			
	1 / 1			
ROBERT FIELD	1 / 1	123-22-2202	LIMITED PARTNER	99%
1377-C SPENCER AVE	1 / 1			
LANCASTER PA 17603	1 / 1			

(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):

GPKR
Signature

2/5/21
Date

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.

GPKR
Signature of Applicant

2/5/21
Date

(Insert revision date)



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 6: PROJECT INFORMATION

Project Name: CALIFORNIA APARTMENTS

Present Use of the Subject Property: APARTMENT COMPLEX

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: _____

- () Construction of rental or for-sale commercial or other use.

Specify: _____

- (*) Other. Specify: PROPERTY WILL CONTINUE USE AS APARTMENTS
WITH RECREATIONAL FACILITIES

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:

N/A _____

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: \$ _____

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 (X) No

If Yes, explain: _____

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.

C. Kline
Signature of Applicant

2/5/21
Date



APPLICATION PACKAGE
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LAND USE APPROVAL
City of Pleasantville

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

If Yes, explain: _____

Other than what is required by the City of Pleasantville, are any other approvals required for the Proposed Project? () Yes (X) 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			__/__/__	
Other			__/__/__	
Other			__/__/__	

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.

GfKL
Signature of Applicant

2/5/21
Date

(insert revision date)



APPLICATION PACKAGE
for
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City of Pleasantville

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)
(X) 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

Date

(insert revision date)



APPLICATION PACKAGE
for
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City of Pleasantville

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

	Existing	Required	Proposed
Lot Width (ft)	1100'±	NONE	NO CHANGE
Lot Depth (ft)	500'±	NONE	NO CHANGE
Lot Size (s.f.)	10.99 AC	1.0 AC	NO CHANGE

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

	Existing	Required	Proposed
ACCESSORY BUILDING			
Front Yard Setback (ft)	320'±	-	320'±
Side Yard Setback [L / R] (ft)	1	1	1
Rear Yard Setback (ft)		5'	120'±
Impervious Coverage (%)		500 SF	4320 SF

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 22'-3" 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: SEE ATTACHED RIDER

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

If Yes, explain: SEE ATTACHED RIDER

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.

Cykel
Signature of Applicant

2/5/21
Date

(insert revision date)



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: SAL PERILLO, ESQ.
Address: 110 ROOSEVELT BLVD 2ND FL.
MARMORA NJ 08223
Phone No.: _____ Fax No.: _____
Email Address: SERILLO@NPOLAN.COM

Project Engineer: THOMAS ROESCH PE
Address: 634 LAST PINE WAY
GALLONAY N.J. 08205
Phone No.: 609-652-0105 Fax No.: _____
Email Address: _____

Project Planner: WILLIAM P. MENANUS PL3 PP
Address: 634 LAST PINE WAY
GALLONAY NJ 08205
Phone No.: 609-652-0105 Fax No.: _____
Email Address: WPM-JDM@COMCAST.NET

Project Architect: THOMAS SIDRANIE
Address: _____
Phone No.: _____ Fax No.: _____
Email Address: _____

Project Surveyor: SAME AS PLANNER
Address: _____
Phone No.: _____ Fax No.: _____
Email Address: _____

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.

GJK
Signature of Applicant

2/5/21
Date

(insert revision date)



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

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.

State of Pennsylvania

County of Lancaster

X GJKLH
Applicant's Signature

Sworn to and subscribed before me this
5 Day of February, 2012 2021

Lori A. Eshleman
Notary Public of ~~New Jersey~~

Commonwealth of Pennsylvania - Notary Seal
Lori A. Eshleman, Notary Public
Lancaster County
My commission expires March 11, 2022
Commission number 1046523
Member, Pennsylvania Association of Notaries

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.

State of Pennsylvania
County of Lancaster

X GJKLH
Applicant's Signature

Sworn to and subscribed before me this
5 Day of February, 2012 2021

Lori A. Eshleman
Notary Public of ~~New Jersey~~

Commonwealth of Pennsylvania - Notary Seal
Lori A. Eshleman, Notary Public
Lancaster County
My commission expires March 11, 2022
Commission number 1046523
Member, Pennsylvania Association of Notaries



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 11: CONSENT TO AN EXTENSION
OF TIME FOR OFFICIAL ACTION
(as applicable)

APPLICATION IS BEING MADE TO:

() Zoning Officer

() Zoning Board of Adjustment

(X) Planning Board

I, Cathy Kohler, being the undersigned Applicant or individual authorized to act for the Applicant, hereby consent to an extension of time within which the entity designated above shall be required to act on my Application.

