COOPER LEVENSON
ATTORNEYS AT LAW

1125 Atlantic Avenue
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NICHOLAS F. TALVACCHIA
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FILE NO. 61568/00006

February 7, 2023

VIA HAND DELIVERY AND E-MAIL

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

Re: NYORANGEDEEDS, LLC
165 and 167 Westminster Avenue, Block 51, Lots 42 and 43

Dear Mr. Reid:

We are the attorneys for the Applicant, NYORANGEDEEDS, LLC. Applicant is requesting approval to develop attached single family homes in one building containing four units at the above referenced property. Applicant is requesting preliminary and final subdivision approval, preliminary and final site plan approval, use variance relief and bulk variance relief.

We are providing the following to the CRDA and its professionals. Enclosed please find:

1. Original and one (1) copy of the CRDA Land Use Application including Project Narrative and Disclosure Statement;

2. Two (2) copies each of the following Checklists:

   Major Preliminary Subdivision Application Checklist (Form #9);
   Final Major Subdivision Application Checklist (Form #10);
   Major Preliminary Site Plan Checklist (Form #6); and
   Major Final Site Plan Checklist (Form #7).

3. Two (2) copies of the Site Plan prepared by Sciullo Engineering Services, LLC dated January18, 2023 which contain the following pages:

   Sheet 1 of 10, Drawing No. C0001, Cover Sheet, dated January18, 2023;
   Sheet 2 of 10, Drawing No. C0002, Information Sheet, dated January18, 2023;
   Sheet 3 of 10, Drawing No. D0103, Demolition Plan, dated January18, 2023;
   Sheet 4 of 10, Drawing No. C0103, Site Plan, dated January18, 2023;
   Sheet 5 of 10, Drawing No. C0303, Grading Plan, dated January18, 2023;
   Sheet 6 of 10, Drawing No. C0403, Utility Plan, dated January18, 2023;
   Sheet 7 of 10, Drawing No. C0603, Landscape Plan, dated January18, 2023;
   Sheet 8 of 10, Drawing C1101, Detail Sheet, dated January18, 2023;
   Sheet 9 of 10, Drawing C1203, Soil Erosion & Sediment Control Plan, dated January18, 2023; and
   Sheet 10 of 10, Drawing C1301, Soil Erosion & Sediment Control Notes, dated January18, 2023.

4. Two (2) copies of the survey prepared by Michael R. Vargo, P.L.S. and P.P. dated March 8, 2022.

5. Two (2) copies of the subdivision plan prepared by Michael R. Vargo, P.L.S. and P.P. dated December 30, 2022;

6. Two (2) copies of the architectural renderings prepared by William C. McLees, AIA LEED AP, dated January 19, 2023, which contain the following pages:

   Sheet No. G0.00 (1 of 3), Cover Sheet, dated January 19, 2023;
   Sheet No. A2.00 (2 of 3), Floor Plans Unit A-1, dated January 19, 2023; and
   Sheet No. A2.00 (3 of 3), Elevations, dated January 19, 2023.

7. Two (2) copies of current color pictures of the above referenced properties;

8. Two (2) copies of proof ownership by Applicant and related entity own the above referenced properties;

9. One (1) copy of the certified list of property owners located within 200 feet of the subject properties dated January 19, 2023;

10. One (1) copy of Certificates of Payment from Kacey Johnson, Atlantic City Tax Collector confirming taxes are paid on the referenced properties;

11. One (1) copy of the Escrow Setup Information form;

12. Flash drive with a digital copy of the submission; and

13. Checks in the amount of $1,400.00 and $7,140.00 for the application and escrow fees, respectively.

Please review the enclosed information and contact me if you require additional information.

Thank you for your kind attention to this matter.

Very truly yours,

Cooper Levenson, P.A.

Nicholas F. Talvacchia

NFT/ln
Enclosures
cc: Scott G. Collins, Esquire *(w/Enclosures, via E-mail)*
Christine A. Nazzaro-Cofone, PP, AICP, Cofone Consulting Group, LLC *(w/ Enclosures, via E-mail)*
Justin Auciello, PP, AICP, Cofone Consulting Group, LLC *(w/ Enclosures, via E-mail)*
Carolyn Feigin, PE, PP, ARH Associates *(w/Enclosures, via E-mail)*
Atlantic City Planning Dept. *(w/ Enclosures, via Hand Delivery)*
Atlantic City Engineering Department *(w/ Enclosures via Hand Delivery)*
Patrick Fasano *(w/ Enclosures, via E-mail)*
Jason T. Sciullo, PE, PP *(w/ Enclosures, via E-mail)*

CLAC 7288743.3

City of Atlantic City
LAND USE APPLICATION

City of Atlantic City: (Check where applicable)

☐ **AC Planning Division Jurisdiction**
City of Atlantic City Planning Board
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
609-347-5404

CRDA: (Check where applicable)

☑ **NJ CRDA LURED Jurisdiction**
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

To be completed by staff only.

Date Filed_____ Application No._____
Application Fees: _____ Escrow Deposit_____

Scheduled for:
Review for Completeness _____ Hearing: _____

==========

1. SUBJECT PROPERTY

Location: 165 and 167 Westminster Avenue

Tax Map Page 10 Block 51 Lot(s) 42
Page 10 Block 51 Lot(s) 43
Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area 4,250 sq. ft.

