

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19-66-5.10(a)1.i	USE	HOTELS, OFFICE, RETAIL, RESTAURANT	PARKING LOT	TOWNHOUSES	DNC (VPG)
19-66-5.10(a) 1.i.v (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING 300 FT ABOVE BFE	35 FT	45.7 FT	C
19-66-5.10(a) 1.i.v (2)	MINIMUM LOT AREA	ACCESSORY STRUCTURE 7,500 SF	N/A	N/A	N/A
19-66-5.10(a) 1.i.v (3)	MINIMUM LOT DEPTH	MINIMUM LOT AREA 39,990 SF *	1,306 SF	DNC	
19-66-5.10(a) 1.i.v (4)	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH 150 FT	210 FT	75 FT	DNC
19-66-5.10(a) 1.i.v (5)	MINIMUM LOT FRONTAGE	MINIMUM LOT WIDTH 50 FT	194.71 FT	18.11 FT	DNC
19-66-5.10(a) 1.i.v (6)	MAXIMUM BUILDING COVERAGE	MINIMUM LOT FRONTAGE 50 FT	194.71 FT	18.11 FT	DNC
19-66-5.10(a) 1.i.v (7)	MAXIMUM INTERIOR COVERAGE	MAXIMUM BUILDING COVERAGE 70%	N/A	65.0%	C
19-66-5.10(a) 1.i.v (8)	MINIMUM FRONT YARD	MAXIMUM INTERIOR COVERAGE 80%	78.9%	100%	DNC
19-66-5.10(a) 1.i.v (9)	MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	C
19-66-5.10(a) 1.i.v (10)	MINIMUM REAR YARD	20 FT GREATER THAN 35 FT IN HEIGHT	N/A	3 FT	DNC (VPG)
19-66-5.10(a) 1.i.v (11)	FLOOR AREA RATIO	0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	C
19-66-5.10(a) 1.i.v (12)	OPEN SPACE	20 FT GREATER THAN 35 FT IN HEIGHT	N/A	0 FT	DNC (VPG)
19-66-5.10(a) 1.i.v (13)	MAXIMUM LEVELS	MINIMUM REAR YARD 20 FT	N/A	24 FT	C
19-66-5.10(a) 1.i.v (14)	MAXIMUM LEVELS	FLOOR AREA RATIO N/A	N/A	N/A	N/A
19-66-5.10(a) 1.i.v (15)	MAXIMUM LEVELS	OPEN SPACE N/A	N/A	N/A	N/A
19-66-5.10(a) 1.i.v (16)	MAXIMUM LEVELS	MD-RISE (2-10 FLOORS) N/A	N/A	32.3 DU/AC	C
19-66-5.10(a) 1.i.v (17)	MAXIMUM LEVELS	HIGH RISE (10+ FLOORS) 75 DU/AC	N/A	N/A	N/A

C = CONFORMS; DNC = DOES NOT CONFORM; ENC = EXISTING NON-CONFORMING
(VPG) = VARIANCE PREVIOUSLY GRANTED BY CRDA VIA RESOLUTION 25-168.

* NOTE: LOT AREA OF 39,990 SF IS COMBINED LOT AREA OF BLOCK 51 LOTS 1-10.

CERTIFIED LIST OF OWNERS WITHIN 200'



Highlighted feature(s)

Block	Lot	Qual	Location	Owner	Street Address	City/State	Zip/Code
50	1		117 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	2		123 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	3		125 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	4		127 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	4		107 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	5		116 WESTMINSTER AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	6		151A PACIFIC AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	9		107 WESTMINSTER AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	10		109 WESTMINSTER AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401