I understand that such consent stops all time periods (deadlines) for the City to act on my application pursuant to the Municipal Land Use Law and the Pleasantville Land Management Code.

For Applications to the Planning Board or Zoning Board of Adjustment:

I understand that the City will make every effort to reschedule a hearing date on my application within a reasonable time period, but that it can not guarantee that my application will be heard at the next regularly-scheduled Board meeting.

I further understand that this request for extension will require me to issue or reissue a public notice to all property owners within 200' of my property once a new hearing date has been established.

State - Pennsylvania

County - Lancaster

Cathy Kohler

Signature of Applicant
(or Authorized Representative)

2/5/21
Date

Sworn to and subscribed before me this
5 Day of February ~~2021~~ 2021.

Lori A. Eshleman

Notary Public ~~of New Jersey~~

Commonwealth of Pennsylvania - Notary Seal
Lori A. Eshleman, Notary Public
Lancaster County
My commission expires March 11, 2022
Commission number 1046523
Member, Pennsylvania Association of Notaries

**PROJECT NARRATIVE
CALIFORNIA APARTMENTS
BLOCK 201, LOT 22
CITY OF PLEASANTVILLE
ATLANTIC COUNTY, N.J.
PROJECT NO. 10098**

January 5, 2021

The subject property is commonly known as California Apartments located at 1228 New Road, Pleasantville, NJ 08232. California Apartments received Planning Board approval for the apartment complex in 1981 to allow construction of 228 rental units and amenities including: tot lots, a basketball court, swimming pool and a community center. California Apartments Associates (the "applicant") proposes the construction of a fitness room to be added to the northerly end of building (the "project"). The project building plans were prepared by Thomas Sidraine, AIA, and depicted on the Minor Site Plan prepared by Duffy, Dolcy, McManus & Roesch.

The existing community center building contains a total of 3,744 sf. on two levels, and the proposed fitness room will contain a total of 576 sf. on one level. The total area of the buildings when the fitness center is completed will be 4,320 sf. which exceeds the allowable maximum area for an accessory building of 500 sf. as enumerated in the City of Pleasantville Land Use Ordinance (§300-22F(6)). Moreover, the proposed height of the addition will be 22'-3" from the finished grade which exceeds the allowable accessory building height of 15 feet listed in the ordinance (§300-22 F(6)). Both of these exceedances require variance relief and are cognizable under N.J.S.A. 40:55D-70c 2.

The variances can be granted because the project advances the purpose of zoning detailed in the Municipal Land Use Law ("MLUL"), and in particular satisfies the following MLUL definitions - N.J.S.A.40:55 D

**PROJECT NARRATIVE
CALIFORNIA APARTMENTS**

Page 2

2g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens. (underline added)

The project increases opportunities for the residents of the complex to engage in fitness activities not now provided. The clubhouse size has been determined by the applicant to be insufficient to satisfy the requirements of the tenants. The addition will allow the applicant to stay competitive with other apartment complexes in the vicinity that offer such uses.

2i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

The proposed addition will be similar to the existing architecture of the community building and provide a uniform look and appeal to the complex. The height of the addition is necessary to allow a compatible look to the building and maintain an Architectural aesthetic.

2k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site.

PROJECT NARRATIVE
CALIFORNIA APARTMENTS
Page 3

The project will provide opportunity to the tenants to seek physical fitness opportunities on-site rather than travel off-site to remote facilities. This project provides a design layout that encourages recreational activities within the residential community thereby incorporating a recreational amenity that elevates this community to satisfy the MLUL purpose.

The project does not impose a substantial detriment to the public good or impair the intent of the zone plan or zoning ordinance because the project is completely surrounded by the applicant's residential and recreational uses which make the project, in essence, an in-fill development. The proposed addition will house a permitted use and provide much needed activity options for the enjoyment of the community.

