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Atlantic City, NJ 08401
☎ 609.348.4515 📠 609.348.6834
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BRIDGET A. SYKES
Direct No: 609.572.2257
Email: BSykes@FoxRothschild.com

June 30, 2025

VIA HAND DELIVERY

Casino Reinvestment Development Authority
Division of Land Use and Regulatory
Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

**Re: 14 S Tennessee Avenue, Block 147, Lot 4
Jemal's Tennessee L.L.C.**

Dear Sir/Madam:

This firm is counsel to Jemal's Tennessee L.L.C., relative to their application before the CRDA for Preliminary and Final Major Site Plan Approval and Variance Relief (the "Application") for property located at 14 S. Tennessee Avenue and designated as Lot 4 of Block 147 on the official tax map of the City of Atlantic City. Enclosed please find one (1) original and one (1) copy of the following documents in support of the Application, collated:

1. Completed Land Use Application executed by Applicant and Owner and Escrow Setup Information Form;
2. Exhibit List;
3. Corporate Disclosure Statement;
4. Completed Preliminary and Final Major Site Plan and Variance Checklists;
5. Application Statement;
6. Photos depicting the Property;

A Pennsylvania Limited Liability Partnership

California Nevada Colorado New Jersey Delaware New York District of Columbia North Carolina Florida Oklahoma Georgia Illinois Pennsylvania Massachusetts South Carolina Minnesota Texas Missouri Washington



Casino Reinvestment Development Authority
June 30, 2025
Page 2

7. Deed to Property;
8. Certification of Paid Taxes;
9. 200 Foot List (also shown on Minor Site Plan and Variance Plan);
10. Major Site Plan and Variance Plan (5 Sheets) prepared by Jon J. Barnhart, P.E., P.P., inclusive of Survey; and
11. Architectural Floor Plan and Elevation (5 Sheets) prepared by Mode Architects.

Also enclosed are one each of the following:

1. Check in the amount of \$650.00 representing the Application Fee (attached to original copy of Application);
2. Check in the amount of \$4,317.15 representing the Escrow Fee which was calculated based on a lot area of 4,500 SF and gross building area of 7,215 SF

An electronic copy of the Application is being emailed to Mr. Robert Reid today.

A copy of the draft Declaration of Easements for the shared use of the courtyard and trash enclosure located on 20 S. Tennessee Avenue will be provided under separate cover.

Should you require anything further to process the Application, please contact my office. It is respectfully requested that this matter be heard on the earliest available hearing date.

Thank you for your assistance in this matter and do not hesitate to reach out to me with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bridget Sykes", with a long horizontal flourish extending to the right.

Bridget A. Sykes
BS/nr

cc: Applicant (w/copy of Application only)

City of Atlantic City

LAND USE APPLICATION

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

CRDA: (Check where applicable)**NJ CRDA LURED Jurisdiction**

Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

To be completed by staff only.

Date Filed _____

Application No. _____

Application Fees: _____

Escrow Deposit _____

Scheduled for:

Review for Completeness _____ Hearing: _____

1. SUBJECT PROPERTY

Location: 14 S Tennessee Avenue _____

Tax Map Page 28 Block 147 Lot(s) 3

Page _____ Block _____ Lot(s) _____

Page _____ Block _____ Lot(s) _____

Dimensions Frontage 100 feet Depth 45 feet Total Area 4,500 SF

Zoning District RC - Resort Commercial

2. APPLICANT

Name Jemal's Tennessee L.L.C. _____

Email pgardiner@douglasdev.com _____

Address c/o Douglas Development, 655 New York Avenue NW, Suite 830, Washington, DC 20001

Telephone Number 202-729-7441 _____

Applicant is a: Corporation ☐ Partnership ☐ Individual ☐
***limited liability company**3. If Owner is other than the applicant, provide the following information on the Owner(s):**

Owner's Name N/A _____

Email _____

Address _____

Telephone Number _____

4. 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.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Name	<u>See attached.</u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>

5. PROPERTY INFORMATION:

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

Yes [attach copies] X No Proposed X

Present use of the premises: Vacant. Formerly office use.

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.

