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BRIDGET A. SYKES
Direct No: 609.572.2257
Email: BSykes@FoxRothschild.com

January 7, 2026

VIA HAND DELIVERY

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

**Re: 127 S. Texas Avenue, Block 36, Lot 41
127 S Texas LLC**

Dear Sir/Madam:

This firm is counsel to 127 S Texas LLC relative to their application before the CRDA for “C” and “D” Variance Relief (the “Application”) for property located at 127 S. Texas Avenue and designated as Lot 41 of Block 36 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. Completed “C” Variance and “D” Variance Checklists;
4. Schedule of Variances;
5. Application Narrative;
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
January 7, 2026
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7. Deed to Property;
8. Certification of Paid Taxes;
9. 200 Foot List;
10. Survey and Variance Plan (3 Sheets) prepared by Daniel J. Ponzio, Sr., P.L.S.; and
11. Architectural Floor Plan and Elevation (2 Sheets) prepared by David E. Holst, R.A.

Also enclosed are one each of the following:

1. Check in the amount of \$1,150.00 representing the Application Fee (attached to original copy of Application);
2. Check in the amount of \$5,400.00 representing the Escrow Fee.

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

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)
Professionals (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: _____ 127 S. Texas Avenue _____

Tax Map Page _____ Block _____ 36 Lot(s) _____ 41

Page _____ Block _____ Lot(s) _____

Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ 25 ft. Depth _____ 61 ft. Total Area _____ 1,525 SF

Zoning District _____ RC - Resort Commercial _____

2. APPLICANT

Name _____ 127 S Texas LLC _____

Email _____ nikolasnikos@comcast.net _____

Address _____ c/o Nikolas Nikos, 1746 Mays Landing Road, Egg Harbor Township, NJ 08234 _____

Telephone Number _____ 609-722-2240 _____

Applicant is a: Corporation ☐ Partnership ☐ Individual ☐ * LLC**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	Nikolas Nikos	Address	1746 Mays Landing Road, Egg Harbor Twp., NJ 08234	Interest	> 10%
Name		Address		Interest	
Name		Address		Interest	
Name		Address		Interest	
Name		Address		Interest	

5. PROPERTY INFORMATION:

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

Yes [attach copies]_____ No X Proposed_____

Present use of the premises: _____

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, NJ 08401

Telephone Number 609-572-2257

FAX Number

7. Applicant's Engineer Daniel J. Ponzio, Sr.

Email ponziosurvey@gmail.com

Address 3910 South Blvd., Atlantic City, NJ 08401

Telephone Number 609-334-7255

FAX Number

8. Applicant's Planning Consultant

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 David E. Holst, Holst Architecture

Field of Expertise Architecture

Email holst.arch@gmail.com

Address 19 Stoney Creek Drive, Egg Harbor Twp., NJ 08234

Telephone Number 609-277-5390

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

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

_____ 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]

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

☒ 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 attached Schedule of Variances.

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

Requirements: [attach additional pages as needed] _____
See attached Application Narrative and 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] See attached Application Narrative.

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? No

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? N/A

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

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

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

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

Quantity	Description of Item
_____	<u>See attached Schedule of Plans and Exhibits</u>
_____	_____
_____	_____

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 All reports issued.

Attorney All reports issued.

Engineer All reports issued.

CERTIFICATIONS

27. I Nikolas Nikos 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
7th day of Jan., 20 26

Nicole Rivera

NOTARY PUBLIC

[Signature]
SIGNATURE OF APPLICANT

NICOLE RIVERA
Notary Public, State of New Jersey
My Commission Expires Mar 6, 2028

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
7th day of Jan., 20 26

Nicole Rivera

NOTARY PUBLIC

[Signature]
SIGNATURE OF OWNER

NICOLE RIVERA
Notary Public, State of New Jersey
My Commission Expires Mar 6, 2028

29. I understand that the sum of \$ 5,400.00 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.

1/7/26
Date

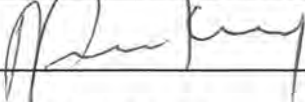
[Signature]
SIGNATURE OF APPLICANT

ESCROW SETUP INFORMATION

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

Applicant's Name: 127 S Texas LLC

Applicant's Address: 1746 Mays Landing Road, Egg Harbor Township, NJ 08234

*Applicant's Signature: 

Applicant's Phone No.: 609-722-2240

Applicant's Email Address: nikolasnikos@comcast.net

Applicant's Date of Birth: n/a LLC formed 8/6/2025

Tax Identification or Social Security Number: 41-3427440

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
127 S Texas Avenue, Block 36, Lot 41
127 S Texas LLC

The following maps, plans and supporting documents accompany the Application for “C” Variance and “D” Variance Approval:

1. Survey and Variance Plan (3 Sheets) prepared by Daniel J. Ponzio, Sr., P.L.S.;
2. Architectural Floor Plan and Elevations (2 Sheets) prepared by David E. Holst, R.A.;
3. Completed “C” Variance and “D” Variance Checklists;
4. Schedule of Variances;
5. Application Narrative;
6. Photos depicting the Property;
7. Deed to Property;
8. Certification of Paid Taxes; and
9. 200 Foot List.