The applicant through his professional will provide additional testimony at the public hearing in support of the variance relief and grant of the minor site plan approval.



William P. McManus PP
Professional Planner
NJ License No. 3622



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ E. Written and graphic (bar) scale in inches to feet;
- ☒ F. North Arrow
- ☒ G. The original date that the plans were prepared, the date of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- ☒ 3. Unless otherwise specified in Checklists C. through L., no plat, plan or drawings shall be accepted unless:
 - ☒ A. drawn to a scale of 1"=10', 1"=20', 1"=30', 1"=40', 1"=50' or 1"=60' for engineering drawings or 1/8"=1', 3/8"=1', 1/4"=1', 1/2"=1', 3/4"=1' or 1"=1' for architectural drawings, as per standard scales commercially available at any office supply store. **Items drawn to such scales but subsequently reduced or enlarged shall be summarily rejected.**
 - ☒ B. submitted on 24"x36" or larger sheet sizes, folded into eighths, with title block revealed. If one sheet is not sufficient to depict the entire tract, the plat, plan or drawing may be divided into sections and shown on separate sheets of equal size, with reference on each sheet as to the location of all adjoining sheets.
 - ☒ C. fully dimensioned to confirm conformity with all requirements.
 - ☒ D. dimensions are expressed to the nearest tenth of an acre when describing acreage or 2 decimal places when describing square feet of area or linear feet of distance. Bearings shall be given to the nearest 10 seconds and the error of closure shall not exceed 1 to 10,000.
- W ☒ 4. A Key Map showing the entire parcel to be developed, the proposed development and the proposed street pattern, if any, within it, and the relationship of the tract to the surrounding area, with the proposed development shown in place, including all intersections and waterways within 300', at a scale not less than 1"=100', based on the City's official tax map. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.
- ☒ 5. Existing tax sheet with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

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.

GJKL
Signature of Applicant

2/5/21
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ✓ 6. Existing Zoning Map with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

Matrix containing the requirements of the Zoning District(s) in which the Subject Property(ies) are located, including the use(s) proposed, the bulk requirements of such District(s), and whether or not the proposed project conform(s) to such regulations. Such information shall be indicated on the plot or plan as well as a separate table.

- ✓ 7. Recent Aerial photograph depicting the Subject Property and one (1) block in each direction from the Subject Property, dated and showing the location and size of structures and from other land uses as well as all access points to such uses.

2007 aerial photography is available at no charge from the NJGIN Information Warehouse (https://njgin.state.nj.us/NJ_NJGINExplorer/TW.jsp?DLayer=NJ%202007%20Orthophotography). Should an applicant not be able to download such information, aerial photography from Google Earth, Microsoft Virtual Earth, Bing or other commercially available sources is acceptable.

- u 8. Neighborhood characteristic photographs depicting the Subject Property from the opposite side of the street as well as all properties fronting both sides of the street of the block on which the Subject Property is located.

Such photography shall be dated and keyed to a reproduction of the City's official tax map, at a scale of not less than 1"=60', with the Subject Property and all photographed properties indicated.

- ✓ 9. A certified list of all property owners whose property is located within 200' of the extreme limits of the Subject Property, as they appear on the most recent tax list prepared by the Tax Assessor. Such list must be certified as current within three (3) months prior to the date of submission of the Subject Application. Such list shall include Owner's Name and Mailing Address as well as the Block number, Lot number and Property Address of the property within 200' of the Subject.

In addition to the Tax Assessor's (8½"x11") printout, such list shall be depicted on the plans.

- u 10. Certification that there are no outstanding uncollected fees or escrows resulting from past applications or prior submissions by the Applicant, or any entity now or previously related to the applicant, involving this property or any other properties connected with the Applicant within the City of Pleasantville. **No applications will be processed if the applicant owes the City or its professionals monies from previous applications.**

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.

