

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

CROA PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

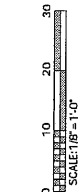
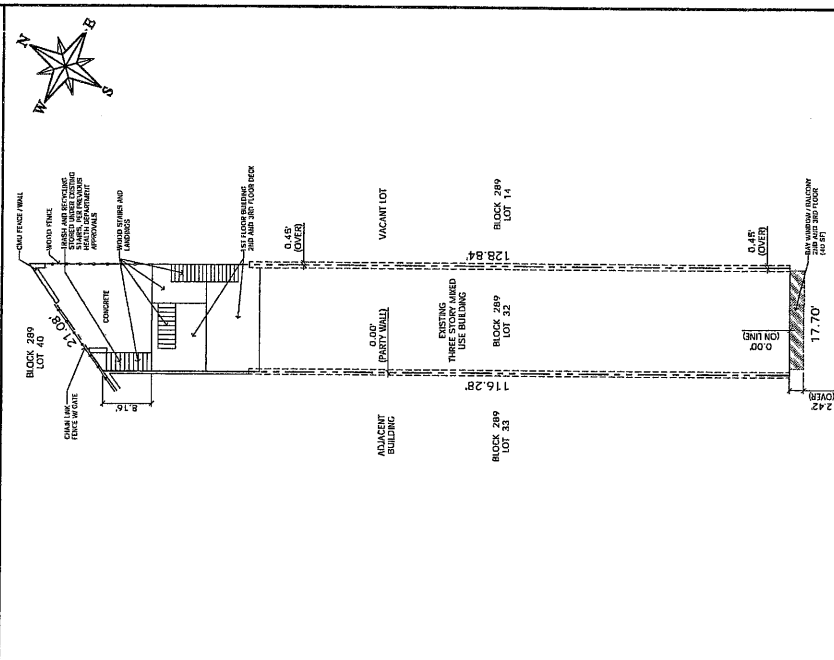
CROA ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

CROA HEARING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

| DRAWING LIST |                                                |
|--------------|------------------------------------------------|
| Z-0          | SITE PLAN / ZONING ANALYSIS / SIGNAGE CHART    |
| Z-1          | 200'-0" LIST / ZONING MAP / 200' RADIUS MAP    |
| Z-2          | PROPOSED FLOOR PLANS / ELEVATION               |
| Z-3          | EXISTING FLOOR PLANS / ELEVATION / PHOTOGRAPHS |

# SITE PLAN



1729 ATLANTIC AVENUE  
ATLANTIC CITY, NJ 08401

| PARKING DEFICIENCY                      |                                         |                                                                                         |
|-----------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------|
| EXISTING PARKING STATISTICS             |                                         | PROPOSED PARKING STATISTICS                                                             |
| FIRST FLOOR (PREVIOUS APPROVAL)         | FIRST FLOOR (PREVIOUS APPROVAL)         |                                                                                         |
| RESTAURANT PARKING DEMAND 30% OF 34 OCC | RESTAURANT PARKING DEMAND 30% OF 34 OCC |                                                                                         |
| 10.2 CARS                               | 10.2 CARS                               | 10.2 CARS                                                                               |
| SECOND FLOOR                            | SECOND FLOOR                            |                                                                                         |
| 1 BEDROOM (APT 1)                       | 1.8 CARS                                |                                                                                         |
| 2 BEDROOM (APT 2)                       | 2.0 CARS                                | 2.5 CARS                                                                                |
| THIRD FLOOR                             | THIRD FLOOR                             |                                                                                         |
| 1 BEDROOM (APT 1)                       | 1.8 CARS                                |                                                                                         |
| 2 BEDROOM (APT 2)                       | 2.0 CARS                                | 2.5 CARS                                                                                |
| SUBTOTAL                                | SUBTOTAL                                |                                                                                         |
| 17.8 CARS                               | 17.8 CARS                               | 11.2 CARS                                                                               |
| TOTAL EXISTING PARKING DEMAND           | TOTAL PROPOSED PARKING DEMAND           | 15.2 CARS                                                                               |
| EXISTING PARKING                        | PROPOSED PARKING                        | 0 CARS                                                                                  |
| 18 CARS                                 | PROPOSED TOTAL PARKING DEFICIENCY       | 15 CARS                                                                                 |
| EXISTING DEFICIENCY                     |                                         |                                                                                         |
|                                         |                                         | PROPOSED DEFICIENCY IS LESS THEN EXISTING DEFICIENCY, THEREFORE NO VARIANTE IS REQUIRED |