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

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

REQUIRED APPLICATION ITEMS

Project Name: 127 S Texas Ave Application # _____

Prepared by: Bridget A. Sykes, Esq. Title Attorney for Applicant date 1/6/2026

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	X		
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	N/A		
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	N/A		
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 - single-family dwelling	
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		



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – “d” Variance Checklist (Form #11)

REQUIRED APPLICATION ITEMS

Project Name: 127 S Texas Avenue Application # _____

Prepared by: Bridget A. Sykes, Esq. Title Attorney for Applicant date 1/6/2026

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	Narrative presenting justification for the “d” Variance relief sought that includes a statement of legal basis for granting of variance which must include: a) A list and explanation of the specific special reason(s) demonstrating that the proposed variance relief would not cause detriment to the intent and purpose of the municipality’s zone plan and zoning regulations. b) Explanation of how requested variance would be consistent with goals and provisions of the Master Plan. c) Reasons why proposed development would pose no substantial harm to surrounding properties or the municipality in general.	X	X		
7	Color Photographs of site from four (4) different viewpoints.	X	X		

8	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		
9	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
10	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		
11	Consent of property owner to applicant to development project.	X	X		
12	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		
13	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
14	Public Notice in compliance with NJSA 40:55D-12.	X	To be provided.		
15	North arrow, scale and graphic scale.	X	X		
16	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
17	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		
18	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	N/A		
19	List of development stages or phases, if any.	X	N/A		
20	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	N/A		
21	Land Title Survey and topographic survey depicting existing conditions prepared by New	X	X		

	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.				
22	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 - single-family dwelling	
23	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
24	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		

SCHEDULE OF VARIANCES
127 S Texas Avenue, Block 36, Lot 41
127 S Texas LLC

- a. N.J.A.C. 19:66-5.10(a)(1)(i) – to permit a single-family dwelling which is not a permitted use;
- b. N.J.A.C. 19:66-5.10(a)(1)(iv)(2) – to permit a lot size of 1,525 SF where a minimum of 7,500 SF is required;
- c. N.J.A.C. 19:66-5.10(a)(1)(iv)(3) – to permit lot depth of 61 feet where a minimum of 150 feet is required;
- d. N.J.A.C. 19:66-5.10(a)(1)(iv)(4) – to permit lot width of 25 feet where a minimum of 50 feet is required;
- e. N.J.A.C. 19:66-5.10(a)(1)(iv)(5) – to permit lot frontage of 25 feet where a minimum of 50 feet is required;
- f. N.J.A.C. 19:66-5.10(a)(1)(iv)(10) – to permit rear yard setback of 10 feet where a minimum of 20 feet is required;
- g. N.J.A.C. 19:66-5.10(a)(1)(iv)(13) – to permit a density of 57.2 du/a where a maximum 50 du/ac is permitted; and
- h. N.J.A.C. 19:66-5.8(a) – to permit 1 parking space where 2 parking spaces are required pursuant to the New Jersey Residential Site Improvement Standards.

APPLICATION NARRATIVE
127 S Texas Avenue, Block 36, Lot 41
127 S Texas LLC

Applicant, 127 S Texas LLC, is the owner of the property located at 127 S. Texas Avenue, designated as Block 36, Lot 41 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 a use variance and bulk variances to permit the construction of a new single-family dwelling (the “Application”).

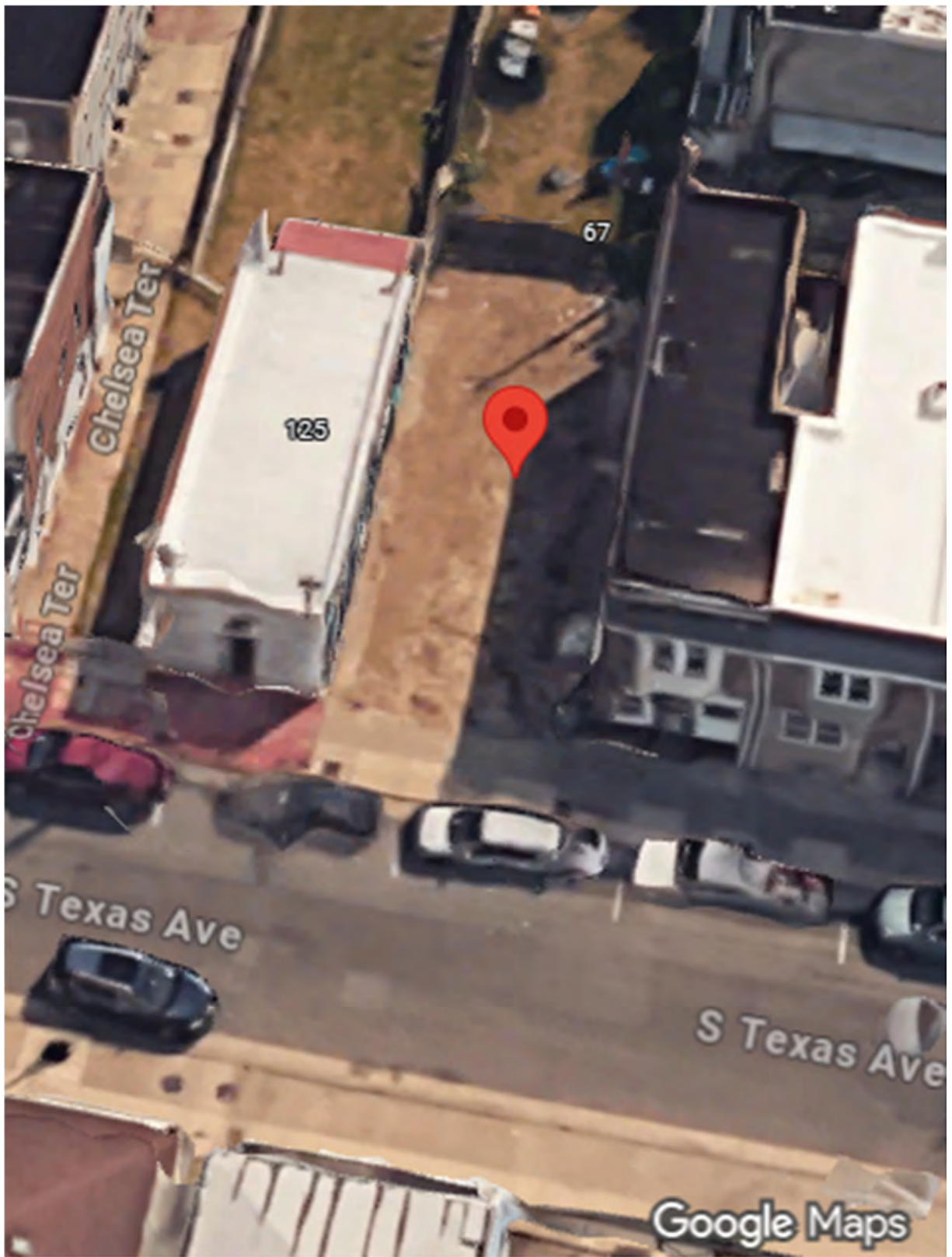
The Property is presently undeveloped vacant land. The Property was previously developed as a single-family home that was demolished as an unsafe structure in approximately 2008. The Property is located in the RC Resort Commercial zone. Single-family dwellings are not a permitted use in the RC zone. Accordingly, Applicant seeks D-1 use variance relief.

