

**CITY OF ATLANTIC CITY  
CERTIFICATE OF LAND USE COMPLIANCE (Zoning Permit)**

**City of Atlantic City: (Check where applicable)**  
 **AC Planning Division Jurisdiction**  
 City of Atlantic City Planning Board  
 1301 Bacharach Boulevard  
 City Hall - Suite 508  
 Atlantic City, NJ 08401  
 609-347-5404

Fee:  Residential \$25  
 Commercial \$50

**CRDA: (Check where applicable)**  
 **NJ CRDA LURED Jurisdiction**  
 Casino Reinvestment Development Authority  
 15 S Pennsylvania Avenue  
 Atlantic City, NJ 08401  
 609-347-0500

Fee:  Residential Condominium Unit or  
 Single Family \$32  
 Multi-Family/Commercial \$50

Business Name: Caring, Inc.  
 Applicant's Name: Caring, Inc. Phone: (609) 484-7050  
 Applicant's Address: 14 S. California Avenue, Atlantic City, New Jersey 08401  
 E-mail Address: jdougherty@caringinc.org  
 Applicant's Signature: \_\_\_\_\_

**PROPERTY INFORMATION**

Street Address of Subject Property: 2611 & 2619 Pacific Avenues  
 Zoning District: RC Block(s) 169 Lot(s) 7 & 8 Unit # \_\_\_\_\_  
 Prior Use (include description of use, signage, total number of units, number of on-site parking spaces, seats if restaurant and or bar, describe fully):  
Four (4) Residential Units with no off-street parking spaces.

Proposed Use: (include description of use, signage, total number of units, number of on-site parking spaces, seats if restaurant and or bar, describe fully):

Three (3) Residential Units, 1019 sq. ft. of Retail Use and redevelopment of an existing parking area (9 spaces).  
SEE EXHIBITS "A" and "B" ATTACHED

**CERTIFICATE IN LIEU OF OATH (OWNER OR AGENT)**

Owner's Name: Caring, Inc.  
 Owner's Address: 14 S. California Avenue, Atlantic City, New Jersey 08401  
 Owner's Email: jdougherty@caringinc.org

I hereby certify that I am the owner of the property that is the subject of this application.

Property Owner's Signature: \_\_\_\_\_

**Agent Section: (To be completed and signed if owner in fee has authorized an agent for this application)**

Agent's Name: Hank N. Rovillard, Esquire  
 Agent's Address: 31 N. Brighton Avenue, Atlantic City, New Jersey 08401  
 Agent's Email: hnr@hnrnlaw.com

I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.

Agent's Signature: [Signature]

**Notice: 1) THIS CERTIFICATION (Zoning Permit) IS NOT 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) BY PROVIDING A SIGNED CONSENT ABOVE THE OWNER ALSO AUTHORIZES THE RELEASE OF THE PROPERTY RECORD CARDS AND ANY OTHER DOCUMENTS TO THE APPLICANT. 3.) THE CERTIFICATE (Zoning Permit) WILL NOT BE ISSUED IF VIOLATIONS EXIST. 4.) THIS CERTIFICATE (Zoning Permit) IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS EXIST.**

**FOR OFFICE USE ONLY**

Approved [Signature] Denied \_\_\_\_\_

**CONDITIONS OF APPROVAL: SUBJECT TO APPLICANT'S OF ALL APPLICABLE REQUIREMENTS OF THE CITY OF ATLANTIC CITY'S CODE AND NJAC 19:66 LAND USE REGULATIONS AND COMPLIANCE WITH ALL OTHER FEDERAL, STATE, AND LOCAL LAWS (where applicable).**

Application Number: 2024-09-3716 Fee Received: 850.00 CK# 016037  
 Date Filed: 9/26/24 Date Issued: 9/27/24

Authorization: [Signature]