|                                                                                                                                                                                       |                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GENERAL NOTES:</b></p> <p>1. PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY, THE APPLICANT MUST OBTAIN A STREET OPENING PERMIT FROM THE CITY ENGINEERS OFFICE.</p> | <p><b>SIGANCE STATISTICS</b></p> <p>S-1 EXISTING BLADE SIGN MOUNTING BRACKET W/ NO SIGN PRESENT</p> <p>S-2 EXISTING WALL SIGN 10'-0" X 4'-0" = 64 SF</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|

3. INFORMATION FOR THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED 4/17/22 BY JAMES P. BONEY, PROFESSIONAL LAND SURVEYOR

4. PROPOSED APPLICATION INCLUDES A REQUEST FROM THE APPLICANT FOR THE BOARD TO RECOMMENDATION FROM THE BOARD TO THE GOVERNING BODY FOR A LICENSING AGREEMENT FOR ANY AND ALL DEVELOPMENT OVER THE PUBLIC RIGHTS OF THE APPLICANT ON THE ZONING APPLICATION DRAWINGS.

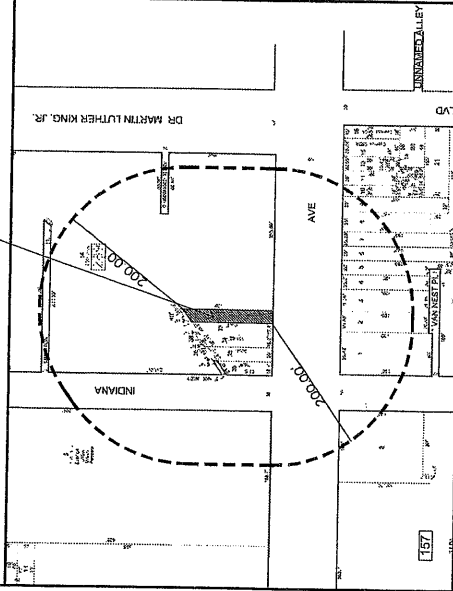
| BUILDING AREAS                      |               |
|-------------------------------------|---------------|
| EXISTING S.F. STATISTICS            |               |
| FIRST FLOOR<br>RESTAURANT           | 1,940 S.F.    |
| SECOND FLOOR<br>APARTMENT 1         | 924 S.F.      |
| APARTMENT 2                         | 1,095 S.F.    |
| THIRD FLOOR<br>APARTMENT 3          | 619 S.F.      |
| APARTMENT 4                         | 1,064 S.F.    |
| TOTAL BUILDING AREA                 | 5,241 S.F.    |
| PROPOSED S.F. STATISTICS            |               |
| FIRST FLOOR<br>RESTAURANT           | 1,940 S.F.    |
| SECOND / THIRD FLOOR<br>APARTMENT 1 | 1,540 S.F.    |
| SECOND / THIRD FLOOR<br>APARTMENT 2 | 1,761 S.F.    |
| TOTAL BUILDING AREA                 | 5,490.23 S.F. |

