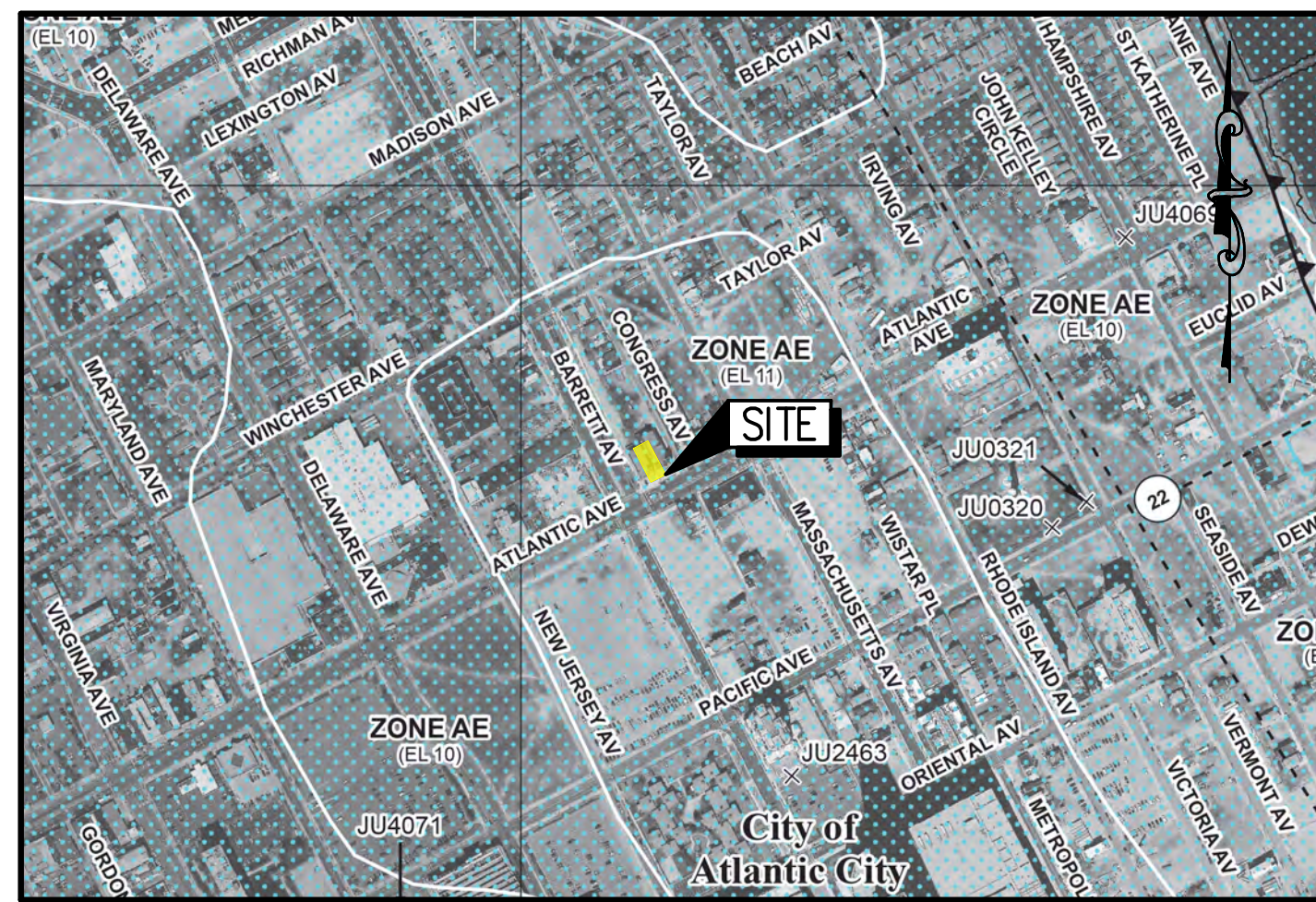


CREATED ON 09/19/2025, LAST MODIFIED ON 12/02/2025