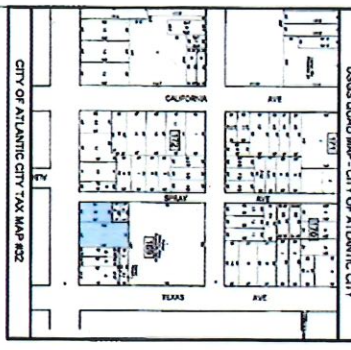
Distribution: Construction Division \_\_\_\_\_ City Engineer \_\_\_\_\_  
 Code Enforcement \_\_\_\_\_ Fire Department \_\_\_\_\_  
 Mercantile Office \_\_\_\_\_ Tax Assessor \_\_\_\_\_  
 Health Department \_\_\_\_\_ Other \_\_\_\_\_  
 Police Department \_\_\_\_\_

Casino Reinvestment  
 Development Authority  
**APPROVED**  
 REV: 6/14/2021  
 Land Use Regulation and  
 Enforcement Division

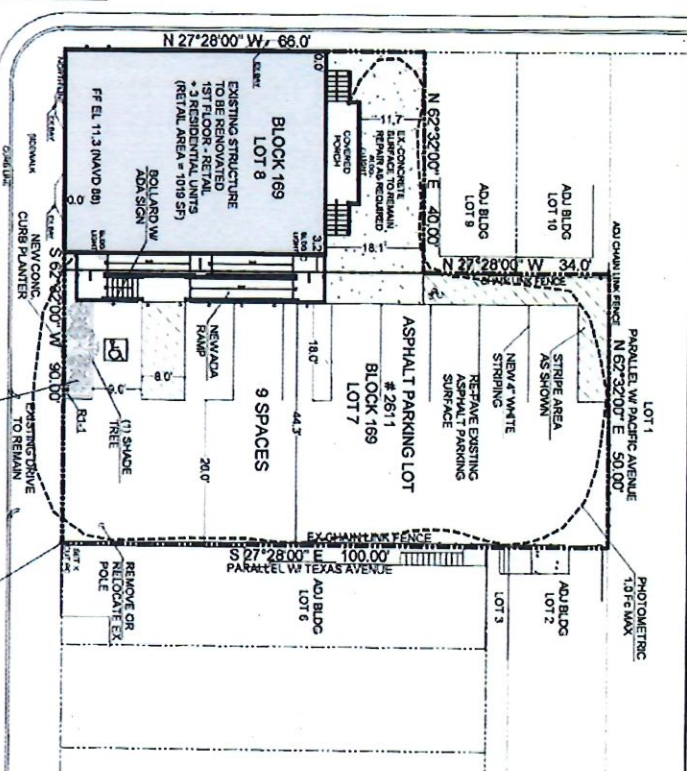


EXHIBIT 'A'

1 of 1  
CLUC 2024-09-3716



SPRAY AVENUE (20')

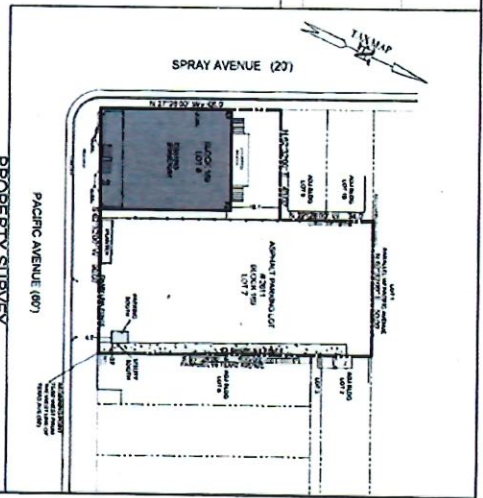


PACIFIC AVENUE (60')

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SEP 26 2024

CRDA

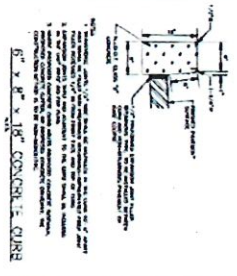


PROPERTY SURVEY  
SCALE: 1" = 20'

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. PROPERTY BOUNDARIES ARE SHOWN BY DOTTED LINES.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. PROPERTY BOUNDARIES ARE SHOWN BY DOTTED LINES.
5. PROPERTY BOUNDARIES ARE SHOWN BY DOTTED LINES.

