

Brian J. Callaghan

ATTORNEY AT LAW
101 N. WASHINGTON AVE, SUITE 14
MARGATE, NJ 08402
(609) 348-5300
EMAIL: BJCLAW@COMCAST.NET

BRIAN J. CALLAGHAN

NOVEMBER 7, 2024

Via hand delivery and email (rreid@njcrda.com)

Robert Reid
Casino Reinvestment
Development Authority
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Musa Real Estate Traders
2614 Pacific Avenue
Atlantic City, NJ 08401
Block: 35 Lot: 16
Our File No.: 06577 BJC

Dear Rob,

Please be advised that we represent Musa Real Estate Traders, LLC, who is applying for a Certificate of Non-Conformity for 2614 Pacific Avenue. Please find enclosed four (4) sets of the Certificate of Non-Conformity Application together with attachments and a check in the amount of \$150.00.

After reviewing, if there is any additional documentation that you require, please feel free to contact me.

Thank you once again.

Cordially,

Brian J. Callaghan

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BJC: ad
Cc/ Shaukat Azad



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: _____ 2614 Pacific Avenue _____

Tax Map Page _____ Block 35 Lot(s) 16

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	Shaukat Azad	Address	2517 Boardwalk, Atlantic City, NJ 08401	Interest	50%
Name	Nisar Ahmed	Address		Interest	50%
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 ☒ 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):

- 1993, 1995, 1995 & 2003 CLUC previously approved
- 1961 & 1965 Polk Directory
- Deed, showing proof of ownership
- Picture of the Property
-

CERTIFICATIONS

B. J. Cullyba 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

5th day of November, 2024


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

B. J. Cullyba attorney for applicant
SIGNATURE OF 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
5th day of November, 2024


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


SIGNATURE OF OWNER attorney for owner