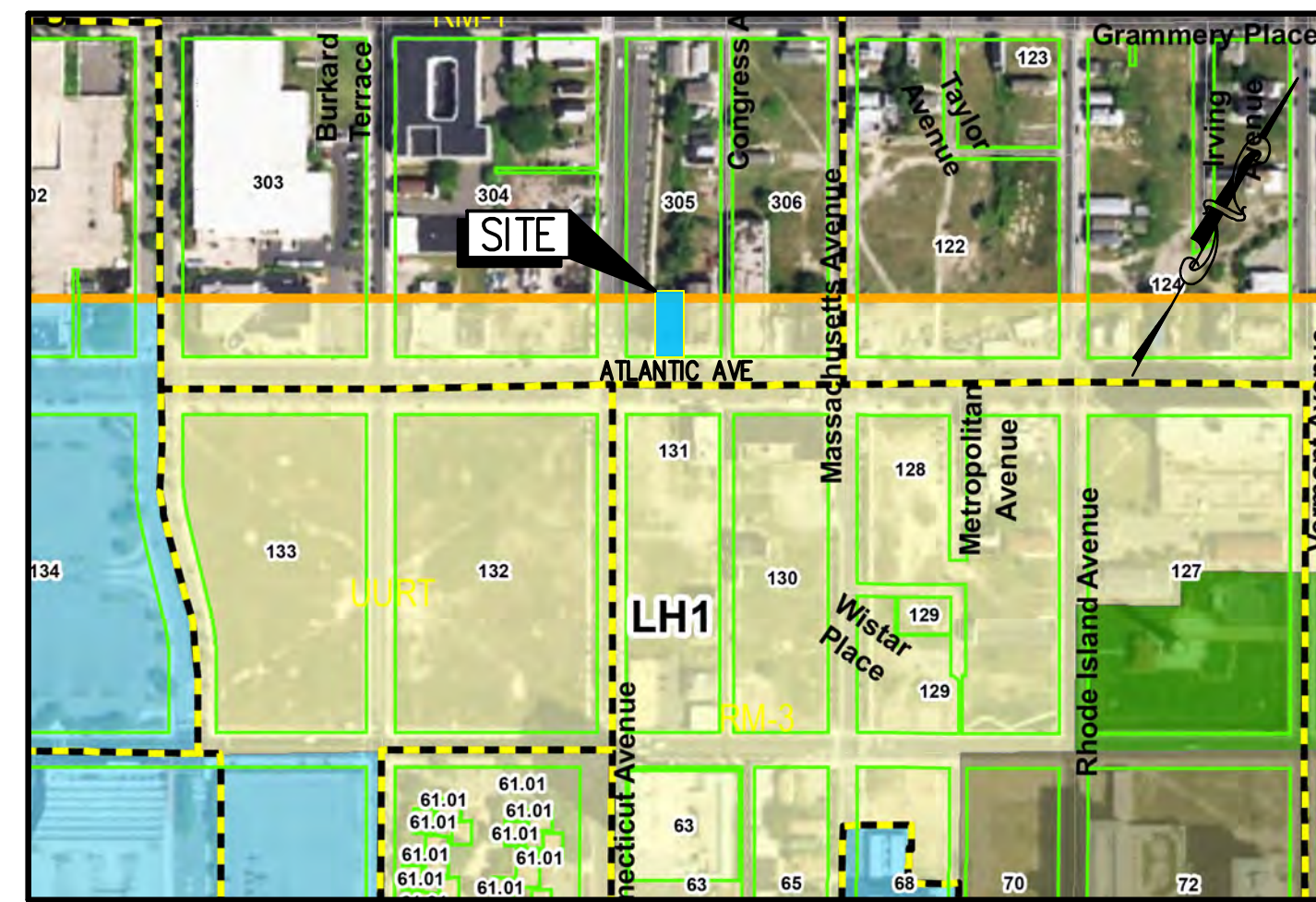
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 500'