GJKL
Signature of Applicant

2/5/21
Date

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- W 11. Certification from the Zoning Officer and/or City Engineer that any conditions required as a result of any prior approval granted for the Subject Property have been fulfilled.
- ✓ 12. Certification from the City Tax Collector that all taxes and assessments are paid and current as of the date the Application is submitted, or that adequate provision for payments has been made in a matter satisfactory to the City.
- ✓ 13. Statement regarding any prior Planning Board or Zoning Board of Adjustment appeal, approval or denial related to the Subject Property.
- W 14. Copies of protective covenants or deed restrictions affecting any portion of the Subject Property or any adjacent property (if obtainable).
- W 15. The location, width, legal (metes and bounds) description, use(s) for which they are intended, any limitations thereof and the manner of control or maintenance for all existing or proposed utility easements, right-of-way dedications and/or sight triangle dedication(s) affecting the Subject Property.

Items 14. and 15. are intended to address, but are not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body.

- ✓ 16. **Detailed narrative** describing the existing use and condition of and the development proposed for the Subject property, addressing the individual lands and buildings therein, including a statement of the applicant's intent with respect to the ownership, sale and leasing of the project or the various components thereof.
- ✓ 17. **Detailed narrative** justification for any requested waivers from any Checklist requirement. **Items which are not applicable shall be addressed as N/A.**
- ✓ 18. **Detailed narrative** justification for any requested waiver(s) from any development standard and/or regulation where a variance is not required.
- ✓ 19. Evidence that the Applicant has sufficient control over the Subject Property to effectuate the proposed development. Including, as appropriate:
- ✓ A. Property Owner's authorization to file the application when the Owner is not the Applicant.

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.

C. K. Kell
Signature of Applicant

2/5/21
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

☒ B. Notarized signature of the Applicant or Agent for the Applicant.

- ☒ 20. All Application Fee(s) and Escrow Deposit(s), including Tax Map Update Fees for subdivisions or lot consolidations. **No application will be processed which does not include the appropriate Fees and Escrows.**

The Applicant shall be responsible to insure that Fees and Escrow Deposits are sufficient to address all approvals required, consistent with the Fee Schedule under §300-9. The City reserves the right to require additional Application Fees and Escrow Deposits should the review of the Application find that additional approvals are required.

Once such additional approvals have been identified, the City, and or its professionals shall immediately cease review of the subject application and issue a letter to the Board Secretary informing the Secretary of the situation. The Board Secretary shall immediately inform the Applicant of the necessity for additional funds. The review of the application shall not resume until the appropriate funds have been submitted.

- ☒ 21. The Zoning Officer, Planning & Redevelopment Advisory Committee, Planning Board or Zoning Board of Adjustment, through their respective professionals, reserves the right to require such additional information as may be deemed necessary and appropriate for a full consideration of the entirety of the Subject Application.

While no application shall be deemed Incomplete for the lack of such information, the entities so indicated reserve the right to delay the granting of approvals until such information has been submitted and appropriately reviewed.

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.

GJKL
Signature of Applicant

2/5/21
Date

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST D.

Minor Site Plans and Minor Subdivision Plats

See §300-26, 27 & 36 E. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ 1. All General Checklist Requirements in such number as indicated in Checklist A.
- ☒ 2. Plats or plans of the proposed project at a scale and paper size specified under Checklist A., item 2. B.
- ☒ 3. Existing Conditions and Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor, showing the property boundary lines and dimensions, structures, available utilities and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.

Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).

If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property.
- ☒ 4. Lot area expressed both in acreage (to the nearest tenth of an acre) and square feet (to 2 decimal places), both with and without any area(s) located within any existing or proposed public rights-of-way.
- ☒ 5. Computation of the area of the tract to be disturbed in square feet, the number of lots proposed and the area and dimensions of each proposed lot.
- ☒ 6. Existing contours referenced to United States Geological Survey datum, with project site and proposed contours at 1' intervals plotted thereon, except in areas where the slope exceeds 5%, where intervals may be 5'. Any proposed regrading shall be shown.
- ☒ 7. Existing and proposed spot elevations at all corners of the buildings and along the curbline.
- ☒ 8. A soils map with project site plotted thereon.
- ☒ 9. Existing tax sheet and existing block and lot number(s) of the lots to be subdivided or developed, as they appear on the current City Tax Map, with proposed block and lot numbers as provided by the City Tax Assessor.
- ☒ 10. Subdivision or development boundary lines (heavy solid line), lot lines to be removed (faded) and new lots to be created.

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.

GJKL
Signature of Applicant

2/5/21
Date

(Insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST D.