6. Applicant's Attorney Bridget A. Sykes, Esq., Fox Rothschild LLP

Email bsykes@foxrothschild.com

Address 1301 Atlantic Avenue, Suite 400, Atlantic City, New Jersey 08401

Telephone Number 609-572-2257

FAX Number

7. Applicant's Engineer Jon J. Barnhart, P.E., P.P., Arthur Ponzio Co.

Email jbarnhart@aponzio.com

Address 400 N. Dover Avenue, Atlantic City, New Jersey 08401

Telephone Number 609-344-8194

FAX Number

8. Applicant's Planning Consultant Same as Engineer

Email

Address

Telephone Number

FAX Number

9. Applicant's Traffic Engineer

Email

Address

Telephone Number

FAX Number

10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name Jason Hanrahan, Mode - Architects

Field of Expertise Architecture

Email jhanrahan@mode-arch.com

Address 621 Lake Ave #3A, Asbury Park, New Jersey 07712

Telephone Number 732-800-1958

FAX Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Administrative Review of Minor Subdivision Plan

_____ Administrative Review of Major Subdivision Plan

_____ Minor Subdivision Approval

_____ Major Subdivision Approval [Preliminary]

_____ Major Subdivision Approval [Final]

Number of lots to be created _____ Number of proposed dwelling units _____
(including remainder lot) (if applicable)

SITE PLAN:

_____ Administrative Review of Minor Site Plan

_____ Administrative Review of Major Site Plan

_____ Minor Site Plan Approval

X _____ Major Preliminary Site Plan Approval [Phases (if applicable) ____]

X _____ Major Final Site Plan Approval [Phases (if applicable) ____]

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet) _____

Total number of proposed dwelling units _____

_____ Request for Waiver From Site Plan Review and Approval

Reason for request: _____

MISC:

_____ Administrative Review

_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]

_____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]

X _____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]

X _____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]

_____ Variance Relief (use) [N.J.S. 40:55D-70d]

_____ Conditional Use Approval [N.J.S. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] See Application Statement.

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.

Requirements: [attach additional pages as needed] See checklist.

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. **Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:**

[attach pages as needed] Renovation of existing building for mixed-use retail and apartments.

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? No

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

20. Are any off-tract improvements required or proposed? Yes

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Cash, bond or letter of credit.

23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	_____	X	_____
Atlantic County Health Department	_____	X	_____
Atlantic County Planning Board	_____	X	_____
Atlantic County Soil Conservation Dist.	_____	X	_____
NJ Department of Environmental Protection	_____	X	_____
Sewer Extension Permit	_____	X	_____
Sanitary Sewer Connection Permit	_____	X	_____
Stream Encroachment Permit	_____	X	_____
Waterfront Development Permit	_____	X	_____
Wetlands Permit	_____	X	_____
Tidal Wetlands Permit	_____	X	_____
Potable Water Construction Permit	_____	X	_____
Other	_____	X	_____
NJ Department of Transportation	_____	X	_____
Public Service Electric & Gas Company	_____	X	_____
_____	_____	_____	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
_____	See attached list of Exhibits.
_____	_____
_____	_____

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested _____

Attorney _____ Copies of all reports.

Engineer _____ Copies of all reports.

CERTIFICATIONS

27. I Bridget A. Sykes 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

13th day of June, 20 25

Susan B. Mullen

NOTARY PUBLIC

SUSAN B MULLEN
Notary Public - State of New Jersey
My Commission Expires Jun 22, 2026

Bridget A. Sykes

SIGNATURE OF APPLICANT
Attorney for Applicant

28. 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

____ day of _____, 20 ____

N/A - Applicant same as Owner

NOTARY PUBLIC

SIGNATURE OF OWNER

29. I understand that the sum of \$ 4,317.15 has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

6-30-2025

Date

Bridget A. Sykes

SIGNATURE OF APPLICANT
Attorney for Applicant

ESCROW SETUP INFORMATION

The Information below is necessary to initially set up your Escrow Account.

Applicant's Name: Jemal's Tennessee L.L.C.

Applicant's Address: c/o Douglas Development, 655 New York Avenue NW, Suite 830, Washington, DC 20001

*Applicant's Signature: *Paul J. Gardner, Attorney for Applicant*

Applicant's Phone No.: 202-729-7441

Applicant's Email Address: pgardiner@douglasdev.com

Applicant's Date of Birth: Date of Entity Formation: 12/14/2022

Tax Identification or Social Security Number: 92-1345066

Assigned Escrow #: _____

Should you require assistance or have any questions, please do not hesitate to contact:

Atlantic City Planning:

Lisa D'Alessandro, Board Secretary
City of Atlantic City Planning
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
Email: LDAlessandro@cityofatlanticcity.org
609-347-5404

CRDA:

Loreta Acevedo, Project Officer
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
Email: lacevedo@njcrda.com
609-347-0500

APPLICATION EXHIBIT LIST
14 SOUTH TENNESSEE AVENUE
JEMAL'S TENNESSEE L.L.C.

