

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL	PER PLAN REFERENCE 2.A	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19-66-5.10(a)(1)	USE	MULTI-FAMILY MID-RISES & HIGH RISES, HOTELS, RETAIL, RESTAURANTS	300' ABOVE BFE	35'	37.3'	C
19-66-5.10(a)(1)(i)	MAXIMUM BUILDING HEIGHT	5.00'				
19-66-5.10(a)(1)(ii)	PRINCIPAL ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A	N/A
19-66-5.10(a)(1)(iii)	MINIMUM LOT AREA	7,500 SF	927 SF	1,000 SF	DNC	
19-66-5.10(a)(1)(iv)	MINIMUM LOT DEPTH	150'	36'	50'	DNC	
19-66-5.10(a)(1)(v)	MINIMUM LOT WIDTH	50'	25.5'	19.75'	DNC	
19-66-5.10(a)(1)(vi)	MINIMUM LOT FRONTAGE	50'	25.5'	19.75'	DNC	
19-66-5.10(a)(1)(vii)	MAXIMUM BUILDING COVERAGE	70%	1.3%	25%	C	
19-66-5.10(a)(1)(viii)	MAXIMUM IMPERVIOUS COVERAGE	80%	96.5%	89.6%	DNC	
19-66-5.10(a)(1)(ix)	MINIMUM FRONT YARD	0' UP TO 35' IN HEIGHT	N/A	N/A	C	
19-66-5.10(a)(1)(x)	MINIMUM SIDE YARD	0' UP TO 35' IN HEIGHT	N/A	N/A	C	
19-66-5.10(a)(1)(xi)	MINIMUM REAR YARD	20'	0'	1'	DNC	
19-66-5.10(a)(1)(xii)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A	N/A
19-66-5.10(a)(1)(xiii)	OPEN SPACE	N/A	N/A	N/A	N/A	N/A
19-66-5.10(a)(1)(xiv)	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	32.6 DU/AC	C	
19-66-5.10(a)(1)(xv)	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A	N/A
19-66-5.8 (a)	MINIMUM ON-SITE PARKING (SEE PARKING CALCULATIONS)	2/UNIT	N/A	2/UNIT	C	
19-66-5.8 (c)	LOADING	N/A	N/A	N/A	N/A	N/A

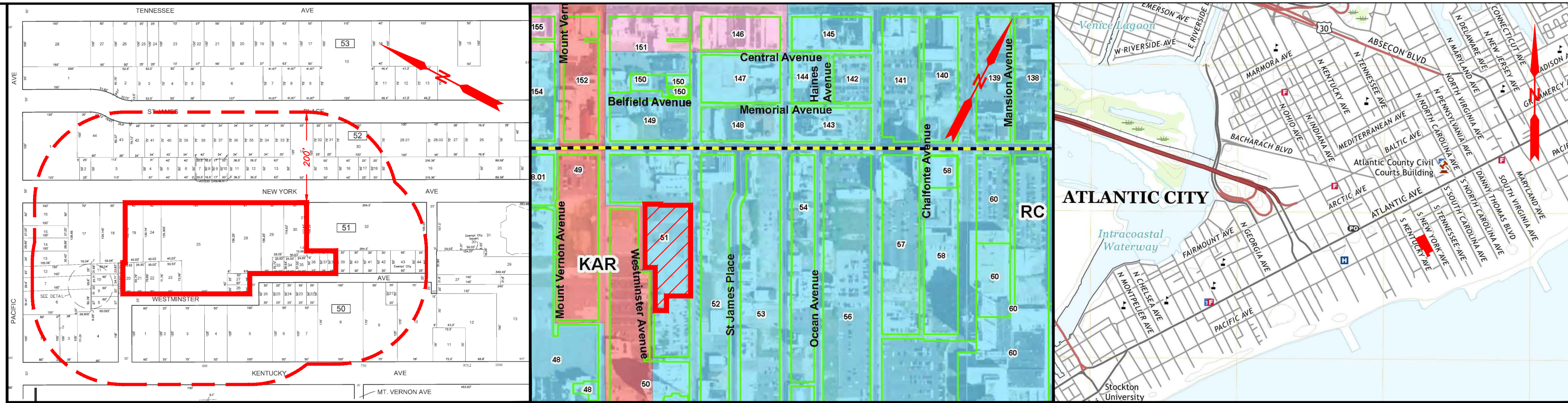
DNC = DOES NOT CONFORM
DNC = EXISTING NON-CONFORMING

NOTE: TOTAL RESIDENTIAL LOT AREA IS 26,728.59 SF, THE DENSITY IS THEREFORE 20 UNITS / 26,728.59 SF x 43,560 SF / 1 AC = 32.6 DU/AC.