ZONING SCHEDULE (RC DISTRICT)			
TIER	RECORDED	EXISTING	PROPOSED
LOT AREA	10,000	10,000	10,000
LOT DEPTH	100	100	100
LOT WIDTH	100	100	100
HEIGHT	35	35	35
AREA	10,000	10,000	10,000
PERCENTAGE	100%	100%	100%
REMARKS			



RECORDING STATE:  
PROJECT USE: 4-3 RESIDENTIAL UNITS, 4-8 RESIDENTIAL UNITS, 10-12 RESIDENTIAL UNITS, 15-20 RESIDENTIAL UNITS, 25-30 RESIDENTIAL UNITS, 35-40 RESIDENTIAL UNITS, 45-50 RESIDENTIAL UNITS, 55-60 RESIDENTIAL UNITS, 65-70 RESIDENTIAL UNITS, 75-80 RESIDENTIAL UNITS, 85-90 RESIDENTIAL UNITS, 95-100 RESIDENTIAL UNITS, 105-110 RESIDENTIAL UNITS, 115-120 RESIDENTIAL UNITS, 125-130 RESIDENTIAL UNITS, 135-140 RESIDENTIAL UNITS, 145-150 RESIDENTIAL UNITS, 155-160 RESIDENTIAL UNITS, 165-170 RESIDENTIAL UNITS, 175-180 RESIDENTIAL UNITS, 185-190 RESIDENTIAL UNITS, 195-200 RESIDENTIAL UNITS, 205-210 RESIDENTIAL UNITS, 215-220 RESIDENTIAL UNITS, 225-230 RESIDENTIAL UNITS, 235-240 RESIDENTIAL UNITS, 245-250 RESIDENTIAL UNITS, 255-260 RESIDENTIAL UNITS, 265-270 RESIDENTIAL UNITS, 275-280 RESIDENTIAL UNITS, 285-290 RESIDENTIAL UNITS, 295-300 RESIDENTIAL UNITS, 305-310 RESIDENTIAL UNITS, 315-320 RESIDENTIAL UNITS, 325-330 RESIDENTIAL UNITS, 335-340 RESIDENTIAL UNITS, 345-350 RESIDENTIAL UNITS, 355-360 RESIDENTIAL UNITS, 365-370 RESIDENTIAL UNITS, 375-380 RESIDENTIAL UNITS, 385-390 RESIDENTIAL UNITS, 395-400 RESIDENTIAL UNITS, 405-410 RESIDENTIAL UNITS, 415-420 RESIDENTIAL UNITS, 425-430 RESIDENTIAL UNITS, 435-440 RESIDENTIAL UNITS, 445-450 RESIDENTIAL UNITS, 455-460 RESIDENTIAL UNITS, 465-470 RESIDENTIAL UNITS, 475-480 RESIDENTIAL UNITS, 485-490 RESIDENTIAL UNITS, 495-500 RESIDENTIAL UNITS, 505-510 RESIDENTIAL UNITS, 515-520 RESIDENTIAL UNITS, 525-530 RESIDENTIAL UNITS, 535-540 RESIDENTIAL UNITS, 545-550 RESIDENTIAL UNITS, 555-560 RESIDENTIAL UNITS, 565-570 RESIDENTIAL UNITS, 575-580 RESIDENTIAL UNITS, 585-590 RESIDENTIAL UNITS, 595-600 RESIDENTIAL UNITS, 605-610 RESIDENTIAL UNITS, 615-620 RESIDENTIAL UNITS, 625-630 RESIDENTIAL UNITS, 635-640 RESIDENTIAL UNITS, 645-650 RESIDENTIAL UNITS, 655-660 RESIDENTIAL UNITS, 665-670 RESIDENTIAL UNITS, 675-680 RESIDENTIAL UNITS, 685-690 RESIDENTIAL UNITS, 695-700 RESIDENTIAL UNITS, 705-710 RESIDENTIAL UNITS, 715-720 RESIDENTIAL UNITS, 725-730 RESIDENTIAL UNITS, 735-740 RESIDENTIAL UNITS, 745-750 RESIDENTIAL UNITS, 755-760 RESIDENTIAL UNITS, 765-770 RESIDENTIAL UNITS, 775-780 RESIDENTIAL UNITS, 785-790 RESIDENTIAL UNITS, 795-800 RESIDENTIAL UNITS, 805-810 RESIDENTIAL UNITS, 815-820 RESIDENTIAL UNITS, 825-830 RESIDENTIAL UNITS, 835-840 RESIDENTIAL UNITS, 845-850 RESIDENTIAL UNITS, 855-860 RESIDENTIAL UNITS, 865-870 RESIDENTIAL UNITS, 875-880 RESIDENTIAL UNITS, 885-890 RESIDENTIAL UNITS, 895-900 RESIDENTIAL UNITS, 905-910 RESIDENTIAL UNITS, 915-920 RESIDENTIAL UNITS, 925-930 RESIDENTIAL UNITS, 935-940 RESIDENTIAL UNITS, 945-950 RESIDENTIAL UNITS, 955-960 RESIDENTIAL UNITS, 965-970 RESIDENTIAL UNITS, 975-980 RESIDENTIAL UNITS, 985-990 RESIDENTIAL UNITS, 995-1000 RESIDENTIAL UNITS.