| ZONING ANALYSIS                  |                                                             |                            |                       |
|----------------------------------|-------------------------------------------------------------|----------------------------|-----------------------|
| APPLICANT:                       | LONG RIVER ATLANTIC LLC, SING TUNG KWOK                     |                            |                       |
| LOT AND BLOCK:                   | 172 ATLANTIC AVENUE, ATLANTIC CITY                          |                            |                       |
| LOT 32 & BLOCK 289               | C8D                                                         |                            |                       |
| ZONING DISTRICT:                 | 3 STORY - RESTAURANT USE (1ST FLR), 4 UNITS (2ND & 3RD FLR) |                            |                       |
| EXISTING USE:                    | 3 STORY - RESTAURANT USE (1ST FLR), 2 UNITS (2ND & 3RD FLR) |                            |                       |
| PROPOSED USE:                    | 3 STORY - RESTAURANT USE (1ST FLR), 2 UNITS (2ND & 3RD FLR) |                            |                       |
| DESCRIPTION                      | REQUIRED                                                    | EXISTING                   | PROPOSED              |
| USE                              | RESTAURANT<br>MULTI-FAMILY                                  | RESTAURANT<br>MULTI-FAMILY | RESTAURANT<br>DUPLEX  |
| (MIN) LOT AREA                   | 5,000 SF                                                    | 2,169.31 SF                | ** 2,169.31 SF        |
| (MIN) LOT WIDTH                  | 50.00'                                                      | 17.70'                     | ** 17.70'             |
| (MIN) LOT DEPTH                  | 100.00'                                                     | 116.28'                    | 116.28'               |
| (MIN) FRONTAGE                   | 50.00'                                                      | 17.70'                     | ** 17.70'             |
| COVERAGE                         | 30 %                                                        | 89.22 %                    | ** 89.22 %            |
| (MAX) BUILDING<br>(MAX) PERVIOUS | 80 %                                                        | 100.00 %                   | ** 100.00 %           |
| SETBACKS                         |                                                             |                            |                       |
| FRONT YARD                       | 5.00'                                                       | 2.42' (OVER)               | ** 2.42' (OVER)       |
| SIDE YARD                        | 0.00'                                                       | 0.45' (OVER)               | ** 0.45' (OVER)       |
| SIDE YARD                        | 0.00'                                                       | 0.00' (PARTY WALL)         | ** 0.00' (PARTY WALL) |
| REAR YARD                        | 20.00'                                                      | 8.16'                      | ** 8.16'              |
| (MAX) BLDG HEIGHT                | 65.00' (BFF)                                                | 42.50' (GRADE)             | 42.50' (GRADE)        |
| (MAX) DENSITY                    | 25 DU / A                                                   | 8.16 DU / A                | 4.08 DU / A           |
| PARKING                          |                                                             |                            |                       |
|                                  | 30% OF 34 = 10.2                                            | 30% OF 34 = 10.2           | 30% OF 34 = 10.2      |
|                                  | 2 BED = 1.8 CARS                                            | 2 BED = 1.8 CARS           | 4 BED = 2.5 CARS      |
|                                  | 1 BED = 1.5 CARS                                            | 1 BED = 1.5 CARS           | 1 BED = 1.5 CARS      |
|                                  | TOTAL = 15 CARS                                             | 2 BED = 1.8 CARS           | TOTAL = 15 CARS       |
|                                  |                                                             | 1 BED = 1.5 CARS           | TOTAL = 15 CARS       |
|                                  |                                                             | TOTAL = 18 CARS            | (0) CARS PROVIDED **  |
|                                  |                                                             | (0) CARS PROVIDED **       |                       |
| EXISTING NON CONFORMITY          | **                                                          | VARIANCE REQUIRED          | *                     |