The following maps, plans and supporting documents accompany the Application for Preliminary and Final Major Site Plan Approval:

1. Major Site Plan (5 Sheet)s prepared by Jon J. Barnhart, P.E., P.P., inclusive of Survey;
2. Architectural Floor Plan and Elevation (5 Sheets) prepared by Mode Architects;
3. Corporate Disclosure Statement;
4. Completed Preliminary and Final Major Site Plan and Variance Checklists;
5. Application Statement;
6. Photos depicting the Property;
7. Deed to Property;
8. Certification of Paid Taxes;
9. 200 Foot List (also shown on Major Site Plan).

JEMAL'S TENNESSEE L.L.C.
A New Jersey limited liability company

June 30, 2025

DISCLOSURE STATEMENT

**LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS
OR INDIVIDUALS OWNING 10% OF THE CORPORATION
STOCK OR 10% INTEREST IN THE PARTNERSHIP
(N.J.S.A. 40:55D-48.1 AND 48.2)**

The following individuals own a 10% or greater interest in Jemal's Tennessee L.L.C.

Norman Jemal
655 New York Ave., N.W.
Suite 830
Washington, DC 20001



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Preliminary Site Plan Checklist (Form # 6)

REQUIRED APPLICATION ITEMS

Project Name: 14 South Tennessee Application # _____

Prepared by: Bridget A. Sykes/ Jon J. Barnhart Title Attorney/Engineer Date 6/30/2025

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	N/A		
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no	X	N/A		

	variance or design waivers are requested. (19:66-4.6)				
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	To be provided		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	N/A		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA	X	X		

	Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.				
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X		X*	
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X		X*	
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	X		
25	Lighting plan and details (19:66-7.10)	X			
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	N/A		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X		X*	
28	Road and paving cross-sections and profiles.	X		X*	
29	Solid and liquid waste management plan.	X		X**	
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		X*	
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Final Site Plan Checklist (Form # 7)

REQUIRED APPLICATION ITEMS

Project Name: 14 South Tennessee Application # _____
 Prepared by: Bridget A. Sykes/ Jon J. Barnhart Title Attorney/Engineer Date 6/30/2025

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	N/A		

10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X			
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	To be provided		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	N/A		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		

20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	N/A		
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X		X*	
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X		X*	
25	Lighting plan and details (19:66-7.10)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	N/A		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X		X*	
28	Road and paving cross-sections and profiles.	X		X*	

29	Solid and liquid waste management plan.	X		X**	
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		X*	
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	X	To be provided		
33	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
34	Performance guarantee [19:66-3.4 (b)]	X	To be provided		
35	Maintenance guarantee (19:66-16.3)	X	To be provided		
36	Inspection Fees (19:66-16.1)	X	To be provided		

* Waiver requested on the basis that site has zero setbacks and is fully developed and existing with no new improvements.

** Testimony to be provided with respect to liquid and waste management plan.



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – “c” Variance Checklist (Form #12)

REQUIRED APPLICATION ITEMS

Project Name: 14 South Tennessee Application # _____

Prepared by: Bridget A. Sykes/Jon J. Barnhart Title Attorney/Engineer date 6/30/2025

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-4.3)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.	X	X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Color Photographs of site from four (4) different viewpoints.	X	X		
7	Project narrative describing existing conditions, surrounding uses and the proposed development including list of “c” variance(s) and design waiver relief sought, if applicable.	X	X		
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
9	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk’s Office, affidavit or other documentation evidencing ownership.)	X	X		
10	Consent of property owner to applicant to development project.	X	N/A		
11	Zoning Schedule listing: Use, lot area, lot	X	X		

	width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.				
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	To be provided.		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	X		
18	List of development stages or phases, if any.	X	N/A		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		

21	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
22	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
23	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		

APPLICATION STATEMENT
14 S Tennessee Avenue, Block 147, Lot 4
Jemal's Tennessee L.L.C.

Applicant, Jemal's Tennessee L.L.C., is the owner of the property located at 14 S. Tennessee Avenue, designated as Block 147, Lot 4 on the official tax map of the City of Atlantic City (the "Property"). The Property is located in the RC Resort Commercial Zoning District. Applicant seeks Preliminary and Final Major Site Plan approval with "C" variance relief for parking and for other pre-existing non-conforming conditions for the renovation of an existing building for mixed-use retail, office and residential development (the "Application").

The Property is developed with an existing 3-story building that has been vacant for several years. Applicant seeks to rehabilitate the existing building. The first floor will be comprised of 556 SF of retail space at the front of the building along Tennessee Avenue and 1,692 SF of office space in the rear of the building. The second and third floors will be comprised of four apartment units, two units on each floor.

