



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

**APPLICATION FORM**  
**For**  
**Certificate of Nonconformity**

The application, with supporting documentation, must be filed with the Land Use Administrative Officer for review at least fifteen [15] business days prior to the meeting at which the application is to be considered.

To be completed by CRDA staff only.

**Date Filed:** \_\_\_\_\_ **Application No.:** \_\_\_\_\_

**Application Fees:** \_\_\_\_\_ **Escrow Deposit:** \_\_\_\_\_

**Scheduled for:**  
**Review for Completeness:** \_\_\_\_\_ **Hearing:** \_\_\_\_\_

**1. SUBJECT PROPERTY**

Location: 1618 - 1622 Pacific Ave.

Tax Map Page \_\_\_\_\_ Block 48.01 Lot(s) 3

Page \_\_\_\_\_ Block 48.01 Lot(s) 4

Dimensions Frontage \_\_\_\_ Depth \_\_\_\_\_ Total Area \_\_\_\_\_

Zoning District RC; CRDA Tourism District; Green Zone

Explain in detail current Use of Subject Property:

Vacant retail florist shop on ground floor, with 2 residential apartments above.

Certificate of Nonconformity being sought for Nonconforming

Use Apartments (2) ☒ Structure \_\_\_\_\_ ☐ Both \_\_\_\_\_ ☐

Name Farmers NJ, LLC c/o Damon G. Tyner, Esq.

Address PO Box 1416, Vineland, NJ 08362

Telephone Number (609) 287-0476

Applicant is a:      Corporation ☐      Partnership ☐      Individual ☐  
                                  X Limited Liability Company

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of

Name	Cynthia Alden	Address	929 E. Nottingham, Springfield, MO 65810	Interest	65%
Name	Lezah Stenger	Address	3935 Eaglescliffe, Springfield, MO 65809	Interest	35%
Name		Address		Interest	
Name		Address		Interest	
Name		Address		Interest	

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- a. Property Record Cards from the City of Atlantic City Tax Assessors Office
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_
- e. \_\_\_\_\_

**The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.**

**CERTIFICATIONS**

27. I Leziah Stenger certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

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

Sworn to and subscribed before me this

23 day of April, 2024



Christine M Boston  
NOTARY PUBLIC

Leziah Stenger  
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

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

Sworn to and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
SIGNATURE OF OWNER

29. I understand that the sum of \$\_\_\_\_\_ has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

4/23/24  
Date

Leziah Stenger  
SIGNATURE OF APPLICANT

**CERTIFICATIONS**

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Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

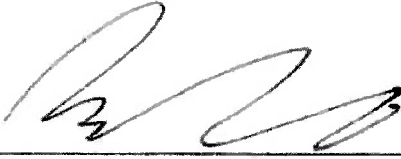
\_\_\_\_\_  
SIGNATURE OF APPLICANT

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

Sworn to and subscribed before me this  
23<sup>rd</sup> day of April, 20 23

Katherine C. Moore  
An Attorney at Law  
NOTARY PUBLIC Of New Jersey

  
\_\_\_\_\_  
SIGNATURE OF OWNER

29. I understand that the sum of \$ \_\_\_\_\_ has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

\_\_\_\_\_  
Date

\_\_\_\_\_  
SIGNATURE OF APPLICANT

NOTICE SERVED ON PROPERTY OWNERS  
WITHIN 200 FEET OF SUBJECT PROPERTY

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

Notice is hereby given that a written application has been filed by the undersigned with the Casino Reinvestment Development Authority for a Certificate of Nonconforming Use to continue to use the second and third stories of the existing premises as residential apartments.

in and upon the property shown as Block(s) 48.01, Lot(s) 3 and 4  
on the official map of the City of Atlantic City, known as 1618 - 1622 Pacific Ave.

A public hearing on the above-mentioned application has been scheduled for the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ a.m/p.m. Said hearing shall take place at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The public is invited to attend this meeting.

The application and all plans relative thereto have been filed with the Land Use Administrative Official, Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, 15 S Pennsylvania Avenue, Atlantic City, NJ 08401, and are available for inspection Monday through Friday, 9:00 a.m. to 5:00 p.m.

This notice is given in compliance with the requirements of Section 163-198 of the Land Use Development Code of the City of Atlantic City and the N.J.S.A. 40:55D-12.

Name of Applicant: Farmers NJ, LLC

Publication Date: \_\_\_\_\_

## AFFIDAVIT OF SERVICE

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

I, \_\_\_\_\_ of full age, being duly sworn according to law upon oath depose and say:

1) That on \_\_\_\_\_, 20\_\_, which was at least ten (10) days prior to the hearing date, did give notice by personal service or certified mail to all property owners within 200 feet of the premises located on Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_. All as shown on the tax map of the City of Atlantic City, County of Atlantic, and State of New Jersey. The premises are further \_\_\_\_\_ identified \_\_\_\_\_ as \_\_\_\_\_(street address).

In addition, notice was provided by personal service or certified mail to Public Utilities, Cable Television Companies and Local Utilities, as required by law, the City of Atlantic City and the Atlantic County Planning Board.

2) Notices were also served upon (Check if applicable):

- ☐ State Planning Commission
- ☐ New Jersey Department of Transportation
- ☐ Clerk of Adjoining Municipalities

3) A copy of said notice is attached hereto and marked "Exhibit A".

4) Notice was also published in the Press of Atlantic City, Legal Section. A copy of the Affidavit of Publication is attached hereto and marked "Exhibit B".

5) A copy of the certified list of property owners within 200 feet of the premises provided by the City of Atlantic City is also attached hereto and marked "Exhibit C"

\_\_\_\_\_  
Signature of Applicant

Sworn and subscribed to  
before me this \_\_\_\_\_ day of 20\_\_\_\_