

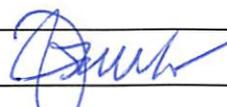
PRELIMINARY \_\_\_\_\_  
FINAL \_\_\_\_\_  
REVISED  X

TOWNSHIP OF LOWER  
APPLICATION FOR SITE PLAN REVIEW

1. Applicant's Name: ACHRISTAVEST PIER 6600, LLC  
Mailing Address: 2501 Seaport Drive, Suite 400, Chester, PA 19013  
Phone Number: (610) 497-9700
2. Owner of Record: SAME
3. Site Planner's Name: VINCENT ORLANDO, CLA PE \_\_\_\_\_  
Mailing Address: FIVE CAMBRIDGE DRIVE, OCEAN VIEW, NJ 08230
4. Proposed Development Name: Icona Diamond Beach  
Block/Lots: Block 710.01, Lot 1 (Deed of Consolidation recorded 3/30/15)  
Street: Atlantic & Rochester, Lower Township Tax Map Sheet: 12.03  
Zoning District: R-6/H
5. Sewered Yes, Public Unsewered \_\_\_\_\_

SPECIFIC Use of Proposed Development (Not existing): (Parking, Type of Shop or Facility)  
Per Planning Board Resolution 20-17, applicant previously received site plan approval for, inter alia, a third-story banquet facility with a retractable roof. For aesthetic and noise control reasons, applicant now proposes to replace the retractable roof with a permanent roof structure. No other changes to the site plan are proposed.

6. Number of Units in Development: 128
7. Land Area: a) Acreage: 3.76 Square Footage: 3.76 acres
8. Building Area: a) Square Footage: 33,974 Percent Lot Coverage: 94.72%
9. Parking: Number Spaces Required: 210 Number Provided: 156  
Parking Space Width: 9 Parking Space Length: 18  
Drive Aisle: 24
10. Date of Documents: 7/28/20 Date of Revisions: N/A

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_  
or AGENT:  DATE: 7/29/20

SIGNATURE OF TAX COLLECTOR, \_\_\_\_\_ DATE: \_\_\_\_\_  
Certifying Taxes Paid to Date: \_\_\_\_\_

ALL POINTS ABOVE MUST BE ADDRESSED. FEES ARE BASED ON ANSWERS TO #6 & #7.

DEVELOPERS IN DIAMOND BEACH MUST SUPPLY COPY OF APPLICATION AND PLAN TO: WILDWOOD WATER UTILITY, 3100 New Jersey Ave, Wildwood, NJ 08260

LOWER TOWNSHIP PLANNING BOARD

APPLICATION FOR DEVELOPMENT (FORM #1)

Applicant/Appellant's Name: ACHRISTAVEST PIER 6600, LLC Phone: (610) 497-9700

Mailing Address: \_2501 Seaport Drive, Suite 400, Chester, PA 19013\_\_\_\_\_

OWNER'S NAME: SAME

Subject Property: - Street Address Atlantic and Rochester Avenues

Block/Lot Numbers: Block 710.01, Lot 1

1. Specify which power(s) of the Planning Board is requested to exercise:

- 70c.1 Hardship Variance
- 70c.2 Variance
- 67 Conditional Use
- 34 Building Permit in street bed, public drain area, etc.
- 35 Building Permit where lot does not abut street
- Other (Specify) Amended site plan approval

2. Request is hereby made for permission to  
Per Planning Board Resolution 20-17, applicant previously received site plan approval for, inter alia, a third-story banquet facility with a retractable roof. For aesthetic and noise control reasons, applicant now proposes to replace the retractable roof with a permanent roof structure. No other changes to the site plan are proposed.

contrary to the requirements of Section(s) \_\_\_ n/a \_\_\_ of the Development Ordinance.

2a. List all variances sought: \_\_\_ n/a \_\_\_\_\_

The hotel property measures 160'/420'/420' and contains approximately 3.76 acres. It is located in the R-6/H Zoning District with public sewer.