Applicant does not propose any exterior development in connection with the Application other than the general rehabilitation of the building façade and signage. The Property is being developed in conjunction with the development of the adjacent property located at 20 S. Tennessee Avenue which is owned by an affiliate of Applicant. There will be an easement for the residents of the Property to share in the use of the courtyard amenities located in between the two buildings, providing the residents with outdoor space. The easement will also provide for the shared use of the trash enclosure which is located immediately behind the building at the Property along with access off of Central Avenue.

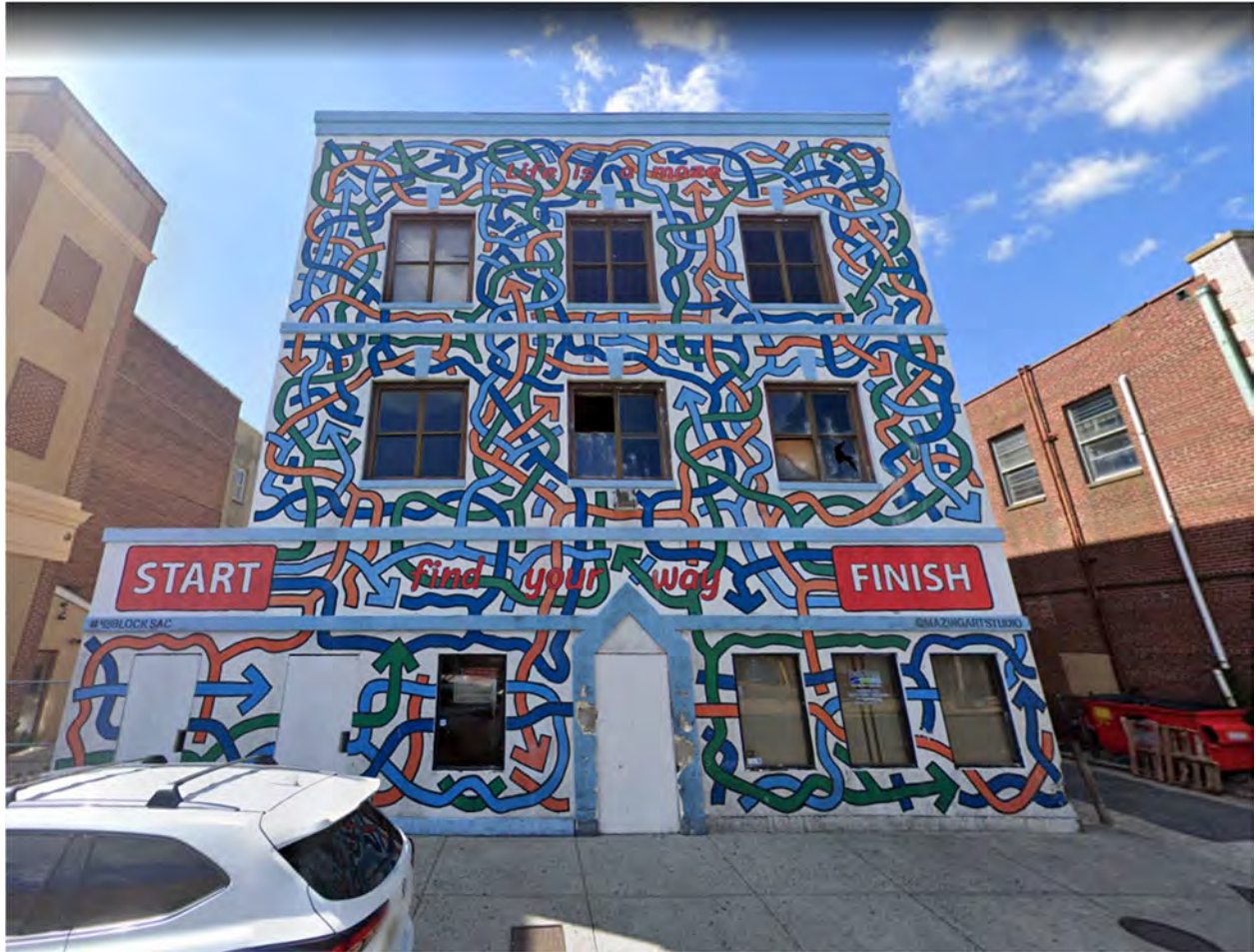
The Property has pre-existing non-conforming conditions for lot area, lot depth, lot width, lot frontage, building coverage, impervious coverage, and front and side-yard setbacks above 35 feet and rear yard setback. None of these existing non-conformities will be exacerbated by the renovation and rehabilitation.

There is no parking associated with the Property. Applicant seeks a parking variance to permit zero on-site parking spaces where 20 spaces are required. The Property is located immediately adjacent to the New York Avenue parking garage which is to the rear of the building. This will provide an opportunity for parking for any tenants requiring a vehicle.

