

Nehmad Perillo
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC
Counselors at Law
www.npdllaw.com

Eric S. Goldstein
Partner

egoldstein@npdlaw.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

March 19, 2020

Via UPS Ground

Robin Atlas, Planning Board Secretary
City of Northfield
1600 Shore Road
Northfield, NJ 08225

Re: Application for Preliminary and Final Major Site Plan Approval
Atlantic City Country Club
Block 175, Lot 48
City of Northfield, Atlantic County, NJ
Our File No.: 11026-20

Dear Ms. Atlas:

This firm represents Atlantic City Country Club (the "Applicant") with respect to this application for preliminary and final major site plan approval with "c" variance relief. The Applicant seeks to reconstruct and expand the existing Atlantic City Country Club parking lot, including the installation of lighting, drainage improvements, landscaping, and other related site improvements. Additionally, the Applicant seeks to construct six (6) solar canopies over portions of the proposed reconstructed lot.

Along with site plan approval, the Applicant seeks "c" variance relief relating to the internal road width and light pole height. Specifically, the Applicant proposes 15-foot wide internal roads where 20 feet is required. The proposed road width will improve the existing non-conformity of 13-foot wide roads. Additionally, the Applicant is proposing 16-foot light poles where 15 feet is the maximum height permitted.

In conjunction with this application, enclosed herein for filing please find the following:

1. One (1) signed Northfield Planning Board Application for Development;
2. One (1) completed Northfield Planning Board Site Plan Checklist;
3. One (1) copy of major site plan prepared by Engineering Design Associates, P.A. dated October 25, 2019;

4. One (1) copy of Stormwater Management Report prepared by Engineering Design Associates, P.A. dated February 12, 2020;
5. One (1) copy of the Applicant's proof of paid taxes;
6. One (1) copy of the 200' Property Owners' List (to be supplied under separate cover); and
7. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find three (3) checks in the amount of \$1,400.00, \$50.00 and \$1,000.00 representing the required application fee, publication fee and escrow deposit, respectively.

Furthermore, pursuant to N.J.S.A. 40:55D-48.1, please allow this letter to confirm that The Chester J. Ottinger, Jr. 2017 Irrevocable Grantor Trust, with an address of 1500 Bear Branch Court, Vineland, NJ 08361, is the only entity with a 10% or greater interest in ACCC Properties, LLC.

Please confirm when the application has been deemed complete and notify me of the next available date that the Planning Board may consider this application. Our office will, of course, provide the required public notice in advance of that hearing date.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY:



ERIC S. GOLDSTEIN

ESG:ch

Enclosures

- c. Atlantic City Country Club (Via E-mail) w/application only
Matthew J. Hender, L.L.A., P.P., (Via E-mail: mhender@engineeringdesign.com)
w/application only
Michael J. Lario, Jr., Esquire (Via E-mail: mlario@npdlaw.com) w/application only

PLANNING BOARD APPLICATION

CASE # _____

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name ACCC Properties, LLC c/o Tim Larson

Applicant's Mailing Address 202 Reeves Road, Bridgeton, NJ 08302

Applicant's Phone Number 609-927-1177 e-mail address egoldstein@npdlaw.com

Applicant is a: Corporation

Partnership

Individual



Limited Liability Corporation

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

1. () Appeal of action of administrative officer
2. () Interpretation of development ordinance or map
3. ☒ Variance: "C" Variance (Hardship)
() "D" Use Variance
() "D" Non Conforming Use
4. () Conditional use
5. () a. Subdivision - Minor
() b. Subdivision - Major
6. () a. Site Plan - Waiver
() b. Site Plan - Minor
☒ c. Site Plan - Major
() d. Site Plan application to follow
7. () Other

Proposed use, Building, or Subdivision is contrary to:
List Article and Section of the Ordinance from which Variance is sought:

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

ART. _____ Section _____ Required _____ Proposed _____

If additional space is needed, attach list to the application

Internal road width - 20' required approximately 12' existing, 15' proposed

Light pole height - 15' required, 16' existing, 16' proposed

INFORMATION REGARDING PROPERTY:

Address: 900 Shore Road, Northfield, NJ

Tax Map BLK 175 LOT(S) 48 Dimension of Property ~102.6 acres

BLK _____ LOT(S) _____ Dimension of Property _____

Zoning District CC (Country Club)

Location approximately 0 feet from intersection of Shore Road

and Leo Fraser Dr.

