



PROPOSED CANNABIS FACILITY
NJCRDA VARIANCE APPLICATION
BLOCK 289 LOTS 1, 9, 12, 14
BLOCK 290 LOTS 2, 3, 4
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

LIST OF OWNERS WITHIN 200 FT

NJDEP APPROVAL



City of Atlantic City

Buffer Report

created on: 11/26/2024

(Highlighted features)

Subject Property ID#

BLK/CN	LOT	Q/LAL	Location	Owner	Street Address	City/State	Zp/Cd
289	1	172S ATLANTIC AVE	AMBLA ASSOCIATES S DAYS PKN	308 BOWEN BLVD	ATLANTIC CITY, NJ	08401	
289	9	174 ATLANTIC AVE	THE NEW REDEEMED PENTECOSTAL CHURCH	174 ATLANTIC CITY, NJ	ATLANTIC CITY, NJ	08401	
289	12	400 ATLANTIC AVE	CITY OF ATLANTIC CITY	1000 BACHMANN BLVD	ATLANTIC CITY, NJ	08401	
289	14	170S-174S ATLANTIC AVE	AMBLA ASSOCIATES	308 BOWEN BLVD	ATLANTIC CITY, NJ	08401	

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List of adjoining features that intersect 200 foot buffer from Subject Property.

Adjacent Property ID#

BLK/CN	LOT	Q/LAL	Location	Owner	Street Address	City/State	Zp/Cd
153	1	800 ATLANTIC AVE	800 ATLANTIC AVE LLC	800 ATLANTIC AVE	PLAINSBORO, NJ	08506	
153	2	800 ATLANTIC AVE	800 ATLANTIC AVE LLC	800 ATLANTIC AVE	PLAINSBORO, NJ	08506	
153	3	162S ATLANTIC AVE	ALMADA SAEUD	4 N SACRAMENTO AVE	VENETIAN, NV	09000	
156	1	172S ATLANTIC AVE	EQUITIES LLC	1001 EASTON RD	WYNNCOVE, NV	15003	
156	2	172S ATLANTIC AVE	EQUITIES LLC	1001 EASTON RD	WYNNCOVE, NV	15003	
156	3	172S ATLANTIC AVE	NET LLC	1001 EASTON RD	WYNNCOVE, NV	15003	
156	4	172S ATLANTIC AVE	172S ATLANTIC AVE LLC	1001 EASTON AVE	LYNSBORO, NV	15003	
156	5	172S ATLANTIC AVE		100 ATLANTIC AVE	LYNSBORO, NV	15003	
176	1	ATLANTIC AVE	IRA RAUFMAN & MICHAEL RABEL LLC	7 CHESBROUGH AVE	LYNSBORO, NV	08221	
176	2	ATLANTIC AVE	IRA RAUFMAN & MICHAEL RABEL LLC	7 CHESBROUGH AVE	LYNSBORO, NV	08221	
176	3	ATLANTIC AVE	ZUMARI, NARAI & DABINSHI LLC	174S-179S ATLANTIC AVE	ATLANTIC CITY, NJ	08401	
176	9	ATLANTIC AVE	CHESBROUGH PROPERTY LLC	1001 EASTON RD	WYNNCOVE, NV	15003	