The development advances the purposes of zoning by enhancing the safety and general welfare, providing sufficient space in appropriate locations for a variety of uses, promotes the establishment of appropriate population densities, and promotes a desirable visual environment all through the rehabilitation of an existing land asset in a location where new office, retail and housing are limited. Through the development of the Property together with the neighboring property this will add to the revitalization of this area of the City. As the Property has never had parking, any detriment associated therewith will be no greater than what pre-existed with former uses at the Property. As indicated, the proximity to the parking garage will mitigate the impact of the lack of parking.

The benefits of the grant of the variance outweigh any detriment because the proposal is substantively compatible with the zone plan and fulfills a policy goal critical to the State and the City by providing new housing, an issue raised in the 2016 Reexamination of Atlantic City's Master Plan which identified the City's housing units and structures being considerably older on average than not only the County, but the United States. Additionally, new development is critical as the entire City is declared to be an area in need of redevelopment.

Requiring on-site parking would further be a hardship to the Applicant as the existing building is fully built out to the setbacks which is customary for older buildings, and it would be an impossibility to provide any on-site parking unless the building were demolished and a new structure built.



Google Earth, September 2023



Google Earth, September 2023

View from North Tennessee



Google Earth, September 2023

View from South Tennessee



Google Earth, October 2019

View from Central Avenue



Google Earth, October 2019

View from Central Avenue



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 01/12/2023 14:07:54
RCPT # 1701334 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2023002514
VOL 15376 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

6468102

7859686

Submission Date(mm/dd/yyyy)

12/21/2022

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$70.00

Realty Transfer Tax

\$1,910.00

Total Amount

\$1,980.00

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

ATLANTIC CITY

01

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

SURETY TITLE COMPANY
11 EVES DRIVE, SUITE 150
MARLTON, NJ 08053

505789

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Atlantic County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$325,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	12/05/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		ROCKFIELD INVESTMENT GROUP LLC				
	GRANTEE	Name			Address	
		JEMALS TENNESSEE LLC			655 NEW YORK AVE, NW, SUITE 830, WASHINGTON, DC 20001	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		01	147	4		01

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*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:
MICHAEL D. CARROLL, ESQUIRE

DEED

This Deed is made on December 5, 2022, and delivered on December 18, 2022

BETWEEN

ROCKFIELD INVESTMENT GROUP, LLC,
whose address is 32 Institute Street, Freehold, New Jersey 07728,
referred to as Grantor,

AND

JEMAL'S TENNESSEE AVENUE, L.L.C.,
whose address is 655 New York Avenue, N.W., Suite 830, Washington, D.C. 20001,
referred to as Grantee.

Throughout this document the words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$325,000.00)**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) BEING Block 147, Lot 4 on the Official Tax Map of the City of Atlantic City.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable.)

PROPERTY. The property consists of the land and all the buildings and structures on the land in the City of ~~Pleasantville~~, County of Atlantic, and State of New Jersey. The legal description is:

Atlantic City

ALL that certain lot, parcel or tract of land, with the buildings and improvements thereon erected, situate, lying and being in the CITY OF ATLANTIC CITY, County of ATLANTIC and State of NEW JERSEY, bounded and more particularly described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO
Commonly known as 14 S. Tennessee Avenue, Atlantic City, New Jersey 08402.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

BEING the same land and premises which became vested in Rockfield Investment Group, LLC, by Deed from 32 South Tennessee, LLC, now known as Atlantic City Real Estate, LLC, dated April 12, 2021 and recorded on May 6, 2021 as Instrument No. 2021026934 in the Atlantic County

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: **133158RK-01**

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:

BEGINNING at the Southwesterly corner line of Tennessee Avenue and Central Avenues: thence

- (1) Westwardly along the Southerly line of Central Avenue 100 feet; thence**
- (2) Southwardly parallel with Tennessee Avenue 45 feet; thence**
- (3) Eastwardly parallel with Central Avenue 100 feet to the Westerly line of Tennessee Avenue thence**
- (4) Northwardly along the same 45 feet to the point and place of BEGINNING.**

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 14 S. Tennessee Avenue.

BEING Tax Block: 147, Tax Lot: 4

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Rockfield Investment LLC by Margarito Toshua, Member

Current Street Address

32 Institute Street

City, Town, Post Office

Freehold

State

NJ

ZIP Code

07728

Property Information

Block(s)

147

Lot(s)

4

Qualifier

Street Address

14 S. Tennessee Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08402

Seller's Percentage of Ownership

100

Total Consideration

\$325,000.00

Owner's Share of Consideration

\$325,000.00

Closing Date

12/15/22

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12-05-2022

Date

Margarito Toshua

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Clerk's Office.