3. The size of the building will not change.

4. The setbacks of the principal building will be: Front Yard\_6.9'/21.7'/22.7'

Rear \_n/a\_\_\_; Side\_106.4\_; Percent of lot coverage\_\_44.3% Building Cov.  
94.72% lot coverage

5. Setbacks of accessory building will be: (if applicable) Not applicable.

Front\_\_\_\_\_; Rear\_\_\_\_\_; Side\_\_\_\_\_; Side\_\_\_\_\_; Percentage of lot coverage\_\_\_\_\_

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Development Ordinance:

Not applicable.

7. What are the EXCEPTIONAL conditions of the property supporting the granting of the variance?

Not applicable.

I EUSTACE W. MITA, President of Mita Automotive Group, Inc., managing member of Achristavest, LLC, managing member of Achristavest Pier 6600, LLC do hereby certify that the information presented in this application is true and accurate, to the best of my knowledge.

ACHRISTAVEST PIER 6600, LLC

*Eustace W. Mita / BY HIS ATTORNEY IN FACT  
FL CORRADO*

SIGNATURE OF APPLICANT  
EUSTACE W. MITA, President  
Mita Automotive Group, Inc.  
Managing Member



*7/25/20*

NAME, ADDRESS AND PHONE OF ATTORNEY,  
IF APPLICANT WILL BE REPRESENTED:

Date

FRANK L. CORRADO, ESQUIRE  
BARRY, CORRADO, GRASSI & GILLIN-SCHWARTZ, PC  
2700 Pacific Avenue  
Wildwood, NJ 08260  
(609) 729-1333

Either the applicant, or an attorney, must be present at the hearing.

CORPORATE DISCLOSURE  
(N.J.S.A. 40:55D-48.1)

ACHRISTAVEST PIER 6600, LLC, is a limited liability company organized under the laws of the State of New Jersey. The sole member of the LLC with an ownership interest of at least 10% is:

ACHRISTAVEST, LLC, Managing Member  
Mita Automotive Group, Inc.  
2501 Seaport Drive  
Suite 400  
Chester, PA 19013  
Percentage of ownership: 100%

ACHRISTAVEST PIER 6600, LLC

DATED July 21, 2020

*Eustace W. Mita / By his Attorney in Fact*  
*PLC/ARRO*  
*[Signature]*  
EUSTACE W. MITA, President  
Mita Automotive Group, Inc.,  
Managing Member



REPRESENTATION OF PARTIES

OWNER\_ ACHRISTAVEST PIER 6600, LLC \_\_\_\_\_  
BLOCK \_\_Block 710.01, Lot 1

Zoning Board \_\_\_\_\_  
Planning Board \_\_X\_\_\_\_\_

I, EUSTACE W. MITA, President of Mita Automotive Group, Inc., managing member of ACHRISTAVEST, LLC, managing member of ACHRISTAVEST PIER 6600, LLC, have made the above referenced application for development, and shall:

\_\_\_\_\_ represent myself at the Board hearing.

  X   will be represented by an attorney at law, admitted to practice in the State of New Jersey.

ACHRISTAVEST PIER 6600, LLC

*Eustace W. Mita* *BY HIS ATTORNEY FRANK CORRADO*  
*7/29/20*

Signature, EUSTACE W. MITA, President  
Mita Automotive Group, Inc., managing member of  
Achristavest, LLC

  X   Applicant

  X   Owner

NAME AND MAILING ADDRESS OF ATTORNEY REPRESENTING APPLICANT:

FRANK L. CORRADO, ESQ.; BARRY, CORRADO, GRASSI & GILLEN-SCHWARTZ, PC,  
2700 PACIFIC AVENUE, WILDWOOD, NEW JERSEY 08260

PHONE\_(609) 729-1333\_\_\_\_\_

\*\*CORPORATE DISCLOSURE certifies the stockholders owning ten percent (10%) or more of stock in the corporation

\*CORPORATION MUST BE REPRESENTED BY A NJ ATTORNEY AT LAW.

\*\*SHALL BE FILED BY CORPORATION OR PARTNERSHIP APPLYING FOR PERMISSION TO: (a) SUBDIVIDE A PARCEL OF LAND INTO 6 OR MORE LOTS; or (b) OBTAIN A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF 25 OR MORE FAMILY UNITS; OR (c) USE A SITE FOR COMMERCIAL PURPOSES