



CERTIFICATE OF LAND USE COMPLIANCE

FEE: COMMERCIAL \$32.00 RESIDENTIAL: \$16.00
 CHECKS OR MONEY ORDER PAYABLE TO CITY OF ATLANTIC CITY

Applicant's (Your) Name: TA Baranica & Religious
Rafael Velez Phone: ^{Call 513-1192} (609) 272-1967
 Applicant's (Your) Address: 115 W. Delilah RD. Pville
 Owner's Name: TINH NGUYEN Phone: -340-8058
 Owner's Address: 321 Atlantic Ave - Atlantic City
 Owner's Signed Consent: Rafael Velez Date: 5-2-05
 Name and Address of Professional Consultant(s): _____

Street Address of Subject Property: 321 Atlantic Ave.

Zoning District: NE1RA Block(s) 124 Lot(s) 58

Present Use (include total number of units, describe fully): _____

BALESTARIS

This Application is For (fully describe proposed use and or signage, including total number of units):
Religious Goods, Candle, oil, incense, Images

NOTICE: 1) THIS CERTIFICATION MAY NOT BE THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE OR OTHER STATE AND LOCAL PERMITS. 2) THE OWNER, BY HIS "SIGNED CONSENT" ABOVE, ALSO AUTHORIZES THE RELEASE OF THE PROPERTY RECORD CARDS AND ANY OTHER DOCUMENTS TO THE APPLICANT.

APPROVED FOR OFFICE USE ONLY DENIED

Conditions of Approval: Window Signage MUST NOT exceed thirty-three (33) percent

Application Number: 05 893 Fee Received: 32.00

Date Filed: 5/6/05 Date Issued: 5/6/05

Authorization: Regina [Signature] Assistant Planning Director

William D. Crane, P.P., AICP, Land Use Administrator

Distribution:

Building Department	_____	City Engineer	_____
Code Enforcement	_____	Fire Department	<input checked="" type="checkbox"/>
Mercantile Office	<input checked="" type="checkbox"/>	Tax Assessor	_____
V.I.P. Program	_____	Other	_____

**HOUSING AUTHORITY &
URBAN REDEVELOPMENT AGENCY**

OF THE CITY OF ATLANTIC CITY NEW JERSEY

P.O. Box 1258 227 Vermont North Atlantic City, NJ 08404 609-344-1107

FAX: 609-344-1015

August 27, 1991

Mr. Carlos Saillant-Smith
Architect
PO Box 507
Atlantic City, NJ 08401

**RE: CERTIFICATE OF REDEVELOPMENT PLAN CONFORMANCE
321 ATLANTIC AVENUE (NE91-006)**

Dear Mr. Smith:

Enclosed herewith, please find a Certificate of Redevelopment Plan Conformance for the renovation of the existing building at 321 Atlantic Ave. This approval has been based on Plans dated June 25, 1991 (with page 1 revised as of July 15, 1991). Said Certificate has been signed and sealed by the Executive Director.

We refer your attention to the Conditions of Approval section of the Certificate, which indicates that the structure will be renovated to contain ground (first) floor retail, a second floor (1 bedroom) apartment and a third floor (1 bedroom) apartment. Per the letter from Mr. Tinh Nguyen, the ground floor will be devoted to retail and associated storage and support, and will not contain a dwelling unit.

As noted in our earlier correspondence, a separate Certificate of Redevelopment Plan Conformance will be required for the retail operation once a tenant has been chosen and the use finalized.

Please be advised that, as a matter of practice, we are copying Mr. Nicholas DeMarco, City Construction Official; Ms. Agnes Richardson, City Mercantile Supervisor; and Mr. Dennis Lower of the Casino Reinvestment Development Authority on this correspondence.

Should you have any questions, please feel free to call.