**ARTHUR KONZIO CO.**  
PLANNERS  
400 W. BROADWAY AVENUE, ATLANTIC CITY, NJ 08401  
TEL: 856-426-1100 FAX: 856-426-1101  
WWW.ARTHURKONZIO.COM

**JON L. BARNHART**  
PROFESSIONAL ENGINEER (P.E.)  
1415 W. BROADWAY AVENUE, ATLANTIC CITY, NJ 08401  
TEL: 856-426-1100 FAX: 856-426-1101  
WWW.ARTHURKONZIO.COM

**ARTHUR W. KONZIO, JR.**  
PROFESSIONAL ENGINEER (P.E.)  
1415 W. BROADWAY AVENUE, ATLANTIC CITY, NJ 08401  
TEL: 856-426-1100 FAX: 856-426-1101  
WWW.ARTHURKONZIO.COM

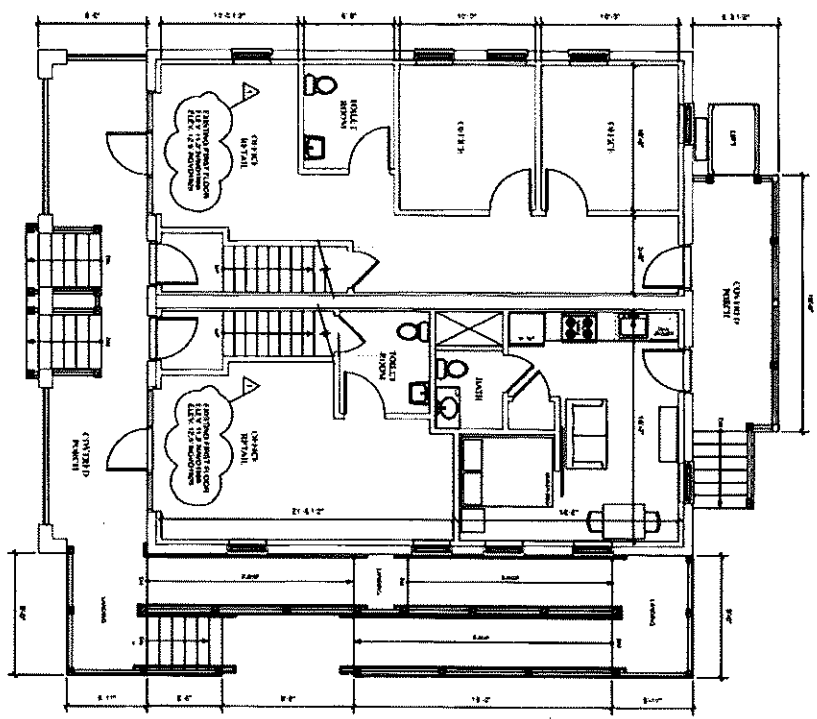
**PROPERTY SURVEY & SITE PLAN (PHASE I)**  
BLOCK 169 LOT 7&8  
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY  
P. J. JIL  
PLOT NO. 4140