LEGEND

- X DRILL HOLE
- MAGNAIL
- CORNER TO BE SET
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE REMOVED

LOTS	SQ FT	ACRES
21.01	1,658	0.038
21.02	1,323	0.030
22.01	1,323	0.030
22.02	1,524	0.035
22.03	1,323	0.030
23.01	1,524	0.035
23.02	1,323	0.030
23.04	1,524	0.035
25.01	51,794	1.189
26.01	1,524	0.035
26.02	1,323	0.030
27.01	1,323	0.030
27.02	1,913	0.044
33.01	1,263	0.029
33.02	1,096	0.025
34.01	1,096	0.025
34.02	1,259	0.029
35.01	1,251	0.029
35.02	987	0.023
37.01	987	0.023
38.01	1,181	0.027



TAX MAP
1"=200'

CRDA TOURISM DISTRICT ZONING MAP
1"=400'

VICINITY MAP
1"=2000'

NEW YORK AVENUE (50' WIDE)

BLOCK 51

PROPOSED LOT 25.01

LOT LINE TO BE REMOVED, TYP.

PROPOSED SUBDIVISION LINE, TYP.

WESTMINSTER AVENUE (20' WIDE)

BLOCK 50

NOTES:

- EXISTING LOT AND BLOCK NUMBERS ARE REFERENCED TO SHEET 10 OF THE TAX ASSESSMENT MAPS OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY.
- PLAN REFERENCES:
2.A. WESTMINSTER AVENUE TOWNHOUSES, BLOCK 51, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38 PREPARED BY SCHULD ENGINEERING SERVICES, LLC, DATED 11/23/2022.
2.B. "BOUNDARY & TOPOGRAPHICAL SURVEY, B & B PARKING" PREPARED BY THIS OFFICE, DATED 10/10/2018, WARGO PROJECT NUMBER 18145.
2.C. "MAP OF SURVEY, TAX LOTS 33, 34, 35, 36, 42 & 43, BLOCK 51" DATED 3/8/2022, WARGO PROJECT NUMBER 22034.
- HORIZONTAL DATUM IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATES (NAD '83-2011).
- SITE IS LOCATED IN ZONE "RC - RESORT COMMERCIAL" PER THE ZONING ORDINANCE OF THE CITY OF ATLANTIC CITY, NEW JERSEY.
- PROPOSED TAX LOT NUMBERS WERE TAKEN FROM PLAN REFERENCE 2.A.

APPROVALS:

APPROVED BY RESOLUTION # _____ DATE: _____

CRDA PLANNER _____ DATE _____

CRDA ENGINEER _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

TAX ASSESSOR _____ DATE _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 11/29/2022, 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 OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Michael R. Vargo 12/12/2022
MICHAEL R. VARGO
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE NO. J3182

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 FOR BL 51 00AF, LLC _____ DATE _____

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 LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

CRDA ENGINEER _____ DATE _____

OWNER / APPLICANT

BL 51 00ZF, LLC
1005 MAIN STREET
ASBURY PARK, NJ 07712

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

☐ SUBDIVISION REVIEW
☐ SITE PLAN REVIEW

DATE RECEIVED _____

DATE _____

ENDINGS: COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES ☐ NO ☐

ENDINGS: ☐ APPROVED ☐ DISAPPROVED ☐ FAVORABLE ☐ UNFAVORABLE ☐ RECOMMENDATIONS

DATE OF ACTION _____

SIGNATURE _____

FILE NO. _____

MAJOR SUBDIVISION PLAN

TAX LOTS 19-31, 33-38, BLOCK 51, SHEET 10
113, 115, 117, 119, 133, 135, 147, 149, 151, 153, 155, 157 WESTMINSTER AVE.
120, 122, 124, 144, 146, 148 S. NEW YORK AVE.
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ
PREPARED FOR:
BL 51 00ZF, LLC

VARGO ASSOCIATES
Surveying and Mapping
P.O. Box 647, Franklinville New Jersey 08322 (856) 684-1716
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Certificate of Authorization # ZAG00021200

SCALE 1"=20' DRAWN BY: WNM DATE: 11/29/2022 FIELD BK./PG.: 22034-MS PROJECT NO.: 22034-MS SHEET NO.: 1 OF 1

Michael R. Vargo
MICHAEL R. VARGO
N.J. Professional Land Surveyor License No. S10-05513-E
PA Professional Land Surveyor License No. S6-000800

CERTIFIED LIST OF OWNERS WITHIN 200'

created on 11/29/2022
City of Atlantic City
Buffer Report

Block	Lot	Qual	Location	Owner	Street Address	City/State	Zip Code
19	1	19-1	121 S NEW YORK AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	2	19-2	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	3	19-3	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	4	19-4	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	5	19-5	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	6	19-6	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	7	19-7	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	8	19-8	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	9	19-9	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	10	19-10	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	11	19-11	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	12	19-12	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	13	19-13	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	14	19-14	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	15	19-15	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	16	19-16	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	17	19-17	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	18	19-18	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	19	19-19	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	20	19-20	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	21	19-21	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	22	19-22	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	23	19-23	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	24	19-24	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	25	19-25	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	26	19-26	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	27	19-27	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	28	19-28	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	29	19-29	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	30	19-30	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	31	19-31	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	32	19-32	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	33	19-33	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	34	19-34	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	35	19-35	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	36	19-36	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	37	19-37	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	38	19-38	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712

