



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

**APPLICATION FORM For**  
**Non-conforming Use Certification**

**Date Filed:** 10/22/24 **To be completed by CRDA staff only.** **Application No.:** 2024-11-3737  
**Application Fees:** \$150.00 **Escrow Deposit:** - 0 -  
**Scheduled for:** \_\_\_\_\_ **Review:** 1/16/25  
**Review for Completeness:** \_\_\_\_\_

**1. SUBJECT PROPERTY**

**Location:** 2612 Pacific Avenue

**Tax Map** Page \_\_\_\_\_ **Block** 35 **Lot(s)** 17  
Page \_\_\_\_\_ **Block** \_\_\_\_\_ **Lot(s)** \_\_\_\_\_  
**Dimensions** **Frontage** \_\_\_\_\_ **Depth** \_\_\_\_\_ **Total Area** \_\_\_\_\_

**Zoning District** RC

**Explain in detail current Use of Subject Property:**  
Commercial on the first floor and one apartment on the second floor.

**Certificate of Nonconformity being sought for Nonconforming**  
**Use** \_\_\_\_\_  **Structure** \_\_\_\_\_  **Both** X

**2. APPLICANT**

**Name** Musa Real Estate Traders, LLC  
**Email** aliazad52@hotmail.com  
**Address** 2517 Boardwalk, Atlantic City, NJ 08401  
**Telephone Number** 609-271-2027  
**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	<u>Shaukat Azad</u>	Address	<u>2517 Boardwalk, Atlantic City, NJ 08401</u>	Interest	<u>50%</u>
Name	<u>Nisar Ahmed</u>	Address	_____	Interest	<u>50%</u>
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:

Commercial on the first floor and one apartment on the second floor.

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. 1961 & 1965 Polk Directory
- c. Deed, showing proof of ownership
- d. Picture of the Property
- e. \_\_\_\_\_

**CERTIFICATIONS**

I Brian J. Collyear 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  
5<sup>th</sup> day of November, 2024


[Signature]  
NOTARY PUBLIC  
Michael C. Leoni  
Attorney at Law  
State of New Jersey  
FD # 010901977

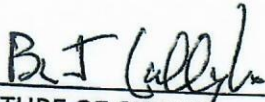
Brian J. Collyear  
SIGNATURE OF APPLICANT  
Brian J. Collyear  
Attorney for Applicant.



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  
5<sup>th</sup> day of November 2024

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

  
SIGNATURE OF OWNER  
Brian J. Callaghan  
Attorney for Applicants