**C-1**

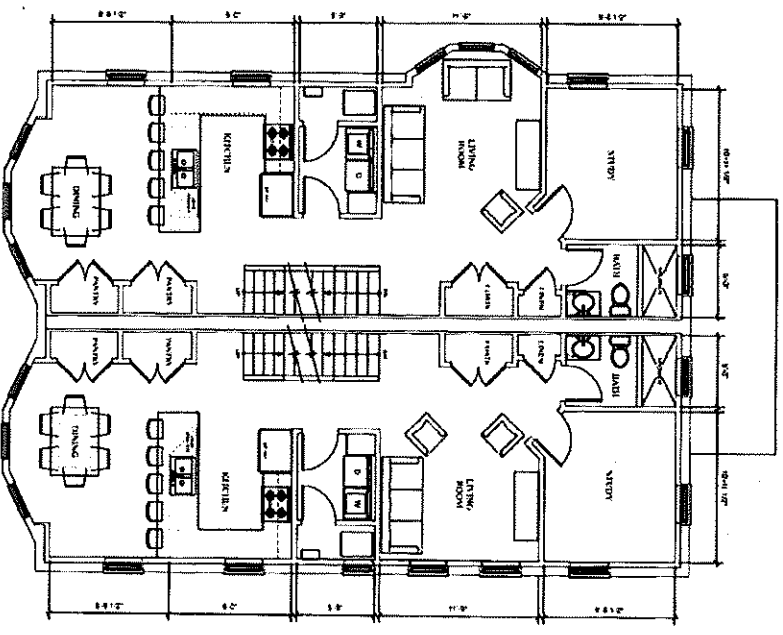
EXHIBIT "B"

1 OF 4

CLUC 2024-09-3716



1 PROPOSED FIRST FLOOR PLAN  
 RESIDENTIAL UNIT 1 (L&R) 475 SF  
 RESIDENTIAL UNIT 2 (R&L) 340 SF  
 RESIDENTIAL UNIT 3 300 SF



2 PROPOSED SECOND FLOOR PLAN  
 RESIDENTIAL UNIT 4 (L&R) 500 SF  
 RESIDENTIAL UNIT 5 (R&L) 500 SF

RESIDENTIAL UNIT 1	475 SF
RESIDENTIAL UNIT 2	340 SF
RESIDENTIAL UNIT 3	300 SF
RESIDENTIAL UNIT 4	500 SF
RESIDENTIAL UNIT 5	500 SF
TOTAL RESIDENTIAL	1,815 SF
TOTAL RESIDENTIAL	3,630 SF
TOTAL	3,630 SF