ALSO BEING the same land and premises which became vested in 32 South Tennessee, LLC, by Deed dated November 3, 2017 and recorded on November 16, 2017 as Instrument No. 2017062621 in the Atlantic County Clerk's Office.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done nothing to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

ROCKFIELD INVESTMENT GROUP, LLC.

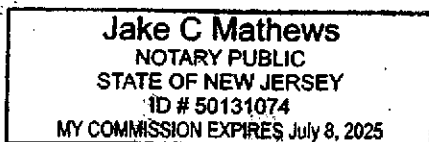



BY: MARGARITO TOSHUA, Member

STATE OF NEW JERSEY, COUNTY OF ATLANTIC: SS

I CERTIFY that on December 5, 2022, MARGARITO TOSHUA, personally came before me and acknowledged under oath, to my satisfaction, that she/he:

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as a member of ROCKFIELD INVESTMENT GROUP, LLC, the entity named in this Deed;
- (c) made this Deed for **\$325,000.00** as the full and actual consideration, as defined in N.J.S.A. 46:15-5, paid or to be paid for the transfer of title; and
- (d) executed this Deed as the act of the entity.

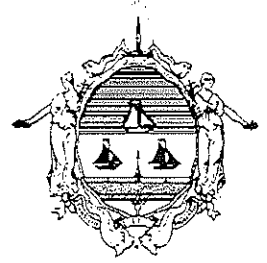



NOTARY PUBLIC

RECORD AND RETURN TO:

Surety Title Company
68 White Street
Red Bank, NJ 07701

CITY OF ATLANTIC CITY
OFFICE OF TAX COLLECTOR
1301 BACHARACH BLVD, STE #126
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-5630 FAX # 347-5621



CERTIFICATION OF PAYMENT

May 29, 2025

City of Atlantic City
Planning Department

This certifies that the taxes on Block: 147 Lot: 4

Location: 14 S TENNESSEE AVE

Property Owner: JEMALS TENNESSEE AVE LLC

Paid up to date as of 5/27/2025

Taxes are Delinquent as of N/A

There is a lien on this property as of N/A

This certifies that the taxes on Block: 147 Lot: 3

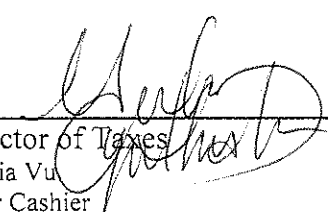
Location: 20 S TENNESSEE AVE

Property Owner: JEMALS TATE LLC

Paid up to date as of 5/27/2025

Taxes are Delinquent as of N/A

There is a lien on this property as of N/A


Collector of Taxes
Cynthia Vu
Senior Cashier



City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (2)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	147	3	00000	20 S TENNESSEE AVE	JEMALS TATE LLC	37 COURT ST	FREEHOLD, NJ	07728	20 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	4	00000	14 S TENNESSEE AVE	JEMALS TENNESSEE AVE LLC	STE 830 655 NY AVE NW	WASHINGTON, DC	20001	14 S Tennessee Ave, Atlantic City, Nj+08401

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjacent Properties (35)