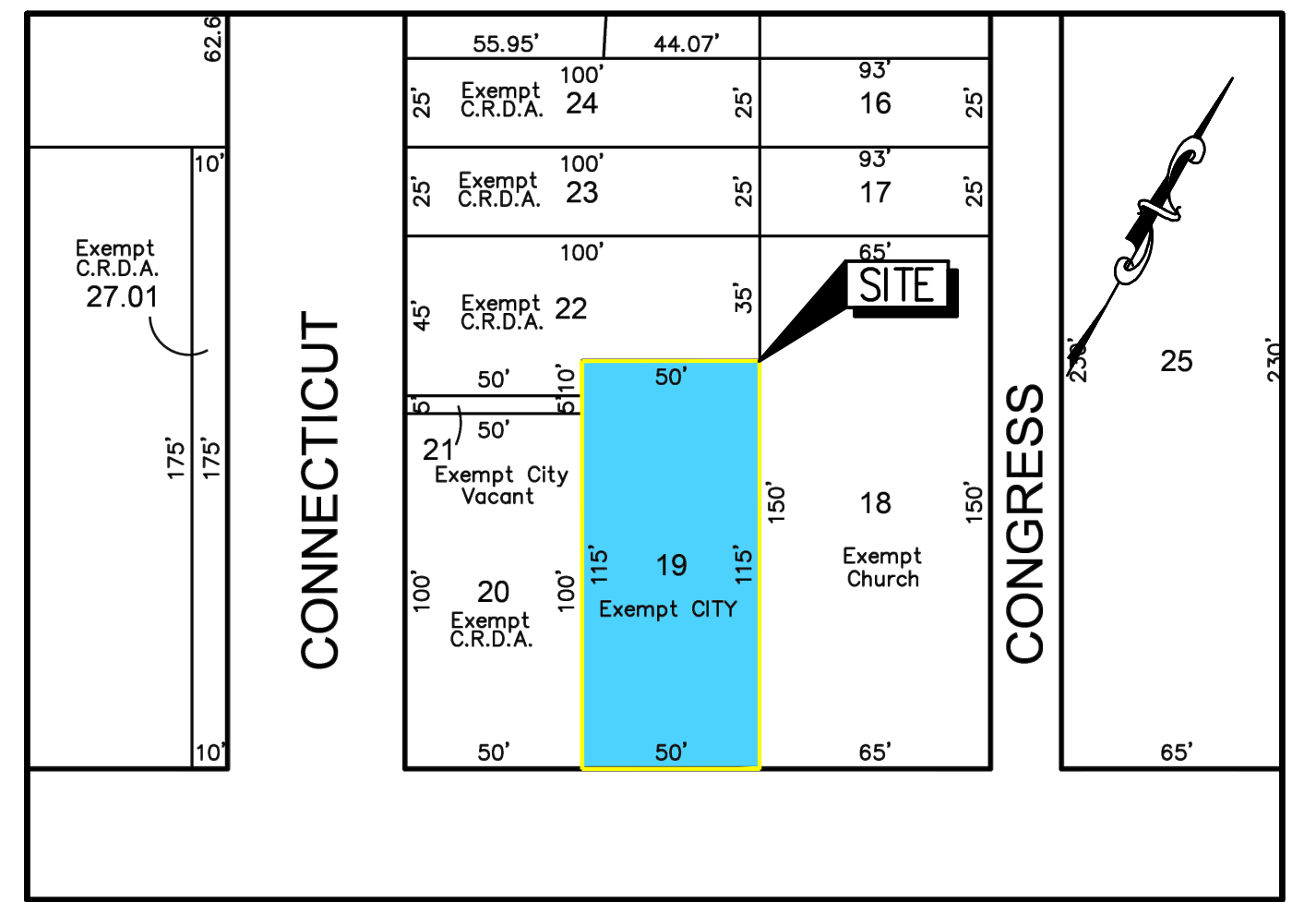
FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G), PRELIMINARY DATE 1/30/2015

