

* 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: Farmers Row - Chelsea Economic Development Corp DBA Farmers Row 1
 Applicant's Name: Chelsea Economic Development Corp Phone: 609-761-1499
 Applicant's Address: 3701 Boardwalk, Atlantic City, NJ 08401
 E-mail Address: eterenik@chelseaedc.org
 Applicant's Signature: *E. Terenik*

PROPERTY INFORMATION

Street Address of Subject Property: 2608 Pacific Avenue
 Zoning District: RC Block(s) 35 Lot(s) 19 Unit # (store) _____
 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):

Retail market.
No on-site parking.
Window Signage.

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):

Educational/Instructional Use - Indoor Vertical Farming
Retail
 Sign - (plan attached) (SEE EXHIBIT "A" ATTACHED - FOUR PAGES)

CERTIFICATE IN LIEU OF OATH (OWNER OR AGENT)

Owner's Name: Mohammed U Bhulyan
 Owner's Address: 2608 Pacific Avenue
 Owner's Email: sajib358477@yahoo.com

I hereby certify that I am the owner of the property that is the subject of this application.
 Property Owner's Signature: *M. Bhulyan*

Agent Section: (To be completed and signed if owner in fee has authorized an agent for this application)
 Agent's Name: Elizabeth Terenik / Chelsea Economic Development Corp
 Agent's Address: 3701 Boardwalk
 Agent's Email: eterenik@acdevco.org, btosean@chelseaedc.org

I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.
 Agent's Signature: *E. Terenik*

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). SUBJECT TO SECURING LICENSE FOR PROJECTING SIGN OVER PUBLIC SIDE WALK. SUBJECT TO COMPLIANCE WITH NJAC 19:66-7.12 (a) & (c)

Application Number: 2025-02-3788 Fee Received: \$50.00 CR# 1802
 Date Filed: 2-7-25 Date Issued: 2-11-25

Authorization: *[Signature]*

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

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

* CERTIFICATION DOES NOT EXTEND TO THE SECOND FLOOR USE.

EXHIBIT "A"
2608 Pacific
Sign Plan

1 OF 4
Original
to be revised
11/15/25



(1) LED ~~ss~~ letters

(2) 2' x 2' Projecting non-lit sign

(3) 2' x 2' vinyl window sign



A . Projecting Sign

PLEASE MAKE SURE THAT ALL WORDING, COLOR & SIZES ARE CORRECT.



Prices after final approval are subject to additional charges.

Colors are only approximations, actual colors produced may vary.
If a color match is desired see your sales representative for a pre-production color sample.
Prices may vary, sign may include seams, overlaps, and may be panelled.
Different material may be used.

Material
Drawing submitted for your review
This drawing is the exclusive property of Group Property Management It may not be reproduced,
copied or utilized for any purpose without written consent of Group Property Management

 Signs EHT The way we think	
6677 Black Horse Pike, Egg Harbor Township, NJ 08242	
email: SignsEHT@gmail.com	
phone: 609.407.1781	
Job No.:	Date:
Comments:	

3 OF 4

1/15/25

PLEASE MAKE SURE THAT ALL WORDING, COLOR & SIZES ARE CORRECT.

B. Window Sign



vinyl graphics for outside of window

4/15/25 Signs Totals < 25% of total window area

Any changes after final approval are subject to additional charges.

Colors shown are only approximations, actual colors produced may vary. If an exact color match is desired see your sales representative for a pre-production color sample. Actual sign size may vary, sign may include seams, overlaps, and may be panelled. Multiple pieces of material may be used.

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Job No. _____ Date: _____

Comments: _____