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

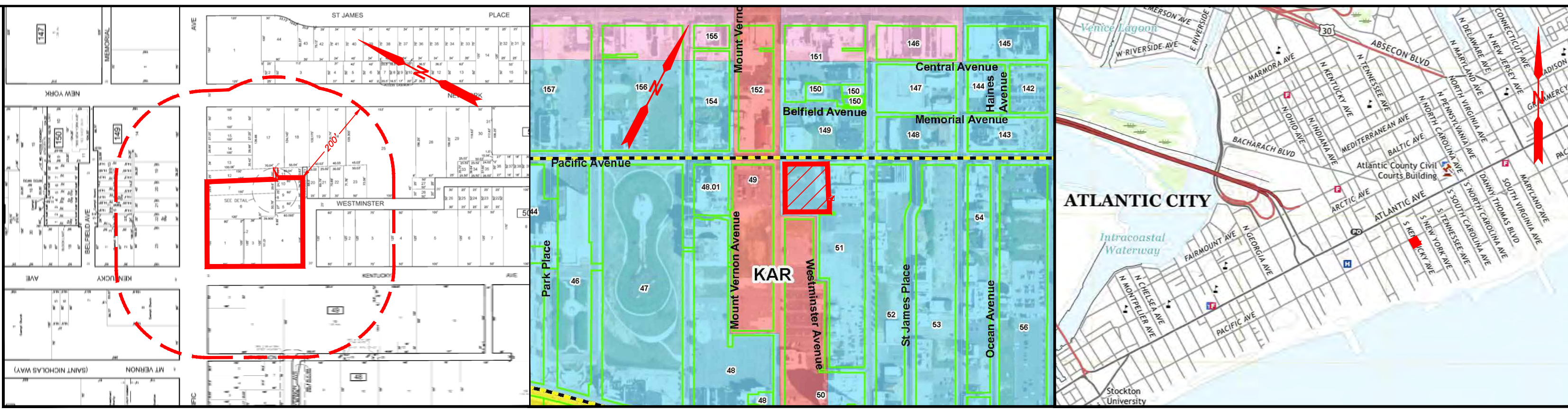
Block	Lot	Qual	Location	Owner	Street Address	City/State	Zip/Code
49	1		1610 PACIFIC AVE	BOARDWALK PRIS 3 LLC	2610 PACIFIC AVE	ATLANTIC CITY, NJ	08401
49	3		1600 PACIFIC AVE	BOARDWALK PRIS 3 LLC	2610 CENTER AVE	FORT LEE, NJ	07024
49	10		120 S KENTUCKY AVE	BOARDWALK PRIS 4 LLC	2610 CENTER AVE	FORT LEE, NJ	07024
49	11		131 S KENTUCKY AVE	BOARDWALK PRIS 4 LLC	2610 CENTER AVE	FORT LEE, NJ	07024
49	13		150 S KENTUCKY AVE	BOARDWALK PRIS 4 LLC	2610 CENTER AVE	FORT LEE, NJ	07024
50	1		117 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	2		123 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	3		125 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	4		127 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
50	5		129 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD #14	MIDDLESEX, NJ	08846-1400
50	6		139 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD #14	MIDDLESEX, NJ	08846-1400

created on 8/8/2023

Block	Lot	Qual	Location	Owner	Street Address	City/State	Zip/Code
50	7		147 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD #14	MIDDLESEX, NJ	08846-1400
50	22		130 WESTMINSTER AVE	BURKE, CATHERINE D & DENISO DONATA	164 S ST. JAMES PLACE	ATLANTIC CITY, NJ	08401
50	23		148 WESTMINSTER AVE	148 WESTMINSTER LLC	1616 PACIFIC AVE	ATLANTIC CITY, NJ	08401
50	24		146 WESTMINSTER AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD #14	MIDDLESEX, NJ	08846-1400
50	25		144 WESTMINSTER AVE	142 WESTMINSTER LLC	1616 PACIFIC AVE	ATLANTIC CITY, NJ	08401
50	26		142 WESTMINSTER AVE	142 WESTMINSTER LLC	1616 PACIFIC AVE	ATLANTIC CITY, NJ	08401
51	1		1520 PACIFIC AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	2		5 KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	3		105 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	4		107 S KENTUCKY AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	5		105 WESTMINSTER AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	6		151A PACIFIC AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	7		151A PACIFIC AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	9		107 WESTMINSTER AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	10		109 WESTMINSTER AVE	107 S KENTUCKY AVE LLC	116 PARK PL	ATLANTIC CITY, NJ	08401
51	11		111 WESTMINSTER AVE	BL 51 QOZF LLC	PO BOX 737	ASBURY PARK, NJ	07712
51	12		1512 PACIFIC AVE	ZENG, BIN FANG	1512 PACIFIC AVE	ATLANTIC CITY, NJ	08401
51	13		1510 PACIFIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
51	14		1506 PACIFIC AVE	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533
51	15		1504 PACIFIC AVE	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533