Sincerely,

Stuart B. Wisner
Stuart B. Wisner
Senior Urban Renewal Technician

SBW:
encl.

cc w/ encl:

J. McAvaddy
N. DeMarco
A. Richardson
D. Lower
T. Nguyen

RECEIVED
MAY 15 1991

**HOUSING AUTHORITY &
URBAN REDEVELOPMENT AGENCY**

OF THE CITY OF ATLANTIC CITY, NEW JERSEY

P.O. Box 1258 227 Vermont North Atlantic City, NJ 08404 609-344-1107

Telecopier #609/344-1015

ATLANTIC CITY HOUSING AUTHORITY

CERTIFICATE OF REDEVELOPMENT PLAN CONFORMANCE

Fee Received: \$100.00 *DP*

Applicant's Name: Tinh Nguyen Phone: 609) 344 7948
Applicant's Address: 30 N. Stenton Ave., Atlantic City, NJ 08401
Owner's Name: Tinh Nguyen
Owner's Name: Kim Chi Nguyen
Owner's Address: 30 N. Stenton Ave., Atlantic City, NJ 08401
Owner's Signed Consent: *[Signature]* Date: 14 May 1991
Name and Address of Professional Consultants:

Carlos Smith, Architect 40 S. Mississippi Ave., Atlantic City, NJ 08401

Street Address of Property: 321 Atlantic Avenue, Atlantic City, NJ 08401
Legal Description of Property: Block(s): 98 Lot(s): 58, 51
Land Use Classification: North Inlet Urban Renewal Area - 'B' PU
Present Use: Vacant 3 story building - former apts and 1st fl commercial
Proposed Use and/or Signage: 1st floor commercial & res. 2nd & 3rd fl. resident.
Applicant's Signature: *[Signature]* Date: 14 May 1991

***** 1 Structure
3 Apts

OFFICE USE ONLY

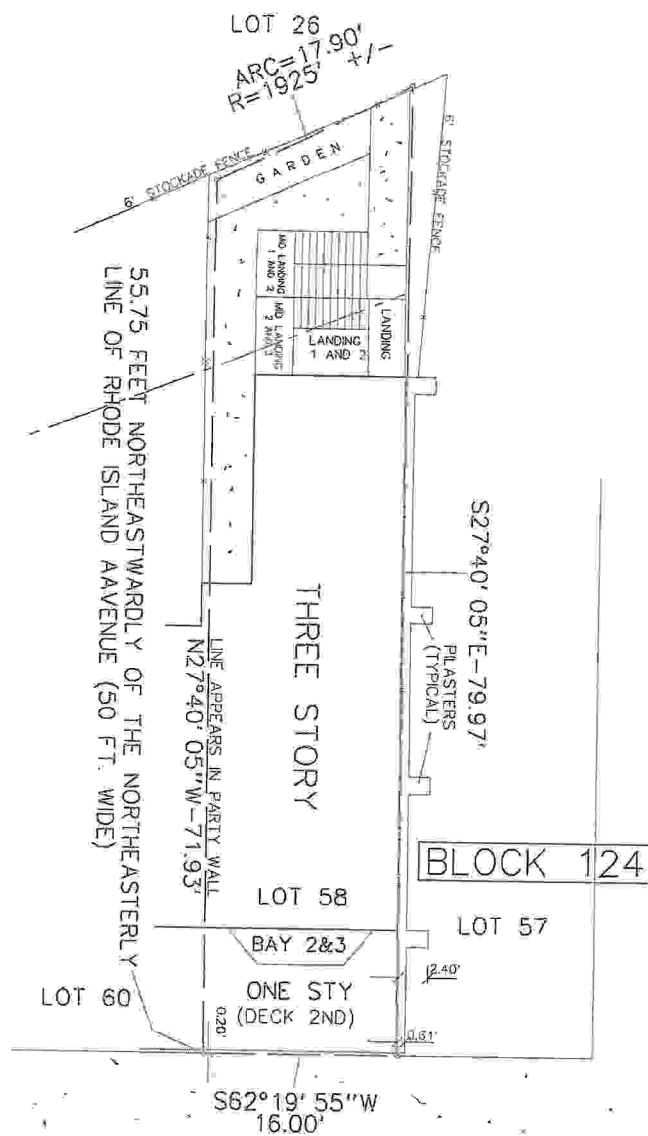
TN

Conditions of Approval/Comments: CONDITIONS OF APPROVAL:
Structure to be renovated to contain ground (first) floor retail, second floor (1 bedroom) apartment and third floor (1 bedroom) apartment.
Ground floor to contain retail with storage and support. Ground floor will not contain a dwelling unit. (see attached letter).

Referred to: Dennis Lower, Director of Project Development, C.R.D.A. X
Jay Fiedler, Land Use Administrator, City of Atlantic City X
Nicholas DeMarco, Construction Official, City of Atlantic City X
Agnes Richardson, Mercantile Supervisor, City of Atlantic City X

NOTE: THIS CERTIFICATE DOES NOT
SUBSTITUTE FOR A BUILDING PERMIT,
MERCANTILE LICENSE OR OTHER CITY,
STATE OR FEDERAL PERMIT OR OTHER
APPROVAL WHICH MAY BE REQUIRED.