NOTE: COMMERCIAL SHALL BE ADDED TO THE TOTAL AREA OF THE TOTAL PROJECT DEVELOPMENT = 1,075 SF

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SEP 26 2024

CRDA

**DANIEL SCOTT MASCIONE ARCHITECT**  
 10000 W. UNIVERSITY AVENUE, SUITE 100  
 DENVER, CO 80231

**DANIEL MASCIONE**  
 ARCHITECT

PROPOSED PLANS

**CARING, INC. MASSI RESERVATION**  
 Address: 1000 W. 2nd Ave  
 Suite 100, Denver, CO 80202

PROJECT NO. 2024-09-3716

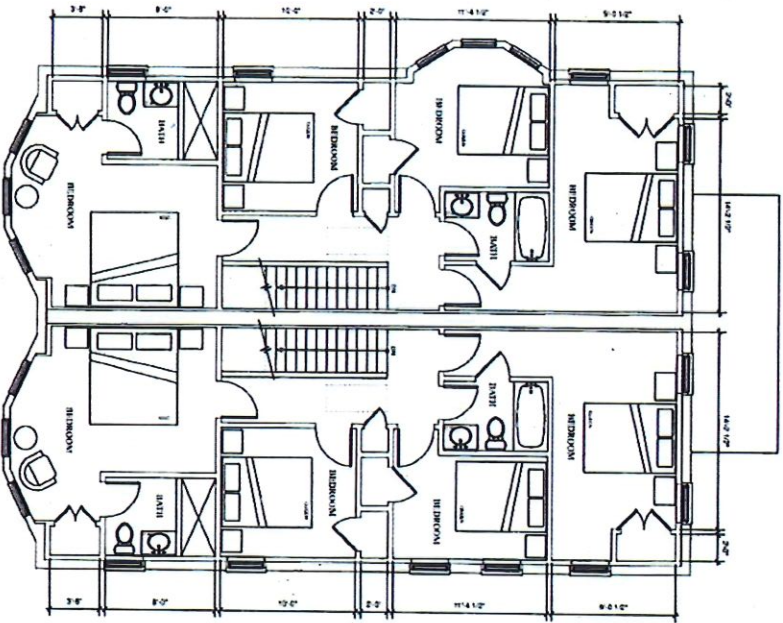
DATE: 9/26/24

SCALE: 1/8" = 1'-0"