The use variance relief is justified based upon the existing development on South Texas Avenue being predominately residential dwellings in close proximity on similarly undersized lots. As a result the proposed use is not only consistent with surrounding development and the zoning plan, it will not create a substantial detriment to the surrounding area. Due to the undersized nature of the lot, it would be difficult to develop a permitted use on a lot of such size.

Additionally, Applicant seeks variance relief based upon the C-1 and C-2 standards for lot size, lot frontage, lot depth, lot width, rear yard setback, and parking. The Property is a pre-existing undersized infill lot with fully developed properties adjacent on each side and cannot be expanded. The lot size, lot width, lot depth and lot frontage are all pre-existing non-conformities.

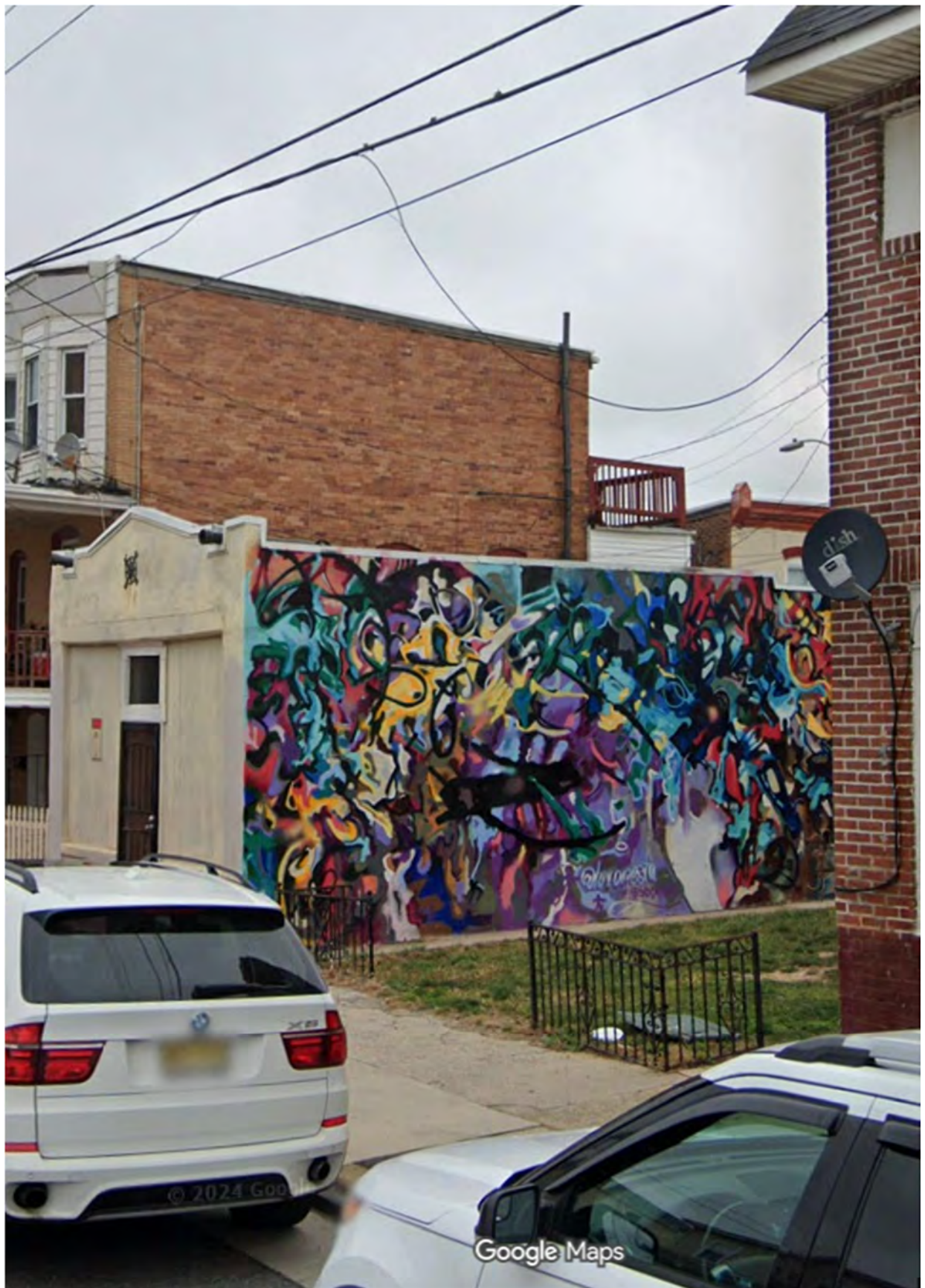
Applicant also requires a variance for rear-yard setback to permit 10 feet where 20 feet is required. The required 20 feet of setback is consistent with a commercial use but is not necessary for a single-family residential use. The proposed setback of 10 feet is consistent with, or better than, the rear-yard setback of other single-family dwellings in the immediate vicinity. Additionally, Applicant requires a parking variance to permit 1 parking space where 2 parking spaces are required. Based upon the dimensions of the lot, it is not possible to construct more than 1 on-site parking space. The proposed garage can accommodate more than 1 vehicle as stacked parking.