# PROFESSIONAL CONSULTANT LIST

|                                                                                                                                                                                                                                     |                                                                                                                                                                                                |                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| ARCHITECT AND PLANNER: CRAIG F. DOTHE* RA PP<br>PROFESSIONAL ARCHITECT LICENSE NUMBER: 21A100964000<br>PROFESSIONAL PLANNER LICENSE NUMBER: 33100368200<br>33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401<br>PHONE: 609-348-2236 | LAWYER: BRIAN J. CALLAGHAN<br>PROFESSIONAL ATTORNEY ID NUMBER: 011861979<br>CALLAGHAN THOMPSON & THOMPSON, P.A.<br>ATTORNEYS AT LAW<br>419 W. WHITE HORSE PIKE, EHT. NJ<br>PHONE: 609-348-5300 | SURVEYOR: JAMES R. BONEY<br>PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: 31264<br>13 STONE MILL CT. E.H.T., NJ, 08234<br>PHONE: 609-788-8013 |
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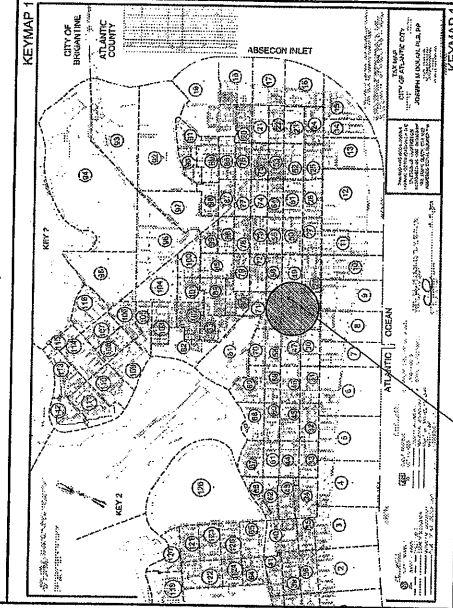
# 200'-0" RADIUS MAP



## PROPERTY OWNERS WITHIN 200'-0" RADIUS

|                                                                                    |                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chelsea Atlantic Equities, LLC<br>1000 Eastern Rd<br>Wynnton, PA 15095             | Jonudi, Murazan<br>416 S. Tulp Ave<br>Galloway, NJ 08025                                                                                                                                               |
| Chelsea Atlantic Equities, LLC<br>1000 Eastern Rd<br>Wynnton, PA 15095             | First Sail LLC<br>1737 Atlantic Ave<br>Atlantic City, NJ 08401                                                                                                                                         |
| Nut LLC<br>1000 Eastern Rd #105<br>Wynnton, PA 15095                               | Jonudi, Murazan<br>1735 Atlantic Ave<br>Atlantic City, NJ 08401                                                                                                                                        |
| 1723 1724 Atlantic Ave LLC<br>100 Atlantic Ave<br>Lynbrook, NY 11563               | Sulliana LLC<br>42 Putters Ln<br>Mays Landing, NJ 08330                                                                                                                                                |
| 1723 1724 Atlantic Ave LLC<br>100 Atlantic Ave<br>Lynbrook, NY 11563               | Mediatra, Ashish<br>135 Harrison Pl<br>East Windsor, NJ 08520                                                                                                                                          |