SCALE: 1" = 500' FEMA DESIGNATION AE (BASE FLOOD ELEVATION 11 NAVD88)



C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY

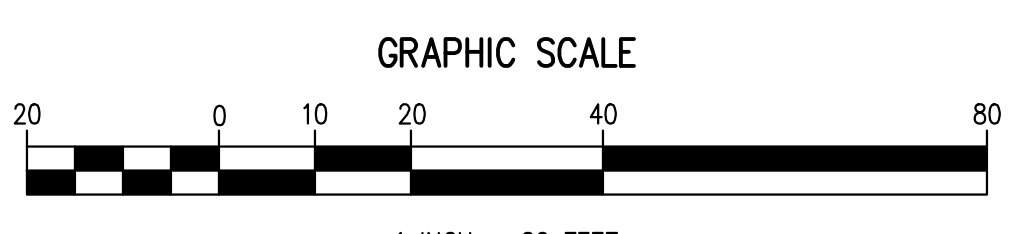
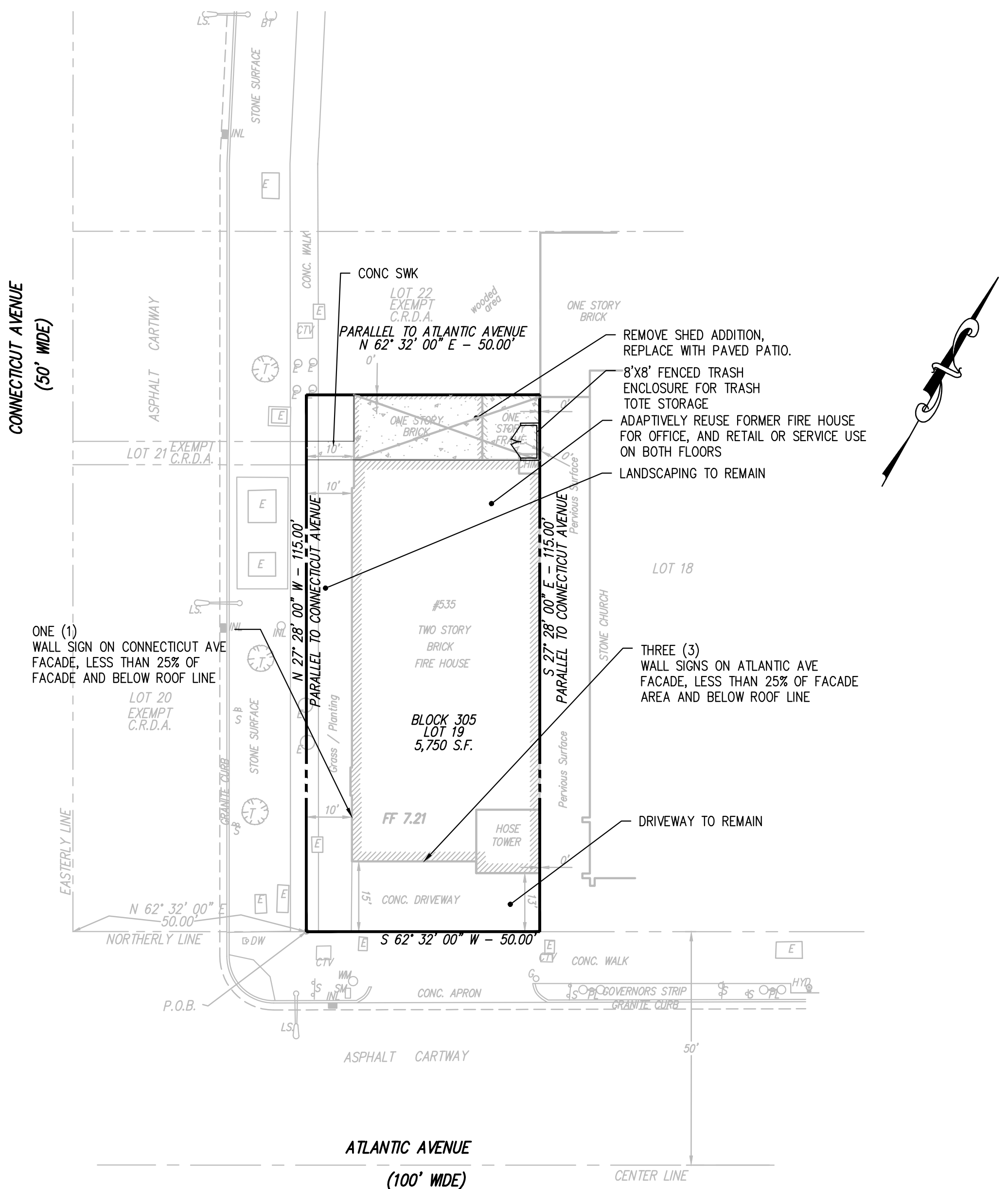
SCALE: 1" = 300'