The proposed development will be a benefit to the neighborhood by putting an active use on presently vacant land, and revitalizing the streetscape with an aesthetic, flood-compliant new dwelling. There is no detriment associated with the proposed use or the proposed dimensions of the development as the use and dimensions are consistent with the neighborhood. The Property cannot be reasonably developed with a fully-compliant use based on the lot dimensions and surrounding development.





Google Maps





Google Maps

Imagery Sat 2016 ©



INST # 2025037813
RECD 10/14/2025 VOL 15806
RCPT # 1819391 RECD BY SC (10 PGS)
CON \$20,000.00 RTF \$80.00
JOSEPH J. GIRALO, COUNTY CLERK
ATLANTIC COUNTY, NJ



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK
5901 MAIN ST
MAYS LANDING, NJ 08330

Return Name and Address
Bridget A. Sykes, Esq.
Fox Rothschild LLP
1301 Atlantic Avenue
Midtown Bldg, Suite 400
Atlantic City, NJ 08401

Official Use Only

Submitting Company

Fox Rothschild LLP

Document Date (mm/dd/yyyy)

08/29/2025

Document Type

DEED ☐

No. of Pages of the Original Signed Document
(Including the cover sheet)

10

Consideration Amount (If applicable)

First Party

(Grantor or Mortgagor or
Assignor)
(Enter up to five names)

Name(s)

(Last Name, First Name Middle Initial, Suffix)
(or Company Name as written)

Leonard A. Anderson, III
Mark R. Anderson
Robert Anderson

Address (Optional)

8 Stanfield Ave, Broomall, PA 19008
350 East Palm Canyon Dr #21, Palms Springs, CA
18 Long Bow Dr, Sewell, NJ 08080

Second Party

(Grantee or Mortgagee or
Assignee)
(Enter up to five names)

Name(s)

(Last Name, First Name Middle Initial, Suffix)
(or Company Name as written)

127 S Texas LLC

Address (Optional)

1746 Mays Landing Rd, EHT, NJ 08234

Parcel Information

(Enter up to three entries)

Municipality

Atlantic City ☐

Block

36

Lot

14

Qualifier

Property Address

127 S. Texas Avenue

Reference Information

(Enter up to three entries)

Book Type

Book

Beginning Page

Instrument No.

Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared By:

BRIDGET A. SYKES, ESQUIRE

Fox Rothschild, LLP

Preparer signature no longer required per N.J.S. 46:26A-3

DEED

This Deed is made on August 29, 2025, between

LEONARD A. ANDERSON, III, as to a one-third (1/3) interest, with an address of 8 Stanfield Avenue, Broomall, Pennsylvania 19008, **MARK R. ANDERSON**, as to a one-third (1/3) interest, with an address of 350 East Palm Canyon Drive #21, Palm Springs, California 92264, and **ROBERT ANDERSON**, as to a one-third (1/3) interest, with an address of 18 Long Bow Drive, Sewell, New Jersey 08080, as tenants-in-common, herein collectively referred to collectively as the Grantor, and

127 S TEXAS LLC, a New Jersey limited liability company, whose mailing address is 1746 Mays Landing Road, Egg Harbor Township, NJ 08234, herein referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all 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 Twenty Thousand Dollars (\$20,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is known as Lot 14 on Block 36 on the Municipal Tax Map of the City of Atlantic City (the "Property"); and

Property. The property consists of the land and all the buildings and structures on the land situate in the City of Atlantic City, County of Atlantic, and State of New Jersey, more particularly described as follows:

Please see Legal Description attached hereto as Exhibit "A."

FOR INFORMATION ONLY: Being known as Lot 14 in Block 36, on the official tax map of City of Atlantic City, County of Atlantic, in the State of New Jersey. The mailing address is: 127 S. Texas Avenue, Atlantic City, NJ 08401.

BEING the same land and premises which became vested in Leonard A. Anderson, III, Mark R. Anderson, and Robert Anderson, by deed from Leonard Anderson, dated November 8, 1984, in the Atlantic County Clerk/Register's Office in Deed Book 3987, Page 84.

BEING the same land and premises which became vested in Leonard Anderson and Grace Anderson, his wife, by deed from Michael L. Raimondo and Rose Marie Raimondo, his wife, and Eugene V. Console, Jr., and Janette Console, his wife, dated the 24th day of September, 1965, and recorded the 4th day of October, 1965, in Deed Book 2298, page 76, in the Clerk's Office of the County of Atlantic.

AND, the said Grace Anderson died on the 25th day of May, 1984, whereupon title to the aforementioned premises became vested in Leonard Anderson, in fee, by right of survivorship.


Promises by Grantor. The Grantor promises that the Grantor has done no act 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).

[REMAINDER OF THIS PAGE INTENTIONALL LEFT BLANK]

[SIGNATURES AND NOTARY ON FOLLOWING PAGES]

SIGNATURE PAGE TO DEED
PAGE 1 OF 3

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


Leonard A. Anderson, III

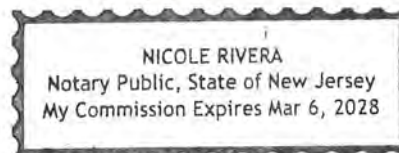
STATE OF New Jersey :

COUNTY OF Atlantic :

I CERTIFY that on August 29, 2025, Leonard A. Anderson, III, personally came before me and acknowledged under oath, to my satisfaction, that he:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his act and deed; and
- (c) made this Deed for \$20,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S. 46:15-5.)


Notary Public of New Jersey



SIGNATURE PAGE TO DEED
PAGE 2 OF 3

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


Mark R. Anderson

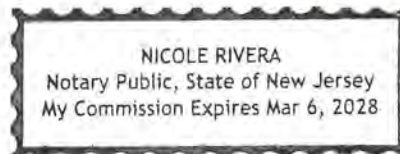
STATE OF NEW JERSEY :

COUNTY OF Atlantic :

I CERTIFY that on August 29, 2025, Mark R. Anderson, personally came before me and acknowledged under oath, to my satisfaction, that he:


- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his act and deed; and
- (c) made this Deed for \$20,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S. 46:15-5.)


Notary Public of New Jersey



SIGNATURE PAGE TO DEED
PAGE 3 OF 3

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


Robert Anderson

STATE OF New Jersey :
COUNTY OF Atlantic SS: :

I CERTIFY that on August 29, 2025, Robert Anderson, personally came before me and acknowledged under oath, to my satisfaction, that he:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his act and deed; and
- (c) made this Deed for \$20,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S. 46:15-5.)


Notary Public of New Jersey



SCHEDULE "A"
LEGAL DESCRIPTION

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

BEGINNING in Easterly line of Texas Avenue Two Hundred Seventy-five feet Southwardly of Pacific Avenue; thence

- (1) Southwardly along Texas Avenue Twenty-five feet; thence
- (2) Eastwardly parallel with Pacific Avenue Sixty-one feet; thence
- (3) Northwardly parallel with Texas Avenue Twenty-five feet; thence
- (4) Westwardly parallel with Pacific Avenue Sixty-one feet to **BEGINNING**.

With and subject to right of way for Ingress and egress in, over and along Three feet wide right of way described as:

BEGINNING in Easterly line of Texas Avenue Two Hundred Ninety-seven feet Southward of Pacific Avenue; thence

- (1) Eastwardly parallel with Pacific Avenue Sixty-one feet; thence
- (2) Northwardly parallel with Texas Avenue Nine and Five-Tenths feet; thence
- (3) Eastwardly parallel with Pacific Avenue Three feet; thence
- (4) Southwardly parallel with Texas Avenue Twelve and Five-Tenths feet; thence
- (5) Westwardly parallel with Pacific Avenue Sixty-four feet to Easterly line of Texas Avenue; thence
- (6) Northwardly along same Three feet to **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 127 S. Texas Avenue.

BEING Tax Block: 36, Tax Lot: 14

GIT/REP-1
(10-21)

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

Leonard A. Anderson, III

Current Street Address

8 Stanfield Avenue

City, Town, Post Office

Broomall

State

PA

ZIP Code

19008

Property Information

Block(s)

36

Lot(s)

14

Qualifier

Street Address

127 S. Texas Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

Seller's Percentage of Ownership

1/3%

Total Consideration

20,000.00

Owner's Share of Consideration

6,666.67

Closing Date

8/29/25

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 the 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.

8/29/25

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

GIT/REP-1
(10-21)

State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

Mark R. Anderson

Current Street Address

350 East Palm Canyon Drive #21

City, Town, Post Office

Palm Springs

State

CA

ZIP Code

92264

Property Information

Block(s)

36

Lot(s)

14

Qualifier

Street Address

127 S. Texas Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

Seller's Percentage of Ownership

1/3%

Total Consideration

20,000.00

Owner's Share of Consideration

6,666.67

Closing Date

8/29/25

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 the 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.

8/14/25

Date

Mark Anderson

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Robert Anderson

Current Street Address

18 Long Bow Drive

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08080

Property Information

Block(s)

36

Lot(s)

14

Qualifier

Street Address

127 S. Texas Avenue

City, Town, Post Office

Atlantic City

State

NJ

ZIP Code

08401

Seller's Percentage of Ownership

1/3

Total Consideration

20,000.00

Owner's Share of Consideration

6,666.66

Closing Date

8/29/25

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller **only** received 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.

8/29/25

Date



Signature (Seller)

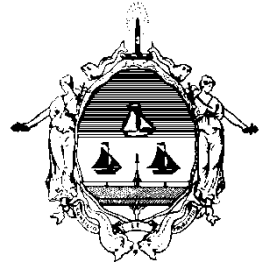
Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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

January 7, 2026

City of Atlantic City

This certifies that the taxes on Block: 36 Lot: 14

Location: 127 S Texas Ave

Property Owner : 127 S Texas LLC

are paid up to date as of 1/7/2026.

Taxes are Delinquent as of N/A.

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

Kacey B. Johnson, CTC, CPM

Collector of Taxes
KACEY B. JOHNSON, CTC, CPM

City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (1)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	36	14		127 S TEXAS AVE	127 S TEXAS LLC	1746 MAYS LANDING RD	EGG HBR TWP, NJ	08234

§

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

Adjacent Properties (109)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	35	6		2617 BOARDWALK	ALPHA MAR, INC.	1418 NEW ROAD, P.O.BOX226	NORTHFIELD, NJ	08225
Atlantic City	35	7		2601 BOARDWALK	ALPHA MAR, INC.	1418 NEW ROAD P.O.BOX 226	NORTHFIELD, NJ	08225
Atlantic City	35	8		115 ALBION PL	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
Atlantic City	35	9		111 ALBION PL	ALBION ASSOCIATES, LLC	3307 BAYSHORE AVE #6	BRIGANTINE, NJ	08203
Atlantic City	35	10		109 ALBION PL	MALANGONE, JERRY & JOSEPH	111 MILL ST	PORT REPUBLIC, NJ	08241
Atlantic City	35	30		100 S TEXAS AVE #B	VIKINGS PROPERTY MGMT	1359 WILLIAMSTOWN RD	FRANKLINVILLE, NJ	08322
Atlantic City	35	32		102 S TEXAS AVE #A	LEVINE, BARRY L	6 LIGHTHOUSE CT	ATLANTIC CITY, NJ	08401
Atlantic City	35	33		102 S TEXAS AVE	MILLER, SHANE & GREBEL, ALEXANDER	1711 GREEN ST APT 1	PHILADELPHIA, PA	19130
Atlantic City	35	34		104 S TEXAS AVE	LMJ REALTY HOLDINGS LLC	283 ARLINGTON AVE	JERSEY CITY, NJ	07304
Atlantic City	35	35		106 S TEXAS AVE #A	FERRATERI DEVELOPMENT LLC & PUSATER	2319 FEDERAL ST	CAMDEN, NJ	08105
Atlantic City	35	36		106 S TEXAS AVE #B	TOTH, RONALD DAVID	145 AUGUSTA ST	SOUTH AMBOY, NJ	08879
Atlantic City	35	37		106 S TEXAS AVE	MING XING LLC	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	35	38		108 S TEXAS AVE	MONOPOL INC C/O BARUCH DAY	4 RUTH CT, GREAT NECK	NEW YORK, NY	11023
Atlantic City	35	39		110 S TEXAS AVE	VELASQUEZ, YERICA JOIS TADEJA & TAD	15 SEXTANT DR	ATLANTIC CITY, NJ	08401
Atlantic City	35	40		112 S TEXAS AVE	REARDON, SEAN	112 S TEXAS AVE	ATLANTIC CITY, NJ	08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	35	41		114 S TEXAS AVE	HUYNH, PHILLIP PHUOC-THANH	18925 MINNETONKA BLVD	DEEPHAVEN, MN	55391
Atlantic City	35	42		116 S TEXAS AVE	CORS, KELLIE	116 S TEXAS AVE	ATLANTIC CITY, NJ	08401
Atlantic City	35	43		118 S TEXAS AVE	ALPHA MAR, INC	1418 NEW ROAD	NORTHFIELD, NJ	08225
Atlantic City	36	4		107 S TEXAS AVE	JRHBS LLC	760 VASSAR AVE	LAKEWOOD, NJ	08701
Atlantic City	36	5		109 S TEXAS AVE	109 S TEXAS LLC	1746 MAYS LANDING RD	EGG HBR TWP, NJ	08234
Atlantic City	36	6		111 S TEXAS AVE	335 JONES LLC	3817 VENTNOR AVE #609	ATLANTIC CITY, NJ	08401
Atlantic City	36	7		113 S TEXAS AVE	CHEN, RACHEL	2354 128TH ST	COLLEGE POINT, NY	11356
Atlantic City	36	8		115 S TEXAS AVE	GOLDEN OCEAN 115 LLC	115 S TEXAS AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	9		117 S TEXAS AVE	MOHAMED, SHERIF ELSAIED & ELSAIED,	12 RENEE DR	EGG HBR TWP, NJ	08234
Atlantic City	36	10		119 S TEXAS AVE	CLAXTON, MARLO	119 S TEXAS AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	11		121 S TEXAS AVE	CATRICKES, CONSTANTINE & SARANTOULA	107 S AMHERST AVE	VENTNOR, NJ	08406
Atlantic City	36	12		123 S TEXAS AVE	CATRICKES, SARANTOULA	107 S AMHERST AVENUE	VENTNOR, N.J.	08406
Atlantic City	36	13		125 S TEXAS AVE	KAZANTZIS, THEODORE & STEPHANIE	2315 E YORK STREET	PHILADELPHIA PA	19125
Atlantic City	36	14		127 S TEXAS AVE	127 S TEXAS LLC	1746 MAYS LANDING RD	EGG HBR TWP, NJ	08234
Atlantic City	36	15		129 S TEXAS AVE	MARISOLANGE LLC	2101 E LAKESHORE DR	BROWNS MILLS, NJ	08015
Atlantic City	36	16		131 S TEXAS AVE	CASTLE ONE INC.	1215 OLD ZION RD	EGG HARBOR TWP,NJ	08234
Atlantic City	36	17		133 S TEXAS AVE	MITCHEL, DEBORAH KAY	1215 OLD ZION RD	EGG HARBOR TOWNSHIP, NJ	08223
Atlantic City	36	18		135 S TEXAS AVE	FLASHWEAR LLC	1533 BOARDWALK	ATLANTIC CITY, NJ	08401
Atlantic City	36	19		137 S TEXAS AVE	SEGURITAN, CESAR & TERESITA	7 FINGAL ST	STATEN ISLAND, NY	10312
Atlantic City	36	20		139 S TEXAS AVE	GENGARO, PASQUALE	1055 BAY AVE	TOMS RIVER, NJ	08753
Atlantic City	36	21		141 S TEXAS AVE	F3 SYRUP LLC	942 LAFAYETTE AVE	BROOKLYN, NY	11221
Atlantic City	36	22		143 S TEXAS AVE	SILKOWITZ, BENJAMIN & DOS, SANTOS C	143 S TEXAS AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	23		145 S TEXAS AVE	145 SOUTH TEXAS LLC	510 BUCKSTONE DR	SOUTHAMPTON, PA	18966
Atlantic City	36	25		147 S TEXAS AVE	AMOR REAL ESTATE HOLDING LLC	36269 WINDSOR PARK DR	FRANKFORD, DE	19945

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	36	28		2523 BOARDWALK	SCHIFF, ROBERT & ABRAHAM	1004 NEW ROAD	NORTHFIELD, NJ	08225
Atlantic City	36	29		1 CHARLES CT	SCHIFF, ROBERT & ABRAHAM	1004 NEW ROAD	NORTHFIELD, NJ	08225
Atlantic City	36	30		5 CHARLES CT	SCHIFF, ROBERT & ABRAHAM	1004 NEW ROAD	NORTHFIELD, NJ	08401
Atlantic City	36	31		6 CHARLES CT	JEM ATLANTIC LLC	384 GLENWOOD AVE	EAST ORANGE, NJ	07017
Atlantic City	36	32		4 CHARLES CT	GREBEL, ALEXANDER & MILLER, SHANE	4 CHARLES CT	ATLANTIC CITY, NJ	08401
Atlantic City	36	33		2 CHARLES CT	AMORATES, NICHOLAS & ROSEANN	36269 WINDSOR PARK DR	FRANKFORD, DE	19945
Atlantic City	36	34		STANLEY CT EASMENT(ALLEY)	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
Atlantic City	36	35		1 STANLEY CT	GENGARO, PASQUALE	1056 BAY AVE	TOMS RIVER, NJ	08753
Atlantic City	36	36		3 STANLEY CT	MALANGONE, JERRY & JOE	111 MILL ST	PORT REPUBLIC, NJ	08241
Atlantic City	36	37		5 STANLEY CT	JORDAN, COOPER	5 STANLEY CT	ATLANTIC CITY, NJ	08401
Atlantic City	36	38		6 STANLEY CT	PAPPAS, MARIA & GEORGE	3 E LODGES LN	BALA CYNWYD, PA	19004
Atlantic City	36	39		4 STANLEY CT	CATRICKES, SARANTOULA	107 S AMHERST AVE	VENTNOR, NJ	08406
Atlantic City	36	40		2 STANLEY CT	CATRICKES, SARANTOULA	107 S AMHERST AVE	VENTNOR CITY, NJ	08406
Atlantic City	36	41		STANLEY CT EASMENT(ALLEY)	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
Atlantic City	36	42		127 S TEXAS AVE RR #B	RANDALL, PAUL	8103 SILGO CREEK PKWY	TAKOMA PARK, MD	20912
Atlantic City	36	43		127 S TEXAS AVE RR #A	RANDALL, PAUL	8103 SILGO CREEK PKWY	TAKOMA PARK, MD	20912
Atlantic City	36	44		1 CHELSEA TERR	KAZANTZIS, THEODORE & STEPHANIE	2315 E YORK ST	PHILA, PA	19125
Atlantic City	36	45		2 CHELSEA TERR	KAZANTZIS, THEODORE & STEPHANIE	2315 E YORK STREET	PHILA, PA	19125
Atlantic City	36	46		3 CHELSEA TERR	MAK, NGON	3 CHELSEA TR	ATLANTIC CITY, NJ	08401
Atlantic City	36	47		1 OCEANIC TERR	YANG, YANMEI	95 SAINT ANNS CT	SOMERSET, NJ	08873
Atlantic City	36	48		3 OCEANIC TERR	IRELAND, CHARLES & BULTHUIS, DAYRL	126 BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	49		5 OCEANIC TERR	IRELAND, SR CHARLES	126 S BELLEVIEW AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	50		2 OCEANIC TERR	MICHAELIDIS, MICHAEL & FOTOULA	102 S BATON ROUGE	VENTNOR, NJ	08406

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	36	51		4 OCEANIC TERR	4 OCEANTERR LLC	100 SPRINGDALE RD	CHERRY HILL, NJ	08003
Atlantic City	36	52		6 OCEANIC TERR	IRELAND, CHARLES	126 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	53		PACIFIC AVE EASMENT ALLEY	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
Atlantic City	36	54		2530 PACIFIC AVE	JRHBS LLC	760 VASSAR AVE	LAKEWOOD, NJ	08701
Atlantic City	36	55		2528 PACIFIC AVE	IRELAND, CHARLES H,-SR & SUZANNE H	126 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	63		108 S BELLEVUE AVE	108 SOUTH BELLEVUE AVE LLC	608 DEAL RD	OCEAN, NJ	07712
Atlantic City	36	64		112 S BELLEVUE AVE	SEGURITAN, TERESITA	7 FINGAL ST	STATEN ISLAND, NJ	10312
Atlantic City	36	65		114 S BELLEVUE AVE	SULTANA, AYESHA BIBI	114 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	66		116 S BELLEVUE AVE	HAGE-BOUTROS, ALEXANDER	16 ECHO AVE	ATLANIC CITY, NJ	08057
Atlantic City	36	67		118 S BELLEVUE AVE	COOK, GEORGE	624 S OAK AVE	SECANE, PA	19018
Atlantic City	36	68		122 S BELLEVUE AVE	BULTHUIS, DARYL	126 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	69		124 S BELLEVUE AVE	IRELAND, CHARLES & SUZANNE	126 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	70		126 S BELLEVUE AVE	IRELAND, CHARLES H. SR.	126 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	71		128 S BELLEVUE AVE	128 S BELLEVUE LLC	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	72		132 S BELLEVUE AVE	JACOB, ADRIAN ALEXANDER	168 CRINE RD	COLTS NECK, NJ	07722
Atlantic City	36	73		134 S BELLEVUE AVE	JACOB, JASMYN	134 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	74		136 S BELLEVUE AVE	LEO, ROBERT	90-38 51ST AVE	ELMHURST, NY	11373
Atlantic City	36	75		138 S BELLEVUE AVE	RANDALL, PAUL	8103 SLIGO CREEK PARKWAY	TAKOMA PARK, MD	20912
Atlantic City	36	76		140 S BELLEVUE AVE	RAYBARBAR, LIMITED LIABILITY CO & R	527 CEDAR AVE	RICHLAND, NJ	08350
Atlantic City	36	77		142 S BELLEVUE AVE	HONG, LINA	14358 OAK AVE	FLUSHING, NY	11355
Atlantic City	36	78		144 S BELLEVUE AVE	HONG, LINA	14358 OAK AVE	FLUSHING, NY	11355
Atlantic City	36	79		146 S BELLEVUE AVE	HONG, LINA	14358 OAK AVE	FLUSHING, NY	11355
Atlantic City	36	80		148 S BELLEVUE AVE	HONG, LINA	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	36	81		150 S BELLEVUE AVE	HONG, LINA	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	82		152 S BELLEVUE AVE	H & Y CONSTRUCTION INC	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
Atlantic City	36	83		154 S BELLEVUE AVE	SCHIFF ENTERPRISES	1004 NEW ROAD	NORTHFIELD, NJ	08255
Atlantic City	36	84		158 S BELLEVUE AVE	SCHIFF, ROBERT & ABRAHAM	1004 NEW ROAD	NORTHFIELD, NJ	08225
Atlantic City	36	85		2517 BOARDWALK	DEVLIN FAMILY LLC C/O DEVLIN HOTELS	6690 BLACK HORSE PIKE	EGG HARBOR TWP, NJ	08234
Atlantic City	37	4		117 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES LLC	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	5		121 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	6		123 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	7		125 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	8		127 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEM RD #2000	DRESHER, PA	19025
Atlantic City	37	9		129 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	10		133 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	11		135 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	12		137 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD 2000	DRESHER, PA	19025
Atlantic City	37	13		139 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	14		141 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	15		143 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	16		145 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	17		147 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	18		149 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	19		151 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	C/O 200 WITMER RD S 200	HORSHAM, PA	19044
Atlantic City	37	20		153 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	21		155 S BELLEVUE AVE	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025
Atlantic City	37	22		2501 BOARDWALK	BOARDWALK FLORIDA ENTERPRISES	200 DRYDEN RD #2000	DRESHER, PA	19025

City of Atlantic City - Map

Buffer Report





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: Scott Macpherson – (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

ELLAS CONSTRUCTION LLC
1746 MAYS LANDING RD
EGG HARBOR, NJ 08234-5802
(609) 722-2240

3-224/360

1196

DATE

Jun 7-2025

PAY TO THE
ORDER OF

CRDA

\$ 1,150.00

One Thousand One Hundred fifty

DOLLARS

Security
Features
Included.
Details on back

REPUBLIC
BANK

FOR

Application

[Signature]

AUTHORIZED SIGNATURE



⑈001196⑈ ⑆036002247⑆ 295 17616 6⑈

FSHG

ELLAS CONSTRUCTION LLC
1746 MAYS LANDING RD
EGG HARBOR, NJ 08234-5802
(609) 722-2240

3-224/360

1197

DATE

Jun 7-2025

PAY TO THE
ORDER OF

CRDA

\$ 5,400.00

Five Thousand Four Hundred

DOLLARS

Security
Features
Included.
Details on back

REPUBLIC
BANK

FOR

Escrow

[Signature]

AUTHORIZED SIGNATURE



⑈001197⑈ ⑆036002247⑆ 295 17616 6⑈

FSHG