



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FORM For
Non-conforming Use Certification

To be completed by CRDA staff only.

Date Filed: _____ **Application No.:** _____

Application Fees: _____ **Escrow Deposit:** _____

Scheduled for: _____
Review for Completeness: _____ **Review:** _____

1. SUBJECT PROPERTY

Location: 31 N. Florida Avenue

Tax Map Page 45 Block 279 Lot(s) 24
Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area _____

Zoning District DA

Explain in detail current Use of Subject Property:
Single-family detached.

Certificate of Nonconformity being sought for Nonconforming
Use _____ ☐ Structure _____ ☐ Both X ☐

2. APPLICANT

Name Ngoctuyen Nguyen

Email crazykelly218@gmail.com

Address 2 Bayview Drive, Absecon, NJ 08201

Telephone Number 609-319-0934

Applicant is a: Corporation ☐ Partnership ☐ Individual ☒

3. DISCLOSURE STATEMENT

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.

Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

4. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No X Proposed _____

Present detailed use of the premises:

Single-family detached dwelling.

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

List the types of evidence supporting the claim of nonconformity (attach said evidence hereto):

- a. 1961 & 1981 Property Record Cards
- b. 2001 CLUC
- c. Deed
- d. Picture of the Property
- e. ~~1961~~ 1965 Polk Directory

CERTIFICATIONS

Brian J. Callaghan 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

21st day of August, 2024

Michael C. Lecrau
NOTARY PUBLIC
Michael C. Lecrau
Attorney at Law
State of New Jersey
ID # 010901977

Brian J. Callaghan
SIGNATURE OF APPLICANT
Brian J. Callaghan

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.

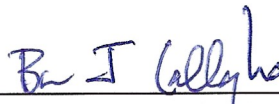
[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
21st day of August, 20 24



NOTARY PUBLIC

Michael C. Learn
Attorney at Law
State of New Jersey
ID # 010901977



SIGNATURE OF OWNER
Brian J. Callaghan