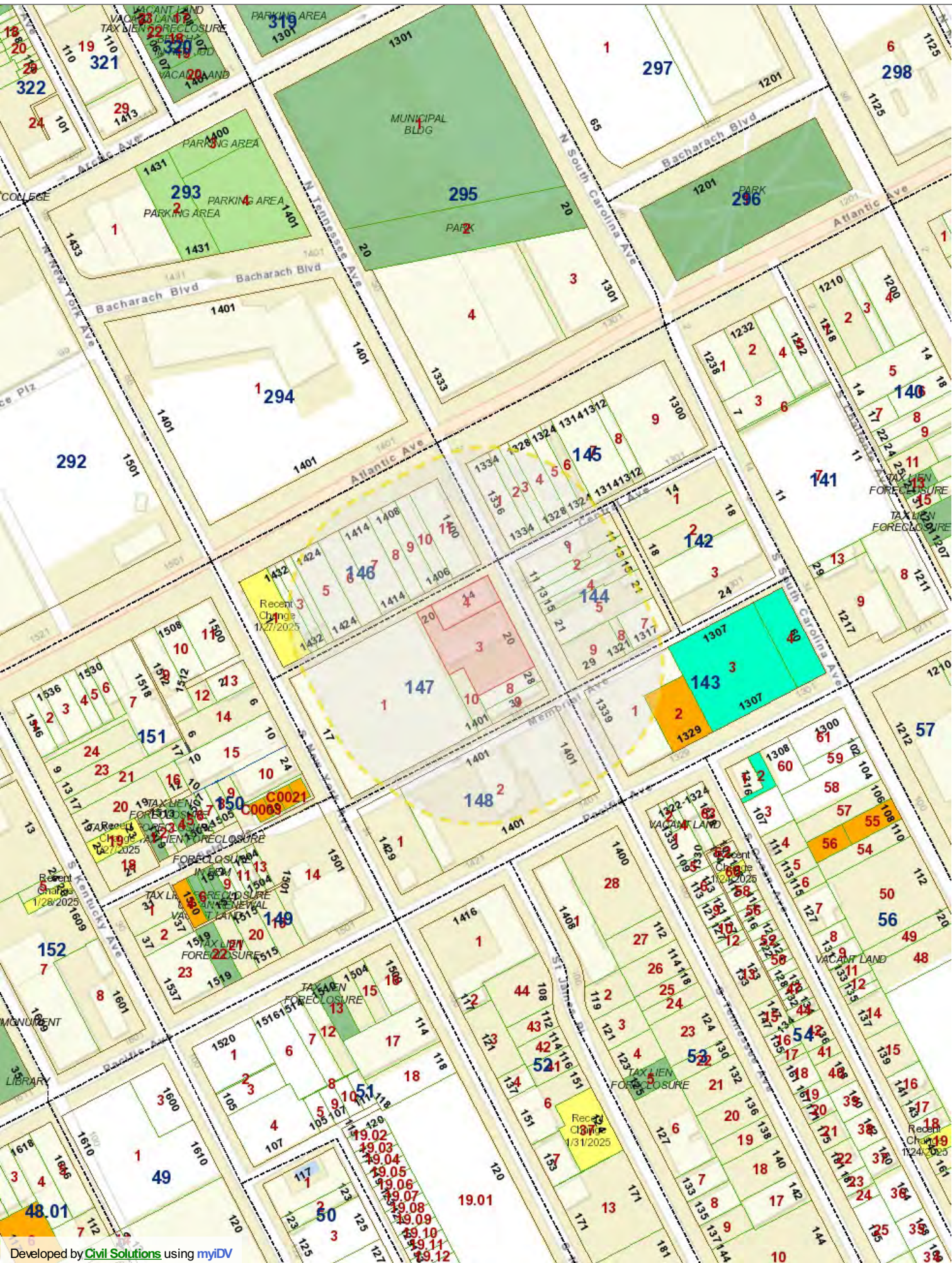
Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	143	1	00000	1339 PACIFIC AVE	SCHIRALDI, ETAL % H J HOTEL	1339 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	1339 Pacific Ave, Atlantic City, Nj+08401
Atlantic City	143	2	00000	1329 PACIFIC AVE	1333 PACIFIC CORP	PO BOX 44	ATLANTIC CITY, NJ	08401	1329 Pacific Ave, Atlantic City, Nj+08401
Atlantic City	144	1	00000	9 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	9 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	2	00000	11 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	11 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	3	00000	13 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	13 S Tennessee Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	144	4	00000	15 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081	15 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	5	00000	21 S TENNESSEE AVE	PER MARC LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401	21 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	144	7	00000	1317 MEMORIAL AVE	DINICOLANTONIO, EDWARD	425 W. REVERE AVE	NORTHFIELD, NJ	08225	1317 Memorial Ave, Atlantic City, Nj+08401
Atlantic City	144	8	00000	1321 MEMORIAL AVE	PERMARC LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401	1321 Memorial Ave, Atlantic City, Nj+08401
Atlantic City	144	9	00000	29 S TENNESSEE AVE	ARSENIS, MARCEL	C/O FIESTA TENN & PACIFIC	ATLANTIC CITY, NJ	08401	29 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	145	1	00000	1336 ATLANTIC AVE	SAZADA & NUR REAL ESTATE LLC	8 PAWN CT	EGG HBR TWP, NJ	08234	1336 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	2	00000	1334 ATLANTIC AVE	ISLAM, MOHAMMED S & UDDIN, JAHIR	8 PAWN CT	EGG HBR TWP, NJ	08234	1334 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	3	00000	1332 ATLANTIC AVE	HWANG, SOOK JA	103 GARNETT LANE	EGG HARBOR TWP, NJ	08234	1332 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	4	00000	1328 ATLANTIC AVE	ARSENIS PROPERTIES, LLC	17 RIDGEWOOD CT	NORTHFIELD, NJ	08225	1328 Atlantic Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	145	5	00000	1326 ATLANTIC AVE	APOSTOLOS, BASDEKIS & SOPHIA	41 S BARTRAM AVE	ATLANTIC CITY, NJ	08401	1326 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	145	6	00000	1324 ATLANTIC AVE	JL, SUNG & EUN	1420 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1324 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	1	00000	1 S NEW YORK AVE	ATLANTIC LOFTS LLC	PO BOX 1575	HICKSVILLE, NY	11802	1 S New York Ave, Atlantic City, Nj+08401
Atlantic City	146	2	00000	1434 ATLANTIC AVE	AHMED, SALEH UDDIN	4 N SACRAMENTO AVENUE	VENTNOR, NJ	08406	1434 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	3	00000	1432 ATLANTIC AVE	RHA,RAPHAEL & JOSEPH & ELIZABETH	7 CRESTWOOD AVE	LINWOOD, NJ	08221	1432 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	4	00000	1430 ATLANTIC AVE	RMR LLC	7 CRESTWOOD AVE	LINWOOD, NJ	08221	1430 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	5	00000	1424 ATLANTIC AVE	VP SOUTH NJ EMERALD LLC,	1000 PENNSYLVANIA AVE	BROOKLYN, NY	11207	1424 