| Rha, Raphael & Michael RMR LLC<br>7 Crestwood Ave<br>Linwood, NJ 08221             | Atlantic City Municipal Utilities Authority<br>Attn: Garth Moyle, Deputy Director - (609) 345-3315<br>P.O. Box 117 @<br>Atlantic City, New Jersey 08404-0117<br>gmoyle@acmua.org                       |
| Rha, Raphael & Michael RMR LLC<br>7 Crestwood Ave<br>Linwood, NJ 08221             | Atlantic City, Pennsylvania Company<br>Attn: Walter Miller, 605-242-0101<br>1200 Atlantic Avenue, Suite 300<br>Atlantic City, New Jersey 08401<br>P.O. Box 996<br>Atlantic City, New Jersey 08404-0996 |
| Zumot, Neal & Dababneh, Mousa<br>1714-1716 Atlantic Ave<br>Atlantic City, NJ 08401 | Atlantic County Utilities Authority<br>P.O. Box 996<br>Pleasantville, New Jersey 08322-0996                                                                                                            |
| Chelsea Properties LLC<br>1000 Eastern Rd #108<br>Wynnton, PA 15095                | Atlantic City Electric<br>Attn: Mr. Gregory Brubaker, PE<br>2542 Fire Road<br>488 Harbor Township, New Jersey 08734                                                                                    |
| Jonudi, Drifan & Safedini, Bekim<br>42 Putters Ln<br>Mays Landing, NJ 08330        | South Jersey Gas Company<br>Atlantic Division<br>Attn: Mr. Brian J. Smith<br>111 N. Franklin Blvd<br>Pleasantville, New Jersey 08232-0996                                                              |
| 1800 Atlantic LLC<br>2 Eastwick Drive #200<br>Gibbstown, NJ 08026                  | Arctic Realty Co. LLC<br>P.O. Box 1517<br>Vineyard, NJ 08962                                                                                                                                           |
| Amelia Associates<br>3000 Boardwalk<br>Atlantic City, NJ 08401                     |                                                                                                                                                                                                        |
| 1729 C & K LLC A N LLC<br>750 46th St<br>Brooklyn, NY 11220                        |                                                                                                                                                                                                        |
| Jonudi, Drifan<br>42 Putters Ln<br>Mays Landing, NJ 08330                          |                                                                                                                                                                                                        |
| Sulliana LLC<br>42 Putters Ln<br>Mays Landing, NJ 08330                            |                                                                                                                                                                                                        |