ZONING SCHEDULE

REDEVELOPMENT PLAN & CITY ORDINANCE SECTION	REDEVELOPMENT PLAN FOR BLOCK 305, LOT 19; 01/21/15	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
8.C 163-57A(1)	PERMITTED USES	OFFICE, RETAIL AND SERVICE	VACANT FORMER GOVERNMENT USE	OFFICE, RETAIL AND/OR SERVICE	C
8.C 163-57D 163 ATTACHMENT, SCHEDULE I	MAXIMUM HEIGHT	PRINCIPAL BUILDING 35 FT ABOVE BFE ACCESSORY STRUCTURE 15 FT ABOVE BFE	33 FT ABOVE BFE	33 FT ABOVE BFE	C
	MINIMUM FRONT YARD	20 FT	10 FT	10 FT	ENC
	MINIMUM SIDE YARD	NA	0	0	C
	MINIMUM REAR YARD	NA	N/A	N/A	N/A
	MAX. LOT COVERAGE	PRINCIPAL 40% ACCESSORY 20% AGGREGATE 50%	70% N/A 100%	70% N/A 100%	ENC N/A ENC
	MAXIMUM FLOOR AREA RATIO	N/A	N/A	N/A	N/A
	MINIMUM USABLE OPEN SPACE	N/A	N/A	N/A	N/A
8.D 163-71.1	MINIMUM PARKING	NONE	0	0	C
(3)	MAX NUMBER OF SIGNS	NO LIMIT	NA	4	C
(4)(C)	MAX SIGN AREA	25% OF FACADE	NA	< 25% OF FACADE	C
(5)(D)	MAX WALL SIGN HEIGHT	NO HIGHER THAN ROOF	NA	BELOW ROOF	C

GENERAL NOTES

- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



**811**  
Know what's Below.  
Call before you dig.

**OWNER**  
CITY OF ATLANTIC CITY  
1301 BACHARACH BLVD  
ATLANTIC CITY, NJ 08401

**APPLICANT**  
RMS CAPITAL LLC  
106 UNION AVENUE  
LAKEHURST, NJ 08733

**APPLICANT INTENT**  
THE APPLICANT INTENDS TO REPURPOSE THE EXISTING BUILDING, FORMERLY A FIRE HOUSE, TO A MULTI-STORY OFFICE, RETAIL AND/OR SERVICE BLDG