Minor Site Plans and Minor Subdivision Plats

See §300-26, 27 & 36 E. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ 11. The location of existing and proposed property lines (with bearings and distances), streets, structures, walls, fences, signs, culverts and bridges (with numerical dimensions, including height, to the nearest tenth of a foot).
- W 12. Parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and vegetated areas both within the tract and within 100' of its boundary.
- ☒ 13. The location and width of all existing proposed utility easements, the use(s) for which they are intended and the manner in which they will be controlled.
- ☒ 14. Delineation of flood plains, including floodway, flood fringe areas and lands subject to flooding, and the location of all natural features, including wetlands, water courses, vegetated areas and buffers both within the tract and within 100' of the boundaries thereof.
- W 15. The location and material of all existing and proposed monuments, including iron and copper pins.
- ☒ 16. Right-of-way dedication(s) and improvement(s), as applicable.
- ☒ 17. Sight triangle easements with dimensions, bearings and distances, as applicable.
- ☒ 18. Plans of proposed site improvements and/or utility layouts as required by ordinance. Plans must show proposed connections to existing water supply and sanitary sewerage systems.
- ☒ 19. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks must be delineated on the plans.
- ☒ 20. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans.
- W 21. Certification from appropriate state and county agencies and private providers as applicable, granting approval for the extension of utility service(s).
- W 22. Soil Erosion and Sediment Control Plan as required by N.J.S.A. 4:24-39 et seq., as applicable.

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.

GJKL
Signature of Applicant

2/5/21
Date

(Insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST D.

Minor Site Plans and Minor Subdivision Plats

See §300-26, 27 & 36 E. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

W 23. Statement regarding details of any impact the proposed development may have on the City's Stormwater Management System in conformance with Chapter 251 of the City Code.

W 24. Plans and computations for any storm drainage systems required.

✓ 25. A Landscape Plan, depicting existing and proposed screening, buffering and landscape areas in conformance with §300-66.

The location of all proposed plantings shall be indicated on the Landscape Plan, which shall be keyed to a Plant Schedule listing the botanical and common names, the sizes of plant material at time of planting and the total quantity of each plant.

W ²⁶ 25. A Lightning Plan, addressing the proposed location, direction of illumination, power and type of proposed outdoor lighting, including details regarding light standards and fixtures, lumen pattern and foot-candles.

W/A 27. Tax Map Update Fees, to be submitted on a separate check calculated at \$65 per affected lot.

✓ 28. Trash/refuse and recycling storage plans, if applicable.

✓ 29. Signage Plan, with details addressing location, dimensions, area, height, illumination and materials for all signage.

✓ 30. Approval signature lines for the Board Chair, Board Secretary and City Engineer.

W/A 31. Indication that Subdivision is to be filed by Deed or Plat.

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.

G. KIL
Signature of Applicant

2/5/21
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70(c), 'c' variance relief is required to permit the deviation from the strict application of land use regulations (generally) governing the physical development of a piece of property.

In order for a Planning Board or Zoning Board of Adjustment, as the case may be, to grant a 'c' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant [commonly referred to as a 'c-1' variance] OR advancing the purposes of the Municipal Land Use Law [commonly referred to as a 'c-2' variance]) exist. This is known as the Positive Criteria. Additionally, no variance may be granted which will be detrimental to the public good or the City's Zone Plan or Zoning Ordinance.

The grant of a 'c' variance requires an affirmative vote by a simple majority of the Board members present.

In order to satisfy the Positive Criteria for 'c-1' variances, the applicant must prove that:

(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation... would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

In order to satisfy the Positive Criteria for 'c-2' variances, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

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

2/5/21

Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

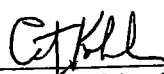
Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

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

2/5/21

Date

(Insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Applicants requesting 'c' variance relief must complete the following Checklist G., along with the accompanying Schedule of Requested 'c' Variance(s) and 'c' Variance Justification Narrative setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

Applicants **MUST** submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria required for 'c' variance relief and any impact the granting of the requested variance will have on the public good and the City's Zone Plan and Zoning Ordinance, shall be deemed **INCOMPLETE**.

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.