Last Previous Occupancy Atlantic City Country Club

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>"No change proposed"</u>	<u>"No change proposed"</u>
	<u>"</u>	<u>"</u>
Deep (feet)	<u>"</u>	<u>"</u>
	<u>"</u>	<u>"</u>
Square (feet)	<u>"</u>	<u>"</u>
	<u>"</u>	<u>"</u>
Height (feet)	<u>"</u>	<u>"</u>
	<u>"</u>	<u>"</u>
Story	<u>"</u>	<u>"</u>
	<u>"</u>	<u>"</u>
Building Coverage	<u>"</u>	<u>"</u>

SET BACKS ZONING REQ.

	<u>Present</u>	<u>Proposed</u>	
Frontage	No change proposed	No change proposed	Corner Lot Y or N
Front Yard	"	"	
Front Yard	"	"	
Side	"	"	
Side	"	"	
Rear	"	"	
Lot Size Area	"	"	

Prevailing Setbacks of Building within one Block N/A ft.

Present use Atlantic City Country Club proposed use No change proposed

Has there been any previous appeal or application involving these premises?

Yes or ☒ No

If yes, when _____

and to whom _____

Nature of appeal or application _____

Disposition _____ Date _____

Application for Subdivision _____ site plan - conditional use approval _____

The relationship of the applicant to the property in questions is:

Owner ☒ Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

In the County of _____ State of _____

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block _____ Lot(s) _____ commonly known as _____

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature _____

Applicant's Attorney Eric S. Goldstein, Esquire Phone # 609-927-1177

Address Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234

Applicant's Engineer Engineering Design Associates, P.A. Phone # 609-390-0332

Address 5 Cambridge Dr., Ocean View, NJ 08230

Applicant's Architect _____ Phone # _____

Address _____

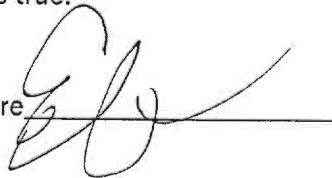
Applicant's Planner _____ Phone # _____

Address _____

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature _____



Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. **ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.** Utility plans, landscaping plans, architectural elevations, etc... may be shown on separate sheets. (Return this list with your application)

- ☒ Name and title of applicant and owner, if other than applicant.
- ☒ Name and seal of person preparing plans, etc.
- ☒ Place for signature of Chairman and Secretary of Planning Board.
- ☒ Place for signature of City Engineer.
- ☒ Place for signature of County Engineer and Secretary of County Planning Board.
- ☒ Tax map lot and block numbers.
- ☒ Date, scale and "north" sign.
- ☒ Key map of the site with reference to surrounding areas and to existing street locations.
- ☒ Zone district in which property is located, and zone district of all properties within a 200 foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.
- ☒ All properties within 200 feet uses of said properties.
- ☒ Names of owners of all of above properties.
- ☒ Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.
- ☒ Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- ☒ Dimensions of lot, setbacks, front yard, side yards, and rear yard.
- ☒ Bearing and distances of property lines.
- ☒ Dimensions of existing and or proposed principal building(s) and all accessory structures.
- ☒ Size and location of fences.
- ☒ All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.
- ☒ All existing and proposed curbs and sidewalks; and all proposed curb cuts.
- ☒ All driveways and streets within 200 feet of site.
- ☒ Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific

uses.

- X Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.
- W Water supply system.
- W Existing and proposed sanitary sewerage disposal system.
- X Draining Plans as approved by City Engineer.
- X Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.
- X Location of all existing trees or tree masses, indicating general size and species.
- X Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.
- n/a Significant existing physical features including streams, water courses, swampy soil, etc.
- n/a Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]
- X Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- X Existing and proposed contours of site at 2 foot intervals for areas less than 5 percent grade and 1 foot intervals above 5 percent grade.
- X Any other pertinent information as may be required by the Board.