created on 8/8/2023

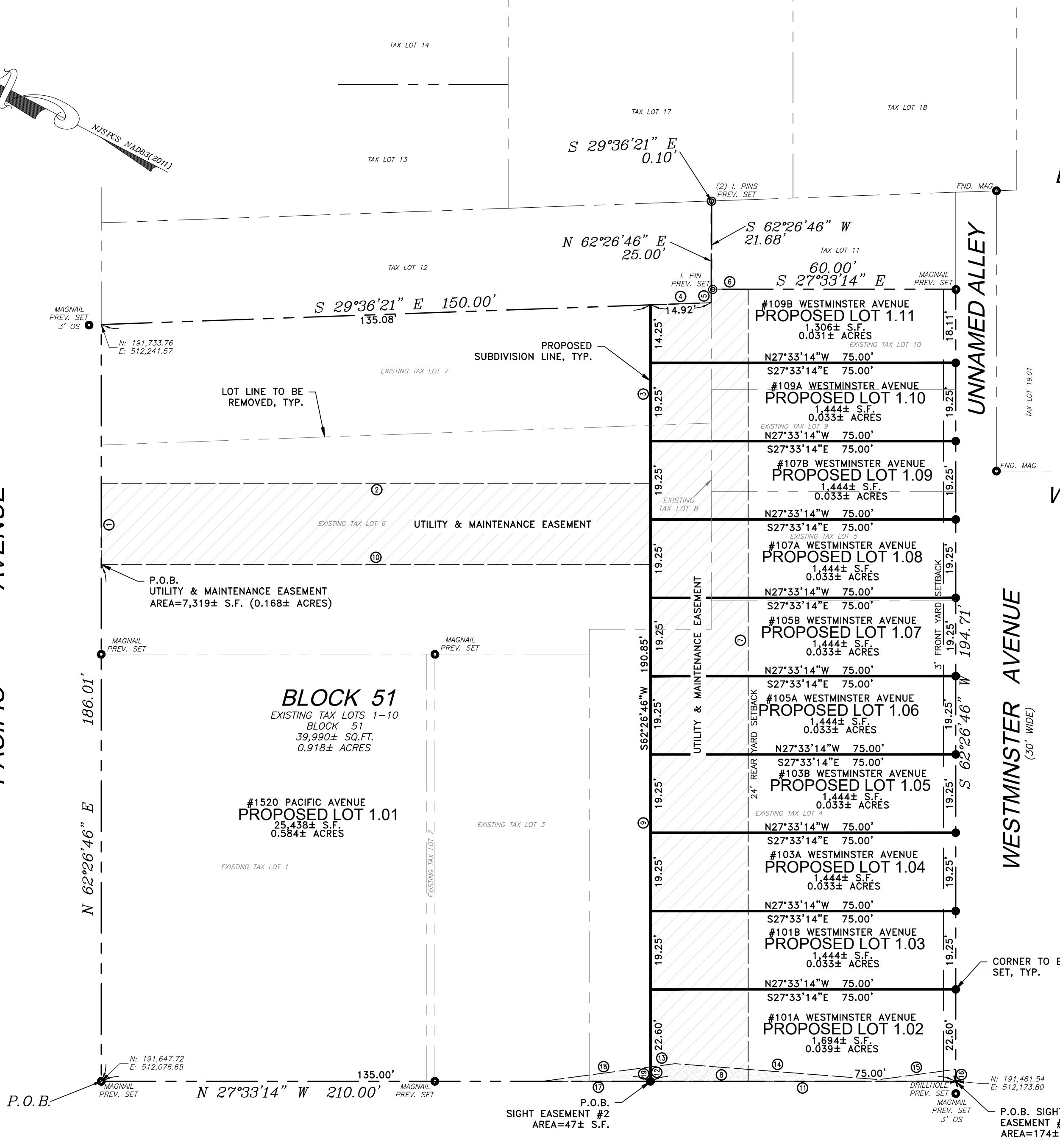
Block	Lot	Qual	Location	Owner	Street Address	City/State	Zip/Code
149	2		37 S KENTUCKY AVE	ALL PRO PROPERTIES, L.L.C.	2050 CENTER AVENUE #400	FORT LEE, NJ	07024
149	3		145 BELFIELD AVE	ALLEY	UNKNOWN	UNKNOWN	08401
149	4		150 BELFIELD AVE	1520 BELFIELD LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
149	5		151 BELFIELD AVE	ALLEY	UNKNOWN	UNKNOWN	08401
149	6		1518 BELFIELD AVE	LEVINE, BARRY L.	6 LIGHTHOUSE	ATLANTIC CITY, NJ	08401
149	7		1516 BELFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
149	8		1514 BELFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
149	9		1512 BELFIELD AVE	ZHONG, JO & MAY	1512 BELFIELD AVENUE	ATLANTIC CITY, NJ	08401
149	10		1510 BELFIELD AVE	1510 BELFIELD ASSOCIATES LLC	1510 BELFIELD AVE	ATLANTIC CITY, NJ	08401
149	11		1508 BELFIELD AVE	HELPER, LARRY	PO BOX 1923	ATLANTIC CITY, NJ	08401
149	12		1506 BELFIELD AVE	DENG, JIAN DENG, CUE LIEUNG, CHIE	1506 BELFIELD AVE	ATLANTIC CITY, NJ	08401