Eg KIL
Signature of Applicant

2/5/21
Date

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- ☒ 1. All General Checklist Requirements in such number as indicated in Checklist A.
- ☒ 2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- ☒ 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- ☒ 4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
- ☒ 5. Development boundary lines (heavy solid line).
- ☒ 6. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.
- ☒ 7. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans.
- ☒ 8. Completed **Schedule of Requested 'c' Variances** attached to this Checklist.
- ☒ 9. Detailed justification for the relief requested, including statement addressing the Positive Criteria required for 'c' Variance relief, and specifically addressing any detrimental impact the grant of such variance might have to the public good or the City's Zone Plan or Zoning Ordinance.

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.

CTK12
Signature of Applicant

2/5/21
Date

(Insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

SCHEDULE OF REQUESTED VARIANCES			
Variance Number	Ordinance Reference (§300-)	Regulation Requirement	Existing / Proposed Condition
1.	22F(6)	ACCESSORY STRUCTURE 2500	NEW STRUCTURE = 576 SF TOTAL = 4320
2.	22F(6)	BUILDING HEIGHT 15' MAX	Proposed 22'-3"
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

(use additional pages if necessary)

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.

CJKL
Signature of Applicant

2/5/21
Date

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST H.

'c' Variances

Pursuant to N.J.S.A. 40:55d-70c

See §300-26, 27 & 37 C. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

VARIANCE JUSTIFICATION NARRATIVE	
Variance Number (from Schedule of Requested Variances)	Detailed Justification for Variance Request
1.	SEE ATTACHED RIDER
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

(use additional pages if necessary)

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.

C. K. L.
Signature of Applicant

2/5/21
Date

(insert revision date)

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 • 609-652-0105 • FAX# 609-652-2032

WAIVER REQUEST LIST

California Apartments

Block 201, Lot 22

City of Pleasantville

Atlantic County, N.J.

Project No. 10098

December 2, 2020

Checklist Waiver Request – General Requirements

Checklist A

- 4) Key map provided at less than 1" = 100.
All pertinent information is provided on other maps
- 8) Photographs of the community center are provided.
- 10) Applicant has not received any notice of money owed since original approval in 1981.
- 11) Subject property has been operational for over 30 years without violation notices of non-compliance.
- 14) There are no protective covenants on affecting subject property.
- 15) All easements are shown on the enclosed survey.

Checklist D Minor Site Plan

- 12) The subject addition is located in an area surrounded by existing development.
- 15) Monuments not required for this project.
- 21) Utility extension not required for this project.
- 22) Less than 600 feet of disturbance is proposed, therefore a soil erosion permit not required.
- 23, 24) The minor land disturbance will not alter the existing drainage patterns.
- 25) Lighting is not proposed.

CITY OF ABSECON

Municipal Complex
500 Mill Rd.
ABSECON, NJ 08201



Absecon Absolutely!

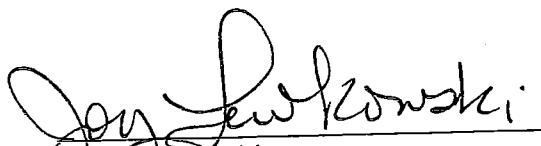
Brian Conover
Tax Assessor

Phone (609) 641-0663 Ext 114
Fax (609) 645-5098

January 5, 2021

200-FOOT PROPERTY OWNERS LIST PLANNING DEPARTMENT

I hereby certify that the following is an accurate and complete list of properties within 200 feet of **Block 201 and Lot 22** as shown on **Sheet 18** of the current tax map of the **City of Pleasantville**, adjacent to the **City of Absecon** as shown on **Sheets 29 & 30** and that the names and addresses of the assessed owners as indicated have been obtained from the current tax duplicate of the CITY OF ABSECON. Notice must be given to all property owners within 200 feet of the subject property pursuant to the requirements of N.J.S.A. 40:55d-12.