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BLOCK	LOT	OWNER	Owner	Street Address	City/Town	Zip Code
136	10	170 ATLANTIC AVE	KOVAL MORTENSON & SUTHERLAND	10 POTTER LANE	MASS LANDNG	01820
136	11	170 ATLANTIC AVE	CHAM, PETER AND LISA	50 W COTTAGE STREET	LINCOLN	06211
136	13	170 ATLANTIC AVE	KALAM, ADOLF	155 MAIN STREET	PLEASANTVILLE	08411
136	14	170 ATLANTIC AVE	KALAM, ADOLF	105 S MAIN STREET	PLEASANTVILLE	08411
136	15	170 ATLANTIC AVE	CIEDA	145 PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08411
136	16	170 ATLANTIC AVE	170 ATLANTIC AVE	135 PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08411
136	17	15 S MARTIN LUTHER DR	BOWEN & WALKER PERS 1 LLC	200 CENTER AVE	PORT LEE, NJ	07254
136	18	15 S MARTIN LUTHER DR	BOWEN & WALKER PERS 1 LLC	200 CENTER AVE	PORT LEE, NJ	07254
136	19	15 S MARTIN LUTHER DR	BOWEN & WALKER PERS 1 LLC	200 CENTER AVE	PORT LEE, NJ	07254
136	20	15 S MARTIN LUTHER DR	BOWEN & WALKER PERS 1 LLC	200 CENTER AVE	PORT LEE, NJ	07254
136	21	180 ATLANTIC AVE	180 ATLANTIC LLC	2 EMBROIDER DRIVE	GIBBSBORO, NJ	08026
267	101	1624 ARCTIC AVE	NI TRANSIT CORP	1 NEWARK PLAZA	NEWARK, NJ	07102
267	2	1603 ARCTIC AVE	NURSLE, CLARENCE & BARRY	1503 ARCTIC AVE	ATLANTIC CITY, NJ	08411
267	3	1603 ARCTIC AVE	ARCTIC REALTY CO LLC	1503 ARCTIC ST	VIRLANDEN, NJ	08621
267	4	1726 ATLANTIC AVE	ATLANTIC ASSOCIATES 5 DAYS INC	P O BOX 120	ATLANTIC CITY, NJ	08411
267	9	174 ATLANTIC AVE	THE NEW REHABILITATED ATLANTIC TRUST	174 ATLANTIC AVE	ATLANTIC CITY, NJ	08411
267	12	ATLANTIC AVE	CITY OF ATLANTIC CITY	BACHMAN & HUBB	ATLANTIC CITY, NJ	08411
267	14	170-172 ATLANTIC AVE	AMELIA ASSOCIATES	500 WEST WALK	ATLANTIC CITY, NJ	08411
267	32	1729 ATLANTIC AVE	K & C KELLY & LANE	790 40TH ST	BROOKLYN, NY	11220
267	33	173 ATLANTIC AVE	KOVAL MORTENSON & SUTHERLAND	41 PUTTERS LN	MASS LANDNG	01820
267	34	173 ATLANTIC AVE	SULLIVAN, LEO	42 PUTTERS LN	MASS LANDNG	01820
267	35	173 ATLANTIC AVE	KOVAL MORTENSON & SUTHERLAND	416 S TULIP AVE	GALLAGHER CITY, NJ	08255
267	36	173 ATLANTIC AVE	FIRST S LLC	173 ATLANTIC AVE	ATLANTIC CITY, NJ	08411
267	38	173 ATLANTIC AVE	KOVAL MORTENSON & SUTHERLAND	173 ATLANTIC AVE	ATLANTIC CITY, NJ	08411