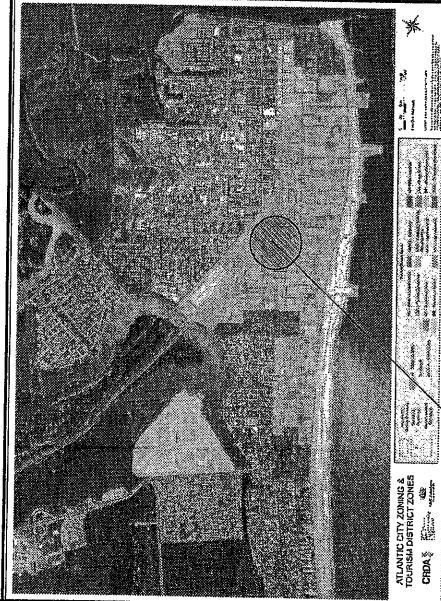
# PARTIAL TAX MAP (KEY PLAN)



TAX MAP 48

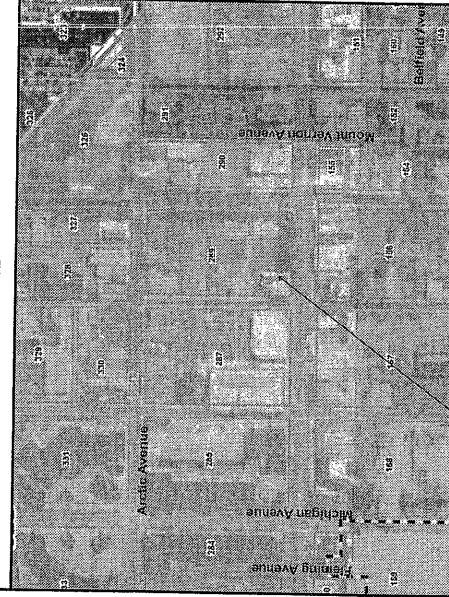
1729 ATLANTIC AVENUE

# CRDA DISTRICTS MAP



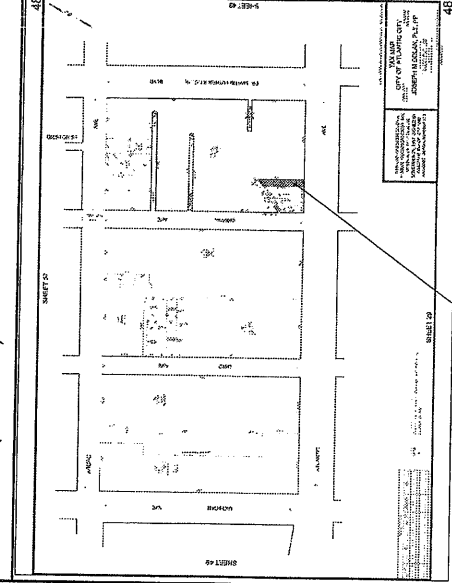
BLOCK 289

# CRDA DISTRICTS MAP DETAIL



BLOCK 289

# SHEET 48 (TAX MAP)



DE-CONVERSION PLAN FOR THE RESIDENTIAL  
UNITS LOCATED AT: 1729 ATLANTIC AVENUE  
BLOCK 289, LOT 32  
ATLANTIC CITY, NEW JERSEY 08401

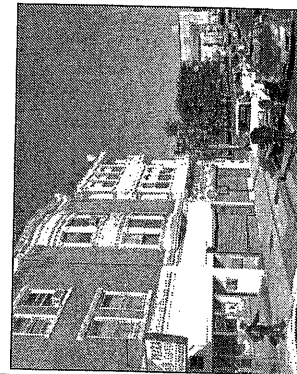
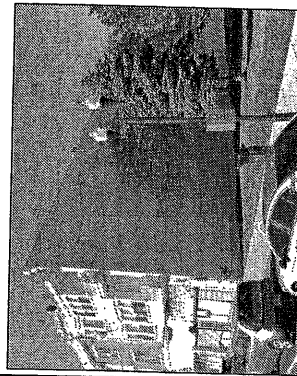
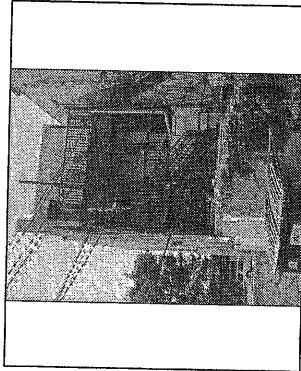
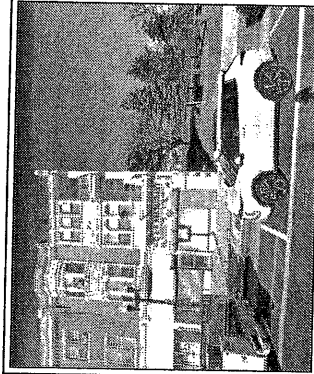
Craig F. Dolhe Architect LLC  
ARCHITECTS & PLANNERS  
(609) 348-2235  
Fax (609) 348-0118  
33 N. Brighton Ave  
Atlantic City, NJ 08401