SK-1

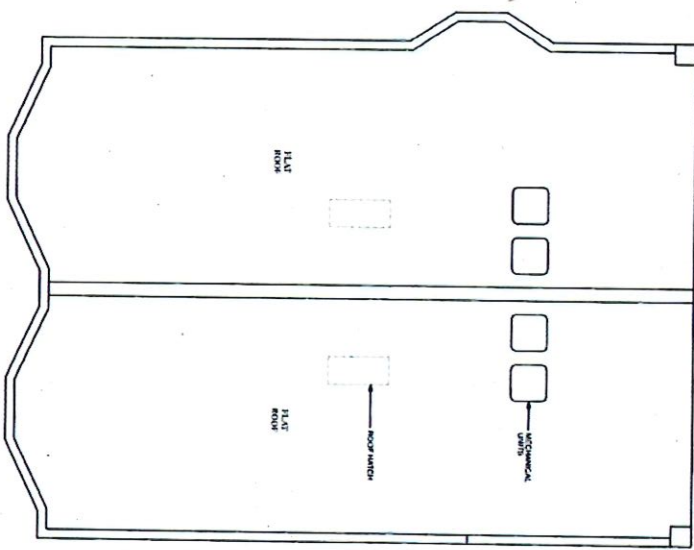


20F 4



1 PROPOSED THIRD FLOOR PLAN 1/4" = 1'-0"

RESIDENTIAL UNIT 2 (LEFT) 800 SF  
RESIDENTIAL UNIT 3 (RIGHT) 800 SF



2 PROPOSED ROOF PLAN 1/4" = 1'-0"

DATE	BY	REVISION
09/26/2024	SK-2	ISSUED FOR PERMIT
09/26/2024	SK-2	REVISED PER CRDA COMMENTS

DATE	BY	REVISION
09/26/2024	SK-2	ISSUED FOR PERMIT
09/26/2024	SK-2	REVISED PER CRDA COMMENTS

Planning & Development

SEP 26 2024

CRDA



**DANIEL SCOTT MASCIONE ARCHITECT**  
RESIDENTIAL ARCHITECTURE & INTERIOR DESIGN

*Daniel Mascione*  
DANIEL SCOTT MASCIONE ARCHITECT

NO.	DESCRIPTION
1	PROPOSED THIRD FLOOR PLAN
2	PROPOSED ROOF PLAN



TITLE  
PROPOSED PLANS

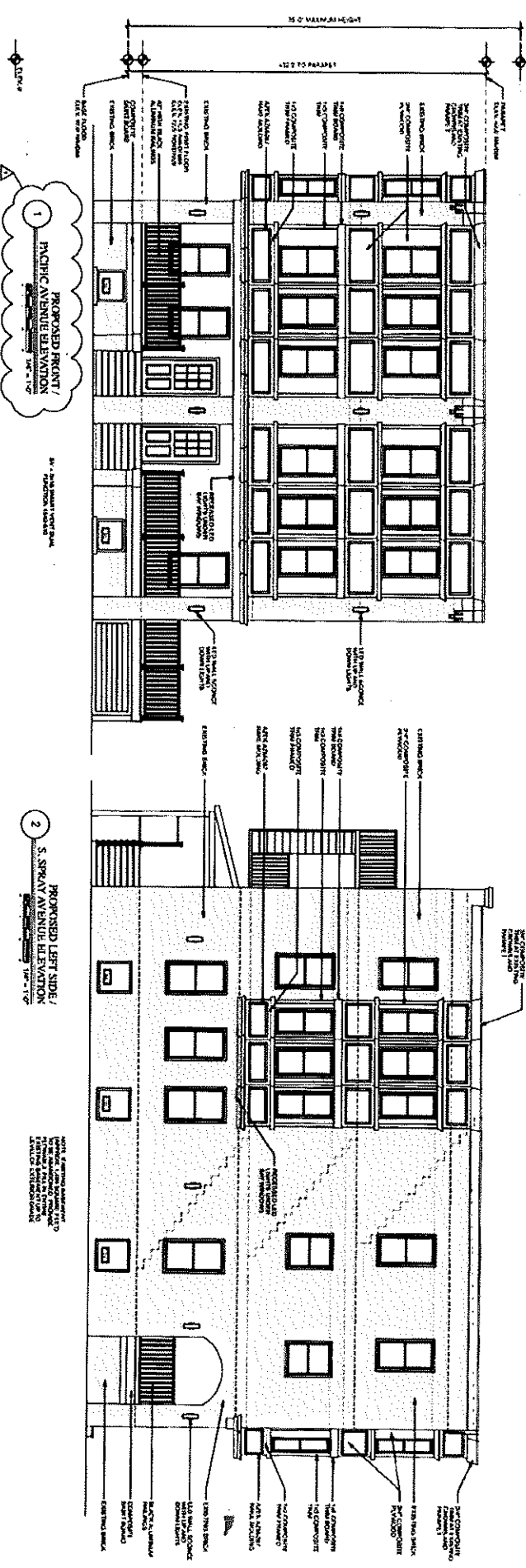
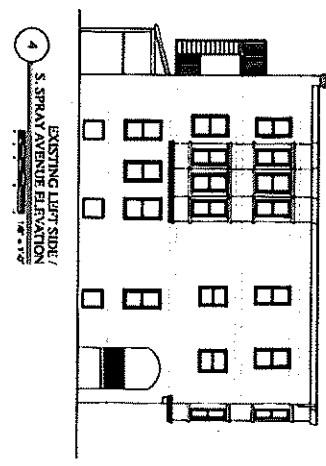
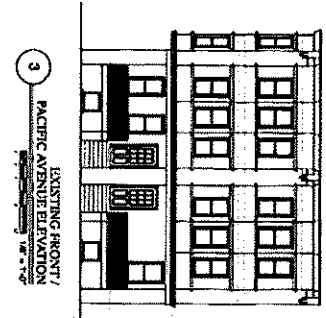
PROJECT  
**CARING, INC. PHASE I RENOVATION**  
2015 Pacific Avenue  
Atlanta, GA 30309

ISSUED BY  
SK-2  
DATE  
09/26/2024  
DRAWN BY  
SK-2  
SCALE  
AS SHOWN

Planning & Development

SEP 26 2024

CRDA

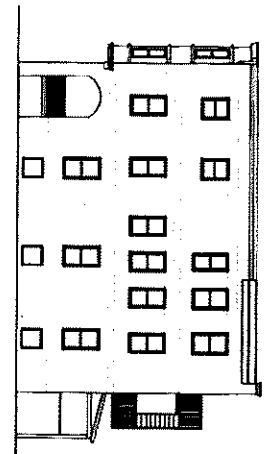


**DANIEL ACCOTT**  
ARCHITECT  
1000 10th Street, Suite 100  
San Francisco, CA 94103  
415.774.1111

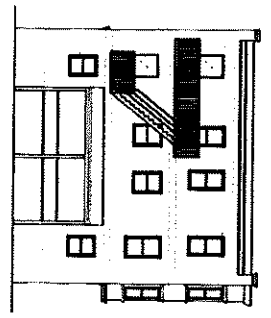
PROJECT: 240 Pacific Avenue  
Phase I Renovation  
March 2024