Application Number: ME91-006
Date Filed: 5/15/91
Date Issued: 5/22/91
Authorization: *[Signature]*
Executive Director



ATLANTIC AVENUE
(100 FT. WIDE)



GRAPHIC SCALE IN FEET
ONE INCH EQUALS TO FEET

LAND TITLE SURVEY
321 ATLANTIC AVENUE BLOCK 124 LOT 58
ATLANTIC CITY—MARCH 3, 2024—WO 24026

ROBERT J. CATALANO AND ASSOCIATES P.A.
PROFESSIONAL LAND SURVEYORS AND PLANNERS
3325 ATLANTIC AVENUE ATLANTIC CITY, N.J. 08401
AT 1 NORTH BOSTON AVENUE (PURPLE HEART WAY)
PHONE (609) 345-1887 FAX (609) 345-3511
Emails cats@comcast.net crystal.catsurveys@comcast.net

SURVEYORS CERTIFICATION

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

Robert J. Catalano
Robert J. Catalano Professional Land Surveyor No 18612

Robert J. Catalano
Robert J. Catalano Professional Land Surveyor No 18612

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

March 3, 2024

321 Atlantic Avenue
Block 124 Lot 58
Atlantic City, N.J.

LEGAL DESCRIPTION

All that certain Land and Premises, Tract or Parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning in the Northwestern Line of Atlantic Avenue (100 Ft. Wide) at a point that is 55.75 Feet Northeastwardly of the Northeastly Line of Rhode Island Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 27 degrees 40 minutes 05 seconds West, 71.93 Feet to the curved Southeasterly Line of Lot 26 in Block 124; thence
2. Northeastwardly, along said Southeasterly Line of Lot 26 in Block 124, curving to the left, along an arc having a radius of 1925 Feet (more or less), 17.90 Feet; thence
3. South 27 degrees 40 minutes 05 seconds East, 79.97 Feet to the first mentioned Northwestern Line of Atlantic Avenue; thence
4. South 62 degrees 19 minutes 55 seconds West, along said Northwestern Line of Atlantic Avenue, 16.00 Feet to the POINT AND PLACE OF BEGINNING.



CITY OF ATLANTIC CITY

Block/Lot/Qual:	124. 58.	Tax Account Id:	3861
Property Location:	321 ATLANTIC AVE	Property Class:	4A - Commercial
Owner Name/Address:	FIRST INVESTMENT HOLDINGS LLC 109 MALONE AVE BELLEVILLE, NJ 07109-2670	Land Value:	25,800
		Improvement Value:	64,200
		Exempt Value:	0
		Total Assessed Value:	90,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	802.13	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	802.12	0.00	0.00	0.00	PAID
Total 2024			1,604.25	0.00	0.00	0.00	
2023	02/01/2023	Tax	849.83	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	849.82	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	754.43	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	754.42	0.00	0.00	0.00	PAID
Total 2023			3,208.50	0.00	0.00	0.00	
2022	02/01/2022	Tax	877.73	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	877.72	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	821.93	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	821.92	0.00	0.00	0.00	PAID
Total 2022			3,399.30	0.00	0.00	0.00	
Last Payment: 05/02/24							

[Return to Home](#)

