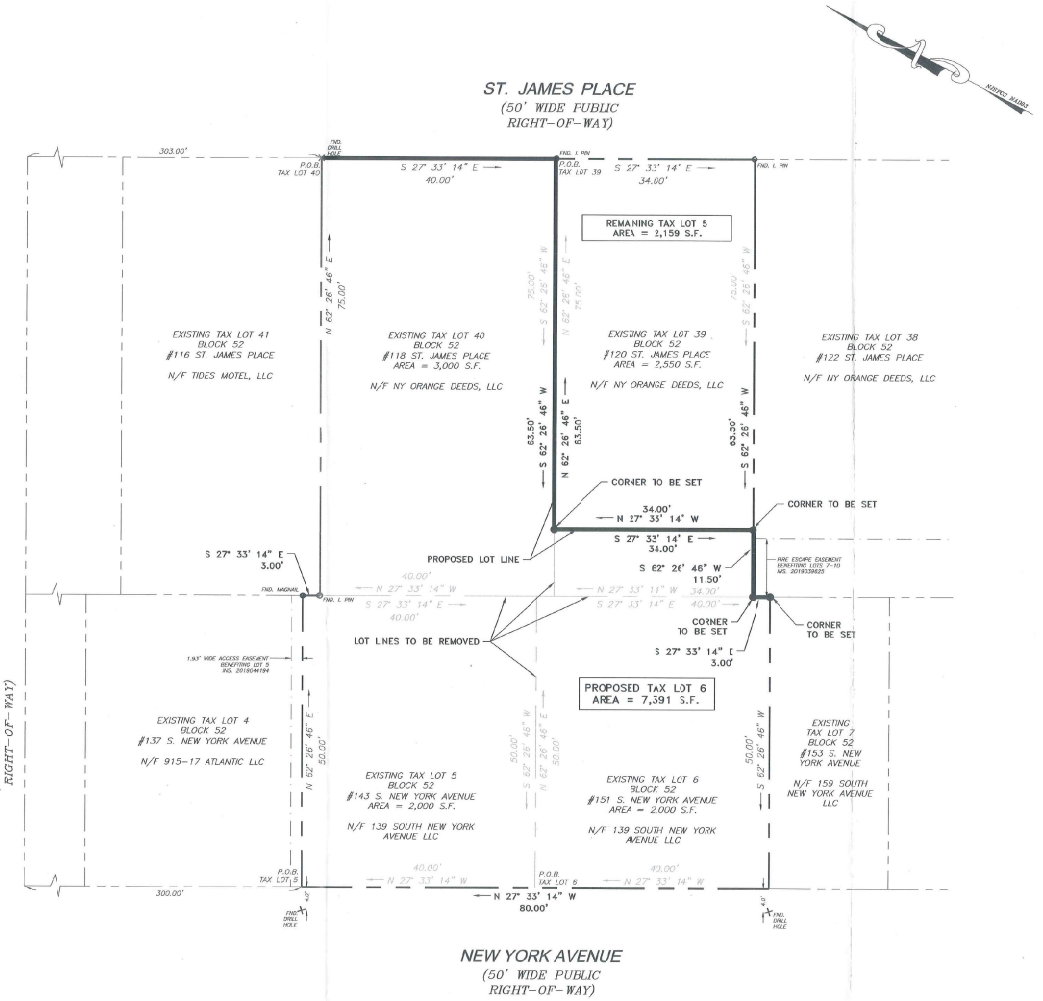
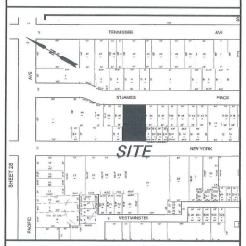
ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	LOT 6 EXISTING CONDITIONS	LOT 6 PROPOSED IMPROVEMENTS	LOT 6 CONFORMITY STATUS	LOT 39 EXISTING CONDITIONS	LOT 39 PROPOSED IMPROVEMENTS	LOT 39 CONFORMITY STATUS
19:66-5.10(a)1.i. (2)	USE		RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE BUILDING	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE SPACE	C	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE BUILDING	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE SPACE	C
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	< 300'	< 300'	C	N/A	< 308'	C
		ACCESSORY STRUCTURE	35' ABOVE BFE	< 35'	< 35'	C	N/A	N/A	N//
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA		7,500 SF	2,000 SF	7,351 SF	ENC	2,550 SF	2,159 SF	ENC
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH		150'	50'	125'	ENC	75'	63.50	ENC
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH		50'	40'	40'	ENC	34'	34'	ENC
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE		50'	40'	40'	ENC	34'	34'	ENC
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		70%	94.8%	36.1%	C	N/A	67.2%	C
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	95.1%	44.6%	C	N/A	74.8%	C
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD		20' GREATER THAN 35' IN HEIGHT	0.0'	0.0'	ENC	N/A	4.44'	NC
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD		20' GREATER THAN 35' IN HEIGHT	0.1'	0.5'	ENC	N/A	0.00'	NC
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD		20'	0.0'	0.0'	ENC	N/A	9.00'	NC
1966-7.2(a)1	FENCE IN FRONT YARD		NOT PERMITTED	0.0'	0.0'	ENC	N/A	N/A	N/A
1966-7.2(e)2	FENCE HEIGHT IN SIDE & REAR YARDS		8'	6'	6'	C	N/A	N/A	N/A

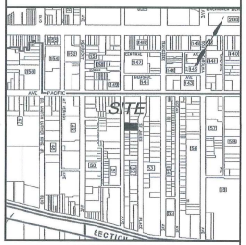
S = CONFORMS
NC = DOES NOT CONFORM
ENC = EXISTING NON-CONFORMING



VICINITY MAP
1" = 200'



TAX MAP
1" = 200'



ZONING MAP
1" = 600'

APPROVALS:

BOARD CHAIRPERSON DATE

BOARD ADMINISTRATOR DATE

LAND USE ADMINISTRATOR DATE

CERTIFICATION OF PAID TAXES

TAX COLLECTOR DATE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 10/03/19 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 SUBSOUND CORNER MARKERS AS SHOWN WERE FOUND, OR WILL BE SET.

MICHAEL R. VARGO
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 33182

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 OF TAX LOTS 5 & 6

OWNER OR REPRESENTATIVE OF TAX LOTS 39 & 40

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

MUNICIPAL ENGINEER

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

NOTES:

1. OWNERS:
   TAX LOTS 39 & 40, BLOCK 52
   NY ORANGE DEEDS, LLC
   1005 MAIN STREET, ASBURY PARK, NJ 07712

   TAX LOTS 5 & 6, BLOCK 52
   139 SOUTH NEW YORK AVENUE LLC
   1611 PACIFIC AVENUE
   ATLANTIC CITY, NJ 08401
2. BLOCK AND LOT INFORMATION, AS WELL AS ROAD NAMES AND WIDTHS AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE CITY OF ATLANTIC CITY, NEW JERSEY. (SHEET 10).
3. REFERENCE DEEDS: INSTRUMENT #2012031577 ; INSTRUMENT #2017031540; INSTRUMENT #2019045238
4. REFERENCE "LANS:
   4.A. "BOUNDARY & TOPOGRAPHIC SURVEY, TAX LOTS 11-16, 39-40, BLOCK 52" PREPARED BY VARGO ASSOCIATES, DATED 4/25/19, LAS REVISED 5/7/19.
   4.B. "ORANGE DEEDS ENTERTAINMENT COMPLEX, BLOCK 52, LOTS 11-18 & 39-39", PREPARED BY SCULLO ENGINEERING SERVICES, LLC, DATED 1/22/18, LAST REVISED 5/2/19.
5. HORIZONTAL DATUM DEPICTED HEREON IS IN FEET AND IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE.

10 5 0 10 20 30
SCALE: 1"=10'

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

☒ SUBDIVISION REVIEW
☐ SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES ☐ NO ☒	FILE NO.
11/26/19		ZC-SE 2019

COUNTY PLANNING BOARD	FINDINGS	DATE OF ACTION	SIGNATURE
	☒ APPROVED ☐ DISAPPROVED ☐ FAVORABLE ☐ UNFAVORABLE ☐ RECOMMENDATIONS	11/27/19	

DATE	NO.	REVISIONS	BY	APPR.

MINOR SUBDIVISION PLAN
TAX LOTS 5-6, 39-40, BLOCK 52, PLATE 10
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ
PREPARED FOR:
PATRICK FASANO C/O NY ORANGE DEEDS LLC

VARGO ASSOCIATES
Surveying and Mapping
P.O. Box 647, Franklinville New Jersey
08322 (856) 694-1715
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Certificate of Authorization # 24GA08021700

SCALE	DRAWN BY	DATE	FIELD BK./PG.	PROJECT NO.	SHEET NO.
1" = 10'	WNM	10/8/19	--	18029	1 OF 1

MICHAEL R. VARGO
N.J. Professional Land Surveyor Lic. No. 33182 & Planner Lic. No. GS. 3927
PA. Professional Land Surveyor license No. SU-055513-E
DE. Professional Land Surveyor license No. S6-0008000