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

DATED: 11/6/2025

BLOCK LOT	PROPERTY LOCATION	OWNER	BLOCK LOT	PROPERTY LOCATION	OWNER
152 1	13 S MT VERNON AVE	ST NICHOLAS GREEK ORTHODOX CHURCH ATLANTIC CITY, NJ 08401	265 5	3101 ATLANTIC AVE	JUMBO SUNNY LAUNDRY LLC 234 S FRANKFURT AVE EGG HARBOR CITY, NJ 08215
152 2	1608 ATLANTIC AVE	JACOBSON FAMILY INVESTORS LLC 1000 EASTON RD WYNCOTE, PA 19095	266 1	3015 ATLANTIC AVE	CHELSEA ATL. EQUITIES LLC C/O L HEMO 1000 EASTON RD WYNCOTE, PA 19095
152 3	1600 ATLANTIC AVE	PARAMOUNT SHORE PROP LLC 1000 EASTON RD WYNCOTE, PA 19095	266 2	3005 ATLANTIC AVE	CHELSEA ATLANTIC EQUITIES, LLC 1000 EASTON RD WYNCOTE, PA 19095
152 7	1609 PACIFIC AVE	NJ BELL TELEPHONE C/O DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001	266 3	3001 ATLANTIC AVE	MBS ASSOCIATES 8302 OLD YORK ROAD B 51 ELKINS PARK, PA 19027
154 1.01	12 ST. VERNON AVE	SHERWOOD, THOMAS WILLIAM 8832 FRANKFORD AVE PHILADELPHIA, PA 19136	267 9	20 N MORRIS AVE	MOONEY, JOHN, MARY, JAMES ET AL 20 N MORRIS AVE ATLANTIC CITY, NJ 08401
155 1	1638 ATLANTIC AVE	1634 & 1638 ATLANTIC AVE LLC 10 SCHALKS CROSSING RD 161 PLAINSBORO, NJ 08536	267 10	18 N MORRIS AVE	APOSTOLOPOULOS, NICHOLAS ATLANTIC CITY, NJ 08401
155 2	1634 ATLANTIC AVE	1637 & 1638 ATLANTIC AVE LLC 10 SCHALKS CROSSING RD PLAINSBORO, NJ 08536	267 11	16 N MORRIS AVE	APOSTOLOPOULOS, C ETUX 18 N MORRIS AVE ATLANTIC CITY, NJ 08401
155 3	1626 ATLANTIC AVE	AHMED, SALEH U 4 N SACRAMENTO AVE VENTNOR, NJ 08406	267 12	14 N MORRIS AVE	NGUYEN, HEU 708 GRANITE RD BRANDON, FL 33510
155 4	1624 ATLANTIC AVE	JONUZ, DRITAN & SEFEBINI, BEKIM 42 PUTTERS LANE MAYS LANDING, NJ 08330	267 13	12 N MORRIS AVE	WONG, CHONG & ANN 12 N MORRIS AVE ATLANTIC CITY, NJ 08401
155 5	1622 ATLANTIC AVE	KHAN, MOHAMMED APT A, 1440 DOVER RD SPARTENBURG, SC 29301	267 14	10 N MORRIS AVE	PHUNG, CHONG 2911 SUNSET AVE ATLANTIC CITY, NJ 08401
156 15	1702 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401	267 15	8 N MORRIS AVE	HEMO, LEOR & JACOBSON, URI 1000 EASTON ROAD, SUITE 105 WYNCOTE, PA 19095
156 16	1700 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401	267 16	3 N CHELSEA AVE	CHELSEA ATLANTIC EQUITIES, LLC 45 E CITY AVE 455 BALA CYNWYD, PA 19004
156 20	8 S DR. MARTIN LUTHERBOARDWALK PIERS LLC KING DR	2050 CENTER AVE #400 FORT LEE, NJ 07024	267 17	7 N CHELSEA AVE	GRALDO, MARIA T 7 N CHELSEA AVE ATLANTIC CITY, NJ 08401
156 21	10 S DR MARTIN LUTHERBOARDWALK PIERS LLC KING DR	2050 CENTER AVE #400 FORT LEE, NJ 07024	267 18	9 N CHELSEA AVE	NGUYEN, DAVID & PHAM, ANNA 45 WEST BLACK HORSE EPIKE PLEASANTVILLE, NJ 08232