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	6	00000	1420 ATLANTIC AVE	JL, SUNG MAN & EUN JUNG	1420 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1420 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	7	00000	1414 ATLANTIC AVE	ATLANTIC 1414 LLC	STE 3 251 2360 ROUTE 9	TOMS RIVER, NJ	08755	1414 Atlantic Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	146	8	00000	1410 ATLANTIC AVE	THREE STARS II LLC	1404 OAKTREE RD	ISELIN, NJ	08830	1410 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	9	00000	1408 ATLANTIC AVE	ATALLAH, INC.	140 EAST NIGHTINGALE WAY	GALLOWAY TOWNSHIP, NJ	08205	1408 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	10	00000	1406 ATLANTIC AVE	BLULAND,INC.C/O URBANWEAR OUTLET	P.O.BOX 285	WYOMING, RHODE ISLAND	02898	1406 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	146	11	00000	1400 ATLANTIC AVE	G & M PROPERTY	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401	1400 Atlantic Ave, Atlantic City, Nj+08401
Atlantic City	147	1	00000	17 S NEW YORK AVE	JEMALS ATLANTIC CITY LLC	702 H ST NW	WASHINGTON, DC	20001	17 S New York Ave, Atlantic City, Nj+08401
Atlantic City	147	3	00000	20 S TENNESSEE AVE	JEMALS TATE LLC	37 COURT ST	FREEHOLD, NJ	07728	20 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	4	00000	14 S TENNESSEE AVE	JEMALS TENNESSEE AVE LLC	STE 830 655 NY AVE NW	WASHINGTON, DC	20001	14 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	8	00000	28 S TENNESSEE AVE	NAEEM AHMED KHAN LLC	28 S TENNESSEE AVE	ATLANTIC CITY, NJ	08401	28 S Tennessee Ave, Atlantic City, Nj+08401
Atlantic City	147	9	00000	32 S TENNESSEE AVE	PAK, JACQUELINE	107 STUMP ROAD	NORTH WALES, PA	19454	32 S Tennessee Ave, Atlantic City, Nj+08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	147	10	00000	1401 MEMORIAL AVE	JEMALS 1401 AC LLC	655 NEW YORK AVE NW 830	WASHINGTON, DC	20001	1401 Memorial Ave, Atlantic City, Nj+08401
Atlantic City	148	1	00000	1429 PACIFIC AVE	ROTH, ARTHUR & ANDREA	762 BLACK HORSE PIKE	PLEASANTVILLE, NJ	08232	1429 Pacific Ave, Atlantic City, Nj+08401
Atlantic City	148	2	00000	1401 PACIFIC AVE	PARISH OF SAINT MONICA	2651 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1401 Pacific Ave, Atlantic City, Nj+08401





THIS IS A LIST OF UTILITY COMPANIES THAT SERVICE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL ENTITIES LISTED AT LEAST TEN (10) DAYS IN ADVANCE OF THE PUBLIC HEARING.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Attn: India Still
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
Istill@acmua.org

ATLANTIC CITY SEWERAGE COMPANY

Attn: Dan Kwapinski – (609) 345-0131
1200 Atlantic Avenue
Suite 300
Atlantic City, New Jersey 08401
dkwapinski@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY

Attn: Matthew DeNafo
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-6950
rdovey@acua.com

ATLANTIC CITY ELECTRIC

Attn: Mr. Gregory Brubaker, PE (Senior Manager of Strategic Planning)
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY

Atlantic Division Attn: Briana Dirkes
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-2690
bdirkes@sjindustries.com