Joy Lewkowski
Administrative Assistant
City of Absecon

ADJACENT PROPERTY LISTING
TAXING DISTRICT 01 ABSECON CITY

APPLICANT: DUFFY DOLCY MCMANUS & ROESCH ENGINEERS
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
289 11.01	705 S NEW RD	4A	VEDRES FAMILY INV PARTNERSHP, LP 4 LIGHTHOUSE STREET #10 MARINA DEL REY, CA 90292

You are required to notify the highlighted Homeowners Associations listed below:

Oyster Bay Condo Association
28 Oyster Bay Rd
Absecon, NJ 08201

Gathering at Bel Aire-Homeowners Association
C/O MEM Property Management
3 Executive Drive, Suite 350
Somerset, NJ 08873

Woodland Village Condo Association
110 E. Woodland Ave
Absecon, NJ 08201

Absecon MP Holdings LLC/
Mi Place at the Shore
C/O Fernmoor Homes
1 Kathleen Drive, Suite 1
Jackson, NJ 08527

Absecon Townhouse Association
C/O New Vistas
PO Box 229
Northfield, NJ 08225

Clayton Mill Run
600 Rose Hill Drive
Absecon, NJ 08201

You are required to notify the highlighted municipality listed below:

Galloway Township
Tax Assessor's Office
300 E. Jimmie Leeds Rd.
Galloway, NJ 08205

Egg Harbor Township
Tax Assessor's Office
3515 Bargaintown Rd.
Egg Harbor Twp., NJ 08234

City of Pleasantville
Tax Assessor's Office
18 N. First Street
Pleasantville, NJ 08232

YOU ARE REQUIRED TO NOTIFY THE HIGHLIGHTED AGENCIES

COUNTY ROADS

**ATLANTIC COUNTY PLANNING BOARD
P.O. BOX 719
NORTHFIELD, NJ 08225-0719**

CALIFORNIA AVENUE	CR# 663
MAYS LANDING RD	CR# 685
MILL ROAD	CR# 651
SHORE ROAD	CR# 585
NEW JERSEY AVENUE	CR# 601
PITNEY ROAD	CR# 634
OHIO AVE	CR# 630

N.J.D.O.T.-STATE ROUTES

**NJ COMMISSIONER OF TRANSPORTATION
1035 PARKWAY AVE EWING TOWNSHIP
TRENTON, NJ 08618**

ABSECON BOULEVARD	US ROUTE #30
WHITE HORSE PIKE	US ROUTE #30
NEW ROAD	US ROUTE #9
EAST WYOMING AVENUE	US ROUTE #9
SHORE ROAD	US ROUTE #9
SHORE ROAD	US ROUTE #157

**BUREAU OF TIDELANDS MGT
ABSECON CREEK**

**STATE OF NEW JERSEY
BUREAU OF TIDELANDS MANAGEMENT
P.O. BOX 439
TRENTON, NJ 08625-0439**

The following is a list of utility companies that may have easements on the subject Property or within 200 feet of the proposed development and must be notified as well:

Atlantic City Electric
5100 Harding Highway #399
Mays Landing, NJ 08330-9902

MCI
Attn: Investigations
Dept 42864/107
2400 N. Glenville
Richardson, TX 75082

South Jersey Gas Company
Corporate Secretary
#1 South Jersey Plaza Rt. 54
Folsom, NJ 08037

Sprint/Nextel
Mike Brown
484 Williamsport Pike Box 113
Martinsburg, WV 25404

Verizon Engineering Dept.
10 Tansboro Rd. Flr. 2
Berlin, NJ 08009

Public Service Electric & Gas
Manager-corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102-4194

New Jersey American Water Co
Construction Department
3215 Fire Rd
Egg Harbor Twp, NJ 08234-5857

State of New Jersey DOT
CN 600, PO Box 600
Trenton, NJ 08625-0600

AT&T
Attn: Louis Marella
400 Hamilton Avenue Mailroom
White Plains, NY 10601

South Jersey Transportation Authority
Attn: Samuel L. Donelson, PC
PO Box 351
Hammonton, NJ 08037

Atlantic County Utilities Authority
Tom Ganard, Deputy Chief Engineer
PO Box 996
Suite 106
Pleasantville, NJ 08232-0996

Atlantic City International Airport
Executive Director's Office
101 Atlantic City Int'l Airport, Suite 106
Egg Harbor Twp., NJ 08234

Comcast
Greg Smith, Project Manager
901 W. Leeds Ave
Absecon, NJ 08201

177th Fighter Wing Atlantic City
Colonel Randall King
400 Langley Blvd
Egg Harbor Township, NJ 08234

RECEIVED MAR 10 2021

Richard L. Buscemi, CTA
Tax Assessor

Phone 609.484.3634



The City of

Feel the Energy.