Zoning District RC

2. APPLICANT

Name NYORANGEDEEDS, LLC
Email patfasano@verizon.net
Address 1005 Main Street, Asbury Park, NJ 07712
Telephone Number 732-322-5523
Applicant is a: Corporation ☐ Partnership ☐ Individual ☑

3. If Owner is other than the applicant, provide the following information on the Owner(s):
Owner's Name (Lot 42) 161-163 Westminster LLC (entity related to Applicant)
Email (Lot 43) NYORANGEDEEDS, LLC (Applicant)
Address 1005 Main Street, Asbury Park, NJ 07712
Telephone Number _____

4. **DISCLOSURE STATEMENT**

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders")[owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. *a.* No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of $1,000 to $10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Name See attached Disclosure Statement Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____

5. PROPERTY INFORMATION:
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies]_____ No_____ Proposed XX
Present use of the premises:
Vacant Lots

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

6. **Applicant's Attorney** Nicholas F. Talvacchia, Esquire
Email ntalvacchia@cooperlevenson.com
Address Cooper Levenson, P.A., 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401
Telephone Number 609-572-7544
FAX Number_____

7. **Applicant's Engineer** Jason Sciullo, P.E. and P.P.
Email jsciullo@sciulloengineering.com
Address Sciullo Engineering Services, LLC, 17 S. Gordon's Alley, Suite 3, Atlantic City, NJ 08401
Telephone Number 609-300-5171
FAX Number_____

8. Applicant's Planning Consultant Same as #7 above
Email _____
Address _____
Telephone Number _____
FAX Number_____

9. **Applicant's Traffic Engineer** N/A
Email _____
Address _____
Telephone Number _____
FAX Number_____

10.List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name William Mclees Architecture

Field of Expertise Architecture

Email bmclees@wmarch.net

Address 5 Mcarthur Bouevard, Somers Point, NJ 08244

Telephone Number 609-927-0888

FAX Number 609-927-0889

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Administrative Review of Minor Subdivision Plan

_____ Administrative Review of Major Subdivision Plan

_____ Minor Subdivision Approval

__X__ Major Subdivision Approval [Preliminary]

__X__ Major Subdivision Approval [Final]

Number of lots to be created __4__ Number of proposed dwelling units __4__ (including remainder lot) (if applicable)

SITE PLAN:

_____ Administrative Review of Minor Site Plan

_____ Administrative Review of Major Site Plan

_____ Minor Site Plan Approval

__X__ Major Preliminary Site Plan Approval [Phases (if applicable) ___]

__X__ Major Final Site Plan Approval [Phases (if applicable) ___]

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet) _____

Total number of proposed dwelling units _____

_____ Request for Waiver From Site Plan Review and Approval

Reason for request: _____

_____

MISC:

_____ Administrative Review

_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]

_____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]

_____ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]

_____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]

__X__ Variance Relief (use) [N.J.S. 40:55D-70d]

_____ Conditional Use Approval [N.J.S. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]

_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request**: [attach additional pages as needed] 19:66-5.10(a) 1.i, 19:66-5.10(a)1.iv(1), (2), (3), (4) (5), (6), (7) and (10); and 19:66-5.8(a)

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.
Requirements: [attach additional pages as needed] N/A

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.
The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. **Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:**
[attach pages as needed] See Project Narrative attached.

16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose a well and septic system? No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? No
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? Plat
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? As required by the Municipal Land Use Law

23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	X		Pending
Atlantic County Health Department		X	
Atlantic County Planning Board	X		Pending
Atlantic County Soil Conservation Dist.	X		Pending
NJ Department of Environmental Protection	X		Pending
Sewer Extension Permit		X	
Sanitary Sewer Connection Permit	X		Pending
Stream Encroachment Permit		X	
Waterfront Development Permit		X	
Wetlands Permit		X	
Tidal Wetlands Permit		X	
Potable Water Construction Permit		X	
Other		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company		X	

24. Certification from the Tax Collector that all taxes due on the subject property have been paid. SEE ATTACHED.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
2	Sciullo Engineering Site Plans
2	Vargo Survey - to be provided under separate cover
2	McLees Architects Architectural Plans

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested All

Attorney All

Engineer All

CERTIFICATIONS

27. I Nicholas F. Talvacchia, Esquire certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

BRIANA M. SIMON
Commission # 50103179
Notary Public, State of New Jersey
My Commission Expires
April 18, 2024

Sworn to and subscribed before me this
6 day of February, 20 23

Briana M. Simon
NOTARY PUBLIC

SIGNATURE OF APPLICANT
Nicholas F. Talvacchia, Esquire, Attorney for Applicant

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

BRIANA M. SIMON
Commission # 50103179
Notary Public, State of New Jersey
My Commission Expires
April 18, 2024

Sworn to and subscribed before me this
6 day of February, 20 23

Briana M. Simon
NOTARY PUBLIC

SIGNATURE OF OWNER
Nicholas F. Talvacchia, Esquire, attorney for Owner

29. I understand that the sum of $ 10,740.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

February 6, 2023
Date

SIGNATURE OF APPLICANT
Nicholas F. Talvacchia, Esquire, Attorney for Applicant

ESCROW SETUP INFORMATION

The Information below is necessary to initially set up your Escrow Account.

Applicant's Name: BL 51 QOZF, LLC

Applicant's Address: 1005 Main Street, Asbury Park, NJ 07712

*Applicant