SEAL  
NO. 19,22  
EXPIRATION #  
09040

SCALE: AS NOTED  
Project No.: 1735  
Drawn By: CJD  
DATE: 10.19.22

1-1





EXISTING FIRST FLOOR  
RESTAURANT PLAN

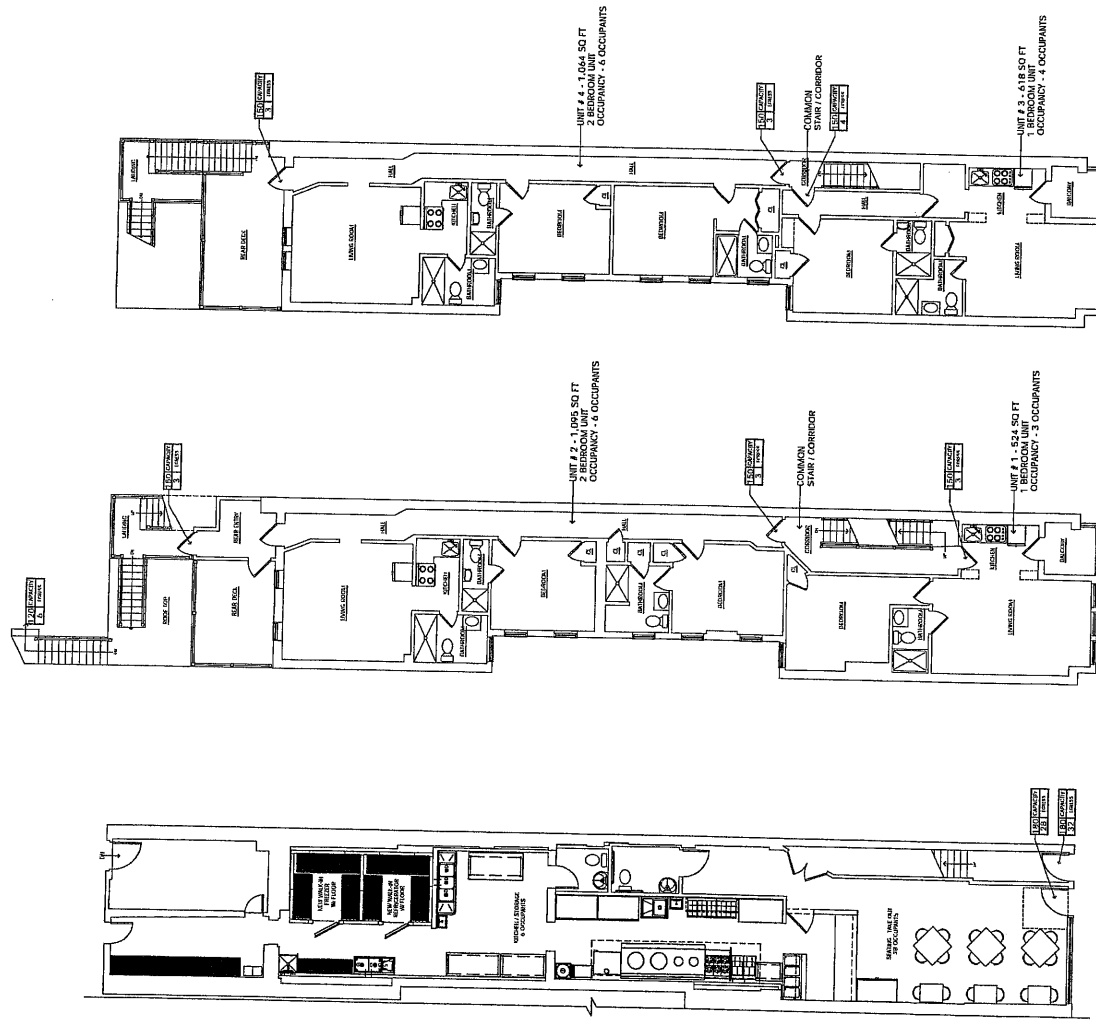
SCALE: 3/16" = 1'-0"

EXISTING  
SECOND FLOOR PLAN

17000000

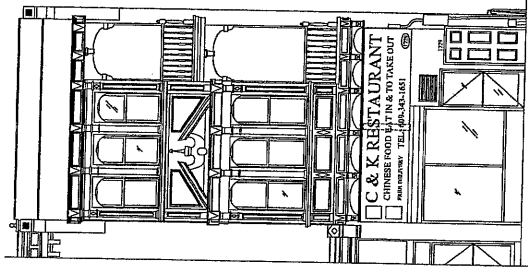
EXISTING  
THIRD FLOOR PLAN

### THIRD FLOOR



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



DE-CONVERSION PLAN FOR THE RESIDENTIAL  
UNITS LOCATED AT: 1729 ATLANTIC AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
BLOCK 289, LOT 32

Craig F. Doherty Architects & Planners  
N. Brighton Ave.  
Conlie City, NJ 08401  
Fox (609) 348-0118  
(609) 348-2236

|              |          |
|--------------|----------|
| Scale:       | AS NOTED |
| Project No.: | 17315    |
| Drawn by:    | CFD      |
| Date:        | 10.19.22 |

Z-3