



State of New Jersey  
Casino Reinvestment Development Authority  
Land Use Regulation and Enforcement Division  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

### Memorandum

Date: 04/27/2021

To: File

From: Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer

Re: Illegal Expansion of Building  
2805 Atlantic Avenue  
Block 271, Lot 20

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The following is a summary of the land use history of the above referenced property.

Atlas of Atlantic City dated 1908, prepared by A. H. Mueller depict frame dwelling owned by Andrew Leeds.

Public records indicate building was constructed in 1910.

Plate 26 of Atlas of Atlantic City by Sanborn Map Company, dated 1921, updated 1926 shows 1, 2 and 3 story brick and frame building with office at first floor.

Plate 26 of Atlas of Atlantic City by Sanborn Map Company, dated 1952, updated 1964, shows 1, 2 and 3 story brick and frame building with two stores at first floor.

Building Record Card / Property Record Card dated 1961 to 1982, indicates 2 residential units with two bathrooms, toilet rooms, two kitchen sinks. Two stores on first floor.

Property survey prepared by Arthur W. Ponzio PLS 28314, dated 1/17/1995, shows 2805 Atlantic Avenue as a 3 story building

Plate 26 of Atlas of Atlantic City by Sanborn Map Company, dated 1998, shows 1, 2 and 3 story building with two stores at first floor.

On 12/16/2004 the Atlantic City Zoning Board of Adjustment granted Certificate of Non-Conformity to allow two residential units.

On 3/16/2020 Armando Martinez (CCAM Realty LLC) submitted application for CLUC for 2 commercial units and 3 residential units. The application represented that the said units were existing at the site. Plans prepared by Architect depicted 3 residential units and 2 commercial units in an existing 4 story building.

On 3/16/2020 CLUC # 2020-03-2821 was issued for 2 commercial units and 3 residential units based on representations made by the applicant. THE CLUC WAS ISSUED WITH THE RELIANCE ON INFORMATION PROVIDED BY THE APPLICANT THAT THE 3 APARTMENTS LAWFULLY EXISTED. "THE CLUC ISSUED INCLUDES THE FOLLOWING NOTATION: THIS CERTIFICATE IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS EXIST."

Architectural plans provided show 4 floors with 3 apartments existing.

On 10/05/2020 CCAM Realty LLC / Armando Martinez purchased property from Me Sun Min.

On 4/9/2021 received email from adjoining property owner stating the fourth floor and third unit was added without proper approvals.

Researched history of land use of the subject property and revealed that the 3rd apartment and 4th floor did not secure proper approvals. I found no record of the required prerequisite land use approval for the third residential unit or 4<sup>th</sup> floor on file. It appears that the 3<sup>rd</sup> residential unit was added sometime after the AC ZBA granted Certificate of Non-Conformity to allow two residential units in 2004.

CLUC # 2020-03-2821 dated 03/16/2021 was rescinded and property owner was issued Notice of Violations on 4/20/2021.