156 22	14 S DR MARTIN LUTHERBOARDWALK PIERS 3 LLC KING DR	2050 CENTER AVE #400 FORT LEE, NJ 07024	267 19	15 N CHELSEA AVE #2	BELLAPIGNA, LUCIANO & SERAFINA 19 N CHELSEA AVE #2 ATLANTIC CITY, NJ 08401
156 23	18 S DR MARTIN LUTHERBOARDWALK PIERS LLC KING DR	2050 CENTER AVE #400 FORT LEE, NJ 07024	267 20	17 N CHELSEA AVE	SPANO, FRANK A APT 2 16 N CHELSEA AVE ATLANTIC CITY, NJ 08401
290 5	1625 ATLANTIC AVE	NJ ESTATE LLC PO BOX 71 E BUNSMOCK NJ 08816	268 12	7 N MORRIS AVE	YELLIN, LAWRENCE & DEANA 6 VILLAGIO CT CHERRY HILL, NJ 08003
290 6	1633 ATLANTIC AVE	RAM KRISHNA LLC 1633 ATLANTIC AVE ATLANTIC CITY, NJ 08401	268 13	9 N MORRIS AVE	BERMAN, MYRON C/O SHELLY BERMAN 141 ELLINGVILLE BLVD STATEN ISLAND, NY 10312
290 7	1637 ATLANTIC AVE	1637 ATLANTIC AVE LLC 1637 ATLANTIC AVE ATLANTIC CITY, NJ 08401	268 14	11 N MORRIS AVE	LEONE, AC & RJ DITULLIO & AZ DIT 144 GREENVIEW TERRACE MT LAUREL, NJ 08054
290 8	1639 ATLANTIC AVE	RAJPUT, RIAZ & TAHRA 209 SHIRES WAY EGG HARBOR TWP, NJ 08234	269 1	2935 ATLANTIC AVE	BANGLADESH PLAZA, LLC 29 N SOVEREIGN AVE ATLANTIC CITY, NJ 08401
290 9	1641 ATLANTIC AVE	HART, AUDREY 2305 KIERULKE AVE ATLANTIC CITY, NJ 08401			
291 18	1601 ATLANTIC AVE	BAS PARTNETS PO BOX 1517 VINELAND, NJ 08362			
291 20	1613 ATLANTIC AVE	TOMPSON, DENNIS PO BOX 57 ATLANTIC CITY, NJ 08404			
291 21	1615 ATLANTIC AVE	NAZ, FALAK 124 BUCHANAN AVE GALLOWAY, NJ 08205			
291 22	1617 ATLANTIC AVE	NAZ, FALAK 124 BUCHANAN AVE GALLOWAY, NJ 08205			
265 3	3115 ATLANTIC AVE	CORTEZ, EDUARDO 3119 ATLANTIC AVE ATLANTIC CITY, NJ 08401			
265 4	3109 ATLANTIC AVE	CHEN MING ZHEN & MING FENG CHEN 6416 VENTNOR AVE, 2ND FL VENTNOR, NJ 08406			

Approved by Resolution # \_\_\_\_\_ Dated: \_\_\_\_\_

CRDA PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA Engineer \_\_\_\_\_ DATE \_\_\_\_\_

CRDA LAND USE REGULATION ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA HEARING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

535 ATLANTIC MIXED USE BUILDING  
MINOR SITE PLAN  
535 ATLANTIC AVENUE, BLOCK 305, LOT 19  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

**SCIULLO ENGINEERING SERVICES, LLC**  
137 S. NEW YORK AVENUE, SUITE 2  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5171  
WWW.SCIULLOENGINEERING.COM  
NJ CERTIFICATE OF AUTHORIZATION NO. 24C429290700

**JASON T. SCIULLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE0488000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00629400

**RMS CAPITAL, LLC**  
106 UNION AVENUE  
LAKEHURST, NJ 08733

**12/16/2025**  
1 INITIAL ISSUE  
1 12/16/2025 DATE  
1 1 OF 1 SHEET  
1 1 OF 1 SHEET

PROJECT NO. **RMS 001.01**  
SCALE: 1" = 20'  
DRAWING NO. **C0101**