149	13		1504 BELFIELD AVE	WU, AARON KAI CONG	70-35 APT F15	JACKSON HEIGHTS, NY	11372
149	14		1501 PACIFIC AVE	INTERNATIONAL UNION OF OPERATING E	1501 PACIFIC AVE	ATLANTIC CITY, NJ	08401
149	19		1509 PACIFIC AVE	N & E NJ LLC	3651 BOARDWALK 2702	ATLANTIC CITY, NJ	08401
149	20		1515 PACIFIC AVE	N & E NJ LLC	3651 BOARDWALK 2702	ATLANTIC CITY, NJ	08401
149	21		1517 PACIFIC AVE	N & E NJ LLC	3651 BOARDWALK 2702	ATLANTIC CITY, NJ	08401
149	22		1519 PACIFIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
149	23		1527 PACIFIC AVE	ALL PRO PROPERTIES, L.L.C.	2050 CENTER AVENUE #400	FORT LEE, NJ	07024
152	8		1601 PACIFIC AVE	SK CAPITAL LLC	48 MARSHALL DR	EGG HARBOR TWP, NJ	08234



TAX MAP
1" = 200'

CRDA TOURISM DISTRICT ZONING MAP
1" = 400'

VICINITY MAP
1" = 2000'



PACIFIC AVENUE
(60' WIDE)

WESTMINSTER AVENUE
(25' WIDE)

KENTUCKY AVENUE
(50' WIDE)

LEGEND	
×	DRILL HOLE
⊙	IRON PIN
●	MAGNAIL
○	CORNER TO BE SET
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPERTY LINE TO BE REMOVED