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

Block	Lot	Qual	Location	Owner	Street Address	City/State	Zip Code
19	1	19-1	121 S NEW YORK AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	2	19-2	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	3	19-3	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	4	19-4	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712
19	5	19-5	121 WESTMINSTER AVE	BL 51 00ZF, LLC	106 MAIN ST	ATLANTIC CITY, NJ	07712

created on 11/29/2022

6	195 KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	127 SECOND BROOK RD #14	MIDDLESEX, NJ	0894-100	50	31	C08
7	135 KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	127 SECOND BROOK RD #14	MIDDLESEX, NJ	0894-100	50	31	C08
8	135 KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	127 SECOND BROOK RD #14	MIDDLESEX, NJ	0894-100	50	31	C08
9	165 KENTUCKY AVE	SHR, LLC	165 KENTUCKY AVE	ATLANTIC CITY, NJ	0841	50	31	C08
10	165 KENTUCKY AVE	SHR, LLC	165 KENTUCKY AVE	ATLANTIC CITY, NJ	0841	50	31	C08
11	175 KENTUCKY AVE	175 KENTUCKY AVE LLC	333 TILTON RD PO BOX 5	NORTHFIELD, NJ	08225	50	31	C08
12	185 KENTUCKY AVE	175 KENTUCKY AVE LLC/STANLEY REALTY	333 TILTON RD PO BOX 5	NORTHFIELD, NJ	08225	50	31	C08
13	195 KENTUCKY AVE	KENTUCKY & BOWK ASSOC CO-OWNERS	333 TILTON RD PO BOX 5	NORTHFIELD, NJ	08225	50	31	C08
20	164 WESTMINSTER AVE	SHR, LLC	165 KENTUCKY AVE	ATLANTIC CITY, NJ	0841	50	31	C08
21	191 WESTMINSTER AVE	BURKE-CATTANO DONAGI	164 S ST, JAMES PLACE	ATLANTIC CITY, NJ	0841	50	31	C08
22	18 WESTMINSTER AVE	18 WESTMINSTER AVE	164 PACIFIC AVE	ATLANTIC CITY, NJ	0841	50	31	C08
23	186 WESTMINSTER AVE	KENTUCKY ASSOCIATES, LLC	127 SECOND BROOK RD #14	MIDDLESEX, NJ	0894-100	50	31	C08
24	186 WESTMINSTER AVE	KENTUCKY ASSOCIATES, LLC	127 SECOND BROOK RD #14	MIDDLESEX, NJ	0894-100	50	31	C08
25	144 WESTMINSTER AVE	14 WESTMINSTER, LLC	164 PACIFIC AVE	ATLANTIC CITY, NJ	0841	50	31	C08
26	142 WESTMINSTER AVE	14 WESTMINSTER, LLC	164 PACIFIC AVE	ATLANTIC CITY, NJ	0841	50	31	C08
27	1625 BOWENWALKER BL	NO ORANGE DEEDS LLC	106 MAIN ST	ASHURY PARK, NJ	07712	50	31	C05
28	1625 BOWENWALKER BL	NO ORANGE DEEDS LLC	106 MAIN ST	ASHURY PARK, NJ	07712	50	31	C05
29	1517 BOWENWALKER BL	JAMES CANN COMP	1550 BOWENWALKER	ATLANTIC CITY, NJ	0841	50	31	C06
30	15 NEW YORK AVE	CITY OF ATLANTIC CITY	BACHMACH BLVD	ATLANTIC CITY, NJ	0841	50	31	C06
31	1515 BOWENWALKER BL	ATLANTIC PALACE COMMUNION ASSOC	1515 BOWENWALKER	ATLANTIC CITY, NJ	0841	50	31	C06
31	C081 1515 BOWENWALKER BL	BLUCHEN NEW RESIDC LLC	60 N MARINE AVE	ATLANTIC CITY, NJ	0841	50	31	C06
31	C082 1515 BOWENWALKER BL	BLUCHEN NEW RESIDC LLC	60 N MARINE AVE	ATLANTIC CITY, NJ	0841	50	31	C06
31	C083 1515 BOWENWALKER BL	ZIE, DOUGLAS	60 N MARINE AVE	ATLANTIC CITY, NJ	0841	50	31	C06
31	C084 1515 BOWENWALKER BL	ATLANTIC PALACE COMMUNION ASSOC	60 N MARINE AVE	ATLANTIC CITY, NJ	0841	50	31	C06