Backlog List			Location		Owner	Street Address	Grid	Order #
249	39	1733 ATLANTIC AVE. IR	SULLIVAN, LAC	42 WESTVIEW LN	MAINT LANSING			08330
249	40	1733 ATLANTIC AVE. IR	MEDRITA, HENRI	135 HADSON PL	EAST WINDSOR, NJ			08330
249	40	1733 ATLANTIC AVE. IR	SENATI BREYER URBAN RESINIAL LLC	1160 GARDEN FORD	BOSTON, MA			02338
249	2	19 N HARTMAN LUTHER		155 HEST AV	LONGPONT, NJ			08433
249	3	15 N HARTMAN LUTHER	19 NORTH MAJ ROLLEVAAD	155 HEST AV	LONGPONT, NJ			08433
249	3	15 N HARTMAN LUTHER	19 NORTH MAJ ROLLEVAAD	155 HEST AV	LONGPONT, NJ			08433
249	4	15 N HARTMAN LUTHER	19 NORTH MAJ ROLLEVAAD	155 HEST AV	LONGPONT, NJ			08433
249	4	160 ATLANTIC AVE	RAM KRISHNA, L.L.C.	163 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
249	8	160 ATLANTIC AVE		163 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
249	8	160 ATLANTIC AVE	RAPUT, RIZA & TAHERA	209 HENRY WAY	EGG HARBOR TOWNSHIP, NJ			08234
249	9	164 ATLANTIC AVE	HART, ACRYEY	1000 NEW YORK RD	ATLANTIC CITY, NJ			08401
324	7	167 ATLANTIC AVE	ARTICKE AVE & CO	135 OLD PEBBLE RD	POREBEPUBLIC, NJ			08241
327	2	19 N HARTMAN LUTHER	CITY OF ATLANTIC CITY	301 BACHMACH BLVD	ATLANTIC CITY, NJ			08401
327	11	1730 ATLANTIC AVE	ST AUGUSTINS EPISCOPAL CHURCH	1739 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
327	12	187 DEDITION AVE	ST AUGUSTINS EPISCOPAL CHURCH	1739 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
327	13	193 DEDITION AVE	ST AUGUSTINS EPISCOPAL CHURCH	1739 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
327	14	111 DEDITION AVE	ST AUGUSTINS EPISCOPAL CHURCH	1739 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
327	14	173 ATLANTIC AVE	SENATI BREYER URBAN RESINIAL LLC	1160 GARDEN FORD	BOSTON, MA			02338
328	7	173 ATLANTIC AVE	NEW BRUSHEL CHURCH INC	1737 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
328	8	173 ATLANTIC AVE	NEW BRUSHEL CHURCH INC	1737 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
328	9	173 ATLANTIC AVE	513 BRUSHMAN CHURCH INC	57 PROVENANCE RD	EGG HARBOR TOWNSHIP, NJ			08234
328	10	1725 ATLANTIC AVE	VANBERN, MANUEL	3300 FARM COURT	GREENBRIAR NJ			11540
328	11	167 N PENNA AVE	NEW BRUSHEL CHURCH	1737 ATLANTIC AVE	ATLANTIC CITY, NJ			08401
328	12	168 N PENNA AVE	SARHAN, ISRAHIMS	1235 OLD DEDON AVE	EGG HARBOR TOWNSHIP, NJ			08234
328	13	111 N PENNA AVE	NEMOV, MARVAL	111 N PENNA AVE	ATLANTIC CITY, NJ			08401
330	15	141 N PENNA AVE	THE GRACE & DONALD (TRUST)	POB 180	ATLANTIC CITY, NJ			08401