CLIENT: CARING, INC.  
240 Pacific Avenue  
San Francisco, CA 94103

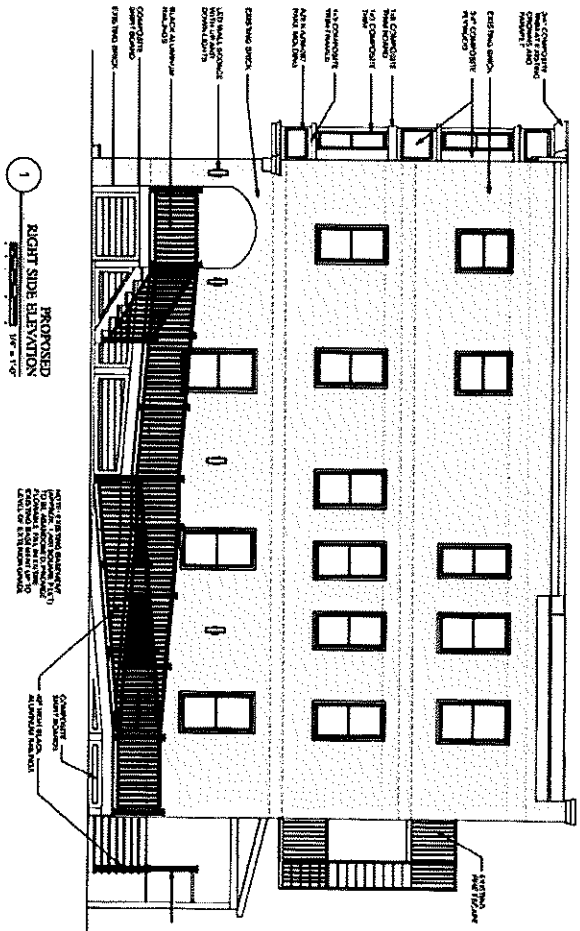
DATE: 09/25/24  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: SK-3



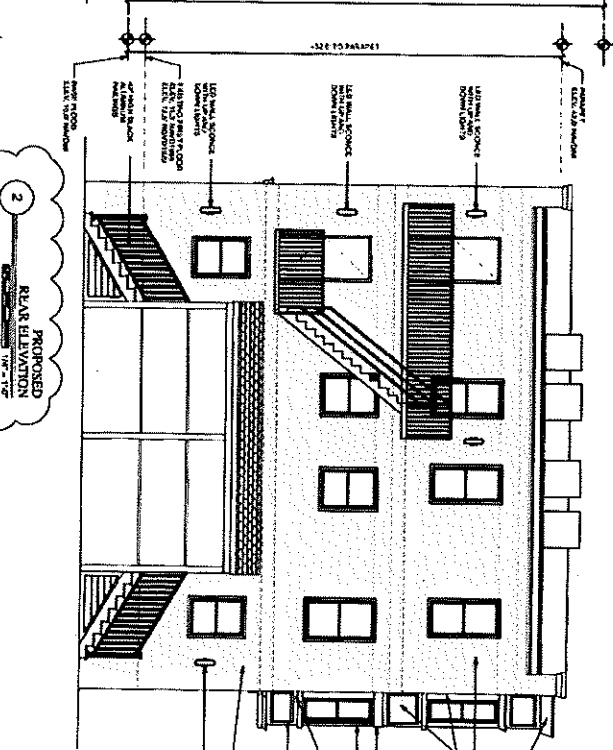
3 EXISTING  
RIGHT SIDE ELEVATION  
1/8" = 1'-0"



4 EXISTING  
REAR ELEVATION  
1/8" = 1'-0"



1 PROPOSED  
RIGHT SIDE ELEVATION  
1/8" = 1'-0"



2 PROPOSED  
REAR ELEVATION  
1/8" = 1'-0"

**DSMA**

**PARK SCOTT**  
**MASCIONE**  
ARCHITECTS

**Park Scott Mascione**  
ARCHITECT

**PROPOSED**  
REAR ELEVATION

**REAR ELEVATION**

**CARING, INC.**  
**PHASER RENOVATION**  
2019 Parker Avenue  
Atlanta, GA 30329

**SK-4**