March 8, 2021

Duffy Dolcy McManus & Roesch
634 Lost Pine Way Galloway, NJ 08205

RE: Certified Owner List: Block 201 Lot 22

Dear Applicant:

Per your request, enclosed is a Certified List of Pleasantville City Property Owners within 200' of the above referenced property.

Notifications must be sent in accordance with the State of New Jersey Municipal Land Use Law and any other State, County rules or Local Ordinances and statues as it pertains to Property Owner Notification.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Richard L. Buscemi, CTA
Assessor

200	8	C0010	TOWNE PROPS LLC 50 BAYSIDE DR SOMERS POINT, NJ	08244	200	8	C0011	HARTMAN, WM P JR 6414 BLACK HORSE PIKE EHT, NJ	08234	200	8	C0012	TABA, ABDALLAH & TAGHRID 20 SHADY BROOK CT WATCHUNG, NJ	07060
200	8	C0013	CRUZ, JOSHUA 2303 ARCTIC AVE ATLANTIC CITY, NJ	08401	200	8	C0014	VALENTIN, ODALIS 1201 N NEW ROAD UNIT C-14 ABSECON, NJ	08201	200	8	C0015	VALENTIN, EDUARDO 103 DREXEL AVE EHT, NJ	08234
200	8	C0016	WACA INVESTMENTS LLC 3090 N EAST AVE VINELAND, NJ	08360	200	8	C0017	CRUZ HOLDINGS LLC 2303 ARCTIC AVE ATLANTIC CITY, NJ	08401	200	8	C0018	HARTMAN, WM P JR 6414 BLACK HORSE PIKE EHT, NJ	08234
200	9		EAST COAST LANDINGS APTS LLC%M 160 CLUBHOUSE RD KING OF PRUSSIA, PA	19406	200	55		COMMUNITY ENTERPRISES CORPORAT 11 SPRING ST FREEHOLD, NJ	07728	201	14.01		ATLANTIC CITY MUA PO BOX 117 ATLANTIC CITY, NJ	08404
201	19.02		GAMARRA, MANUEL 1160 N NEW RD ABSECON, NJ	08201	201	36		TUCCILLO, JEFFREY 211 E 8TH ST FLORENCE, NJ	08518	201	37		LOPEZ, VIOLETA & RIKER, EVELYN 1152 N NEW RD ABSECON, NJ	08201
402	16		ONG, PACITA D 333 ELMWOOD AVE APT J-215 MAPLE WOOD, NJ	07040	404	1		ROMERO, JUDITH 336 MALLARD CT PLEASANTVILLE, NJ	08232	404	7		GONZALEZ, OMAYRA & ANGEL, RIOS 332 MALLARD CT PLEASANTVILLE, NJ	08232
404	8		US BANK TRUST NA & HHM, LLC 3701 REGENT BLVD STE 200 IRVING, TX	75063	404	10		BANNISTER, MARY J 324 MALLARD CT PLEASANTVILLE, NJ	08232	404	12		LEE, SANCERIA 320 MALLARD CT PLEASANTVILLE, NJ	08232
404	14		NUNEZ, MARIA & MEDINA, HENRY 316 MALLARD CT PLEASANTVILLE, NJ	08232	404	16		PAPANDREA, FRANK & KAPLAN, ELL 312 MALLARD CT PLEASANTVILLE, NJ	08232	404	18		JUAREZ, CHRISTIAN 306 MALLARD CT PLEASANTVILLE, NJ	08232
404	23		GUNTER, JAMES & MICHEL SCOTT 302 MALLARD CT PLEASANTVILLE, NJ		404	26		DUNCAN, WINSTON & CHERYL 300 MALLARD CT PLEASANTVILLE, NJ						

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

California Apartment Associates LP

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☒ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1377-C Spencer Ave

6 City, state, and ZIP code

Lancaster, PA 17603

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

2 3 - 2 1 4 2 7 3 4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

John S. Bawen

Date ► **2/10/2021**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.