LINE TABLE

BEARING	LENGTH
N 62°26'46"E	20.00'
S 27°33'14"E	135.00'
N 62°26'46"E	43.85'
S 29°36'21"E	14.92'
N 62°26'46"E	3.33'
S 27°33'14"E	8.09'
S 62°26'46"W	194.71'
N 27°33'14"W	24.00'
N 62°26'46"E	127.00'
N 27°33'14"W	135.00'
N 27°33'14"W	75.00'
N 62°26'46"E	3.54'
S 35°07'48"E	6.05'
S 29°04'52"E	50.30'
S 35°10'38"E	19.02'
S 62°26'46"W	2.94'
N 27°33'14"W	26.61'
S 35°07'48"E	25.84'
S 62°26'46"W	3.54'

OWNER / APPLICANT

107 S. KENTUCKY AVE, LLC
1650 LIMEKILN PIKE, SUITE B19-1043
DRESHER, PA 19025

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT		FILE NO.
☐ SUBDIVISION REVIEW ☐ SITE PLAN REVIEW		
DATE RECEIVED	ENDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES ☐ NO ☐	
COUNTY PLANNING BOARD	ENDINGS ☐ APPROVED ☐ DISAPPROVED ☐ FAVORABLE ☐ UNFAVORABLE ☐ RECOMMENDATIONS	DATE OF ACTION
SIGNATURE		

NOTES:

- EXISTING LOT AND BLOCK NUMBERS ARE REFERENCED TO SHEET 10 OF THE TAX ASSESSMENT MAPS OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY.
- PLAN REFERENCES:
2.A. "MAP OF SURVEY, TAX LOTS 1-4, BLOCK 50 & TAX LOTS 1-10, BLOCK 51" PREPARED BY THIS OFFICE, DATED 6/8/2023, LAST REVISED 12/12/2023, VARGO PROJECT NUMBER 22098.
2.B. "KENTUCKY AVENUE TOWNHOMES PRELIMINARY & FINAL MAJOR SITE PLANS" PREPARED BY SCULLO ENGINEERING SERVICES, LLC, DATED 9/5/2023, LAST REVISED 2/10/2025.
- HORIZONTAL DATUM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATES (NAD '83-2011).
- SITE IS LOCATED IN ZONE "RC - RESORT COMMERCIAL" PER THE ZONING ORDINANCE OF THE CITY OF ATLANTIC CITY, NEW JERSEY.
- PROPOSED TAX LOT NUMBERS WERE PROVIDED BY THE ATLANTIC CITY TAX ASSESSOR'S OFFICE.

APPROVALS:

APPROVED BY RESOLUTION # _____	DATED: _____
CRDA PLANNER	DATE
CRDA ENGINEER	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE
TAX ASSESSOR	DATE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 7/31/2025 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Michael R. Vargo
MICHAEL R. VARGO
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 33162

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

OWNER OR REPRESENTATIVE FOR ZOUBEK PROPERTIES, LLC DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, REGULATION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

CRDA ENGINEER DATE

FINAL PLAN OF LOTS

DATE	LOTS	REVISIONS	BY	APPR.
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TAX LOTS 1-10, BLOCK 51, SHEET 10
105+107 S. KENTUCKY AVE;
1520 PACIFIC AVE; 109 WESTMINSTER AVE
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ

ZOUBEK PROPERTIES LLC

VARGO ASSOCIATES
Surveying and Mapping
P.O. Box 647, Franklinville New Jersey
08322 (856) 684-1716
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Certificate of Authorization # 24C058021200

SCALE 1"=20'

DRAWN BY WNM

DATE 7/31/2025

FIELD BK./FG. 25105-MS

PROJECT NO. 25105-MS

SHEET NO. 1 OF 1

Michael R. Vargo
MICHAEL R. VARGO
N.J. Professional Land Surveyor License No. 33162 & Planner License No. 3927
PA. Professional Land Surveyor License No. 510-05513-E
DE. Professional Land Surveyor License No. S6-000800