List of Permits - by Address

Site Address Like: 321 ATLANTIC AVE

Permit #	Date Issued	Certificate	Issue Date	Block	Lot	Qual	Use Group	Work Description				
Control #	Date Entered	Census		Work Site								
	Date Closed	Volume (Cuft)	Area (Sqft)	Owner Name								
	Total Cost of Work	Building	Electrical	Fire	Plumbing	Mechanical	Elevator	Certificate	DCA	Waived	Total Fee	
2015-000648	05/27/2015	CA 999		124	58		R-3	SERVICE RECONNECT				
		0	0	321 ATLANTIC AVE NGUYEN, TINH								\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16-CP-000841	08/24/2016	CA 999		124	58		R-3	REPLACE METER.				
2016-001274	08/22/2016	999		321 ATLANTIC AVE NGUYEN, TINH								
		0	0			\$65.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$66.00
		\$0.00	\$0.00	\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$66.00
20020530	04/18/2002	CA 999		124	58		R-3	NEW PLYWOOD NEW SHINGLES SHEETROCK FOR CEILING				
20410	04/18/2002	999		321 ATLANTIC AVE NGUYEN, KIM CHI								
	03/12/2003	0	0			\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00
		\$1,000.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00
20020530	08/20/2002	CA 999		124	58		R-3	REPLACE WATER HEATER				
21174	08/13/2002	999		321 ATLANTIC AVE NGUYEN KIM CHI								
		0	0			\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00
		\$800.00	\$0.00	\$0.00	\$0.00	\$46.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00
20020530	09/24/2002	CA 999		124	58		R-3	GAS PIPING				
21287	09/06/2002	999		321 ATLANTIC AVE NGUYEN KIM CHI								
		0	0			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00
		\$200.00	\$0.00	\$0.00	\$0.00	\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00
20020806	06/20/2002	CA 999		124	58		R-3	RECONNECT SERVICE				
20768	06/20/2002	999		321 ATLANTIC AVE NGUYEN								
	07/18/2002	0	0			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138.00
		\$300.00	\$0.00	\$138.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138.00
20021002	07/26/2002	CA 999		124	58		R-3	SERVICE SUBPANELS FIRE SWITCH				
21060	07/26/2002	999		321 ATLANTIC AVE NGUYEN								
	08/12/2002	0	0			\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$291.00
		\$2,200.00	\$0.00	\$289.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$291.00
20040410	04/20/2004	CA 999		124	58		R-3	STUCCO FRONT OF BUILDING				
25213	04/20/2004	999		321 ATLANTIC AVE HUYNH, TINH								
	06/04/2004	0	0			\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00
		\$1,000.00	\$46.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$47.00

List of Permits - by Address

Site Address Like: 321 ATLANTIC AVE

Permit #	Date Issued	Certificate	Issue Date	Block	Lot	Qual	Use Group	Work Description				
Control #	Date Entered	Census	Work Site									
	Date Closed	Volume (Cuft)	Area (Sqft)	Owner Name								
	Total Cost of Work	Building	Electrical	Fire	Plumbing	Mechanical	Elevator	Certificate	DCA	Waived	Total Fee	
Grand Totals	\$5,500.00	\$02.00	\$492.00	\$0.00	\$241.00	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00	\$831.00	

ATLANTIC AV—Contd
Brilliante Apts—Contd

- B4 Pastor Esther 345-7664
B5 Hynes Rose G Mrs 344-7127
B6 Vacant
B7 Stiles Fred C 345-4946
B8 Gordon Bessie Mrs 348-1724
C1 Moos Edw
C2 Conover Geo 345-2735
C3 Vacant
C4 Lakes Evelyn Mrs 345-2446
C5 Magen Simone Mrs
C6 No return
C7 Grant Wm A
C8 Vacant

Street continued

- 226 Seaside Pharmacy 344-1545
Rush Geo 348-9642
Richter Harry
226½ Pat's Sandwich Shop 348-2101
Vermont av begins
300-06 Gulf Serv Sta 345-9827
301 Ocean View Nursing Home 345-5853
Fromm Felix A © 345-5853

307 Braddock Apartments 344-1214

Apartments:

- A1 Watkins Richd H 344-6337
A2 Brighton Edith Mrs
A3 Wagner Russell W
A4 Bond Marie E Mrs
B1 Darby Lula S Mrs
B2 Reisser Siegfried W
B3 Rosenthal Harry 348-9606
B4 Vacant
C1 Vacant
C2 Hutchinson Russell A 345-7057
C3 Moore Nellie W Mrs
C4 Smith John M 345-7486

309 Haliburton Apartments

Apartments:

- A1 Wescoat Harry 345-7924
A2 Rottenberg Morris 344-8275
A3 Tompkins Edw E 345-3660
A4 Lockerbie Andrew N 345-4275
A5 Berstein Marcelle Mrs drsmkr
B1 Barnes Marie A Mrs 344-8500
B2 Clegg Bertha R Mrs 345-1865
B3 Maier Emma
B4 Friedman Yetta Mrs 345-4761
B5 Goodseit Saml 345-7959
C1 Zatz Meyer 344-2488
C2 Gaskill Weldon 345-0772
C3 Bell Wm 345-4948
C4 Sharrock Francis H 4-2923
C5 Campbell Wm E A 344-4930

Street continued

- 311 Price Chas F jr 345-0198
Baker Martha R Mrs 348-3954
Sandler Robt V 348-3360
312 Hilleson Funeral Home 345-0367
Stone Morris 345-0367
313 Cosgrove Cath H Mrs © 345-1336
315 Semei Margt © 345-9120
317 Waters Bertram acct 344-3402
Waters Mary G Mrs © 344-3402
319 Gross Paperhanging Co 345-3073
Gross Morris © 345-3073
321 Hammer Geo
Kellis Harry © 345-4685
322 Apartments
1 South Jersey Ceramic Tile Distrs
344-4101
3 Mallin Herman 344-4706

Street continued

- rear DeSantis Diaz A ©
323 Chmara Stanley © 345-0316
Kersetter Clyde
324 Dunn Harold E Rev 345-2779
325 Ruby Victor M phys 345-5033
Ruby David 344-8445
326 L&S Lndry 344-5649
Shapiro Jos © 348-3914
Rossi Margt Mrs
Rhode Island av intersects
400 Lighthouse Cheron Station
401 Bickert's Serv Sta 344-7537

Marion ter begins

409 Excelsior Laby 345-4309

Apartments:

- 1 McLaughlin Lillian Mrs
2 Blackburn Ethel Mrs
3 Kaufmann Carmen S ptr
4 Haverstick John M 345-4309
5 Benlon Maurice
6 No return
7 Westcott Ernest E 348-9611

Street continued

- 411 Orlandi ReginaId V ©
412-14 Sirota M & Co real est 344-1214
412 Lindblad Mary Mrs 348-2678
413 Bloedt & Klein barbers
Fiore Mary Mrs © 345-2410
Klein Eug
414 Dailey Bessie C
415 Bon Ton Cins & Dyers 345-3535
Horvitz Louis H ©
416 United Kosher Meat Mkt 345-4610
Cerra Jas V 344-0847

Metropolitan av begins

- 417-27 Holy Spirit High Sch (class rms
and playground)
429 Mathews Furn & Stge Co 345-4994
431 Mathews Aida M Mrs
Davis Frank
Neilson Nels 345-4953
Maull Helen
Floour Aug

435 Reliable Marble & Onyx Co Inc

Apartments:

- 1 Gunderson Albert
2 Ward Thaddius
3 Mullen Cath M Mrs 345-3539
4 Schoenherr John M 348-1757

Street continued

- 437 Hornberger Eva W Mrs 455-2070
Hanlin Wm A 344-2945
438 Massachusetts Avenue School
439 Conklin Alvia I Mrs ©
Bates Eug W
Kerr Reba Mrs
441 LoPresti Benj shoe repr
443 Simon's French Upholstering
348-1520
445 Ann's Place confr 345-9769
Massachusetts av begins

- 500 Whalen Drug Agcy
Jacobs Pharmacy 344-4626
501 J&J Sandwich Shop 345-9756
502 Weisman Mark © children's clo
345-6704

- 503 Bates Eug W jwlr 345-8290

- 504 Arrow Cins

- 505 Malia M Edna children's clo
344-3652

- 506 Hasson Jack florist 344-3372

- 507 Duffy's Cins 344-6450

- Duffy Danl J 4-6450

- Weyer Calvin G 345-9224

- 508 Vacant

- 509 Winders Clyde C barber
Kurowski Wladyslaw J © 345-4062

- 510 Lighthouse Wines & Liquors
344-2224

- 512 Vacant

- 514 Wash 'O Mat 345-9813

- 515 Schrank M C Mfg Co shirts
343-6163

- Congress av begins

- 516 Maringer G E 348-1503

- Grop Wm

- Mannery Wm

- Squadrito Frank

- Maringer Gilbert E 348-1503

- 518 City Radio Serv

- 520 Lighthouse Lunch 344-8690

- Savaris Chas ©

- 521 Atlantic City of—Fire Dept 344-2121

- 522 Applebaum Morris tailor 345-5474

- 522a Vacant

- 524 Carolina Fruit & Produce Mkt
344-4440

- Harlin Mary

8-3256

148-2793

Mrs ©

Mrs 348-2158

M Mrs

950

19

-3995

1988

14-5405

15-1012

14-1214

154

45-5772

193

162

18-3395

345-0764

148-9542

-0954

-7314

148-6460

86

344-9235

189

144-6019

-4854

345-3686

342

-4475

r) 345-0843

-6019

27

735

87

7