Block	Lot	Area	City	County	Address	City/State	Zip Code	Recorded on
330	15	38 N INDIANA AVE	GARFIELD INDIANA LLC	PO BOX 900	ATLANTIC CITY, NJ		08401	
		3801 ARCTIC AVE	CITY OF ATLANTIC CITY	3301 BACHMACH BLVD	ATLANTIC CITY, NJ		08401	
330	17	1803 ARCTIC AVE	CITY OF ATLANTIC CITY	3301 BACHMACH BLVD	ATLANTIC CITY, NJ		08401	
330	18	1803 ARCTIC AVE	CANNARY, HENRY	4504522283 ST	ROSELAND, NJ		11413	
330	19	1807 ARCTIC AVE	CITY OF ATLANTIC CITY	3301 BACHMACH BLVD	ATLANTIC CITY, NJ		08401	
330	20	1807 ARCTIC AVE	GRS SANDHILL TRUSTEE	105 S BUCKOUSE AVE	MARICAZI, NJ		08402	
Subject Property 03A								
Block	Lot	Area	Location	Owner	Street Address	City/State	Zip Code	
260	2	19 N MARTIN LUTHER	19 NORTH MIAMI ROLLERWELD ASSOC LLC	18-3537 ST	LONGPONT, NJ		08403	
260	3	19 N MARTIN LUTHER	19 NORTH MIAMI ROLLERWELD ASSOC LLC	18-3537 ST	LONGPONT, NJ		08403	
260	4	16 N MT VERNON AVE	19 NORTH MIAMI ROLLERWELD ASSOC LLC	18-3537 ST	LONGPONT, NJ		08403	
Subject Property 03B								
Block	Lot	Area	Location	Owner	Street Address	City/State	Zip Code	
160	1	230-271 1ST AVE	AMELIA ASSOCIATES	3001 ROSENBERG BLVD	ATLANTIC CITY, NJ		08401	
160	2	19 N MARTIN LUTHER	STONY LIBERTY URBAN REDEVELOP LLC	1 WASHINGTON BLVD P300	ROSELAND, NJ		07068	
160	3	19 N MARTIN LUTHER	19 NORTH MIAMI ROLLERWELD ASSOC LLC	18-3537 ST	LONGPONT, NJ		08403	
160	2	19 N MARTIN LUTHER	19 NORTH MIAMI ROLLERWELD ASSOC LLC	18-3537 ST	LONGPONT, NJ		08403	
260	4	16 N MT VERNON AVE	19 NORTH MIAMI ROLLERWELD ASSOC LLC	18-3537 ST	LONGPONT, NJ		08403	
260	5	3425 ATLANTIC AVE	N ESTAR LLC	PO BOX 701	ELMWOOD, NJ		08066	
260	6	3437 ATLANTIC AVE	RAM RESHINA, LLC	3602 ATLANTIC AVE	ATLANTIC CITY, NJ		08401	
260	7	3437 ATLANTIC AVE	1607 ATLANTIC AVE LLC	1607 ATLANTIC AVE	ATLANTIC CITY, NJ		08401	
260	8	3437 ATLANTIC AVE	EMPIRE B&B T&B LLC	2009 HILLSIDE W	EGG HARBOR, NJ		08224	
260	9	3441 ATLANTIC AVE	HARVEY ACREEY	2305 KUTLUSE AVE	ATLANTIC CITY, NJ		08401	
260	6	1600 ARCTIC AVE	1600 ARCTIC AVE LLC	1909 COLUMBIA AVE	ATLANTIC CITY, NJ		08401	
260	7	30 N KENTUCKY AVE	PRIMO AC LLC	100 WEST HORSE PK	GALLOWAY, NJ		08205	
260	18	1601 ATLANTIC AVE	6 & 5 PARTNERS	PEPPER 2037	VINELAND, NJ		08362	

BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	ZipCode
291	21		1615 ATLANTIC AVE	NAZ, FALAK	124 BUCHANAN AVE	GALLOWAY, NJ	08035
291	22		1617 ATLANTIC AVE	NAZ, FALAK	124 BUCHANAN AVE	GALLOWAY, NJ	08035

INDEX OF CIVIL DRAWINGS:

- C-1 TITLE SHEET
C-2 EXISTING CONDITIONS SURVEY
C-3 CONCEPTUAL SITE PLAN

Approved by Resolution # _____ Date: _____

_____ Date: _____

CRDA Planner _____ Date: _____

_____ Date: _____

CRDA Engineer _____ Date: _____

_____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

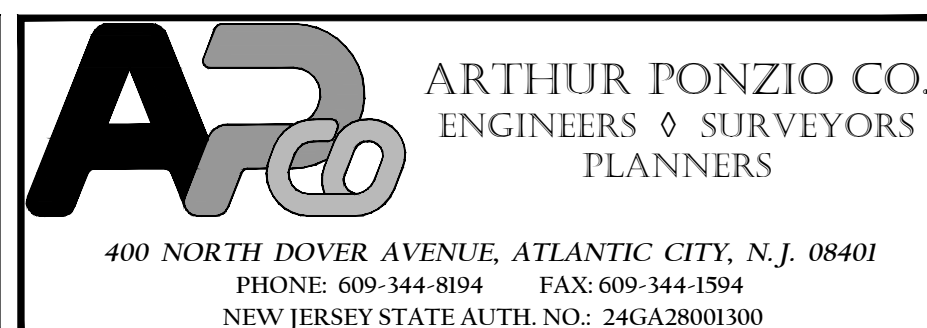
_____ Date: _____

CRDA Hearing Officer _____ Date: _____

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PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483


ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

TITLE SHEET	
BLOCK 289 & 290	LOT (289) 1, 9, 12, 14 (290) 2, 3, 4
ATLANTIC CITY ATLANTIC COUNTY	NEW JERSEY
SCALE: NO SCALE	BY: JJB
DATE: 7-4-22	PROJ. NO.: 40008

SHEET NO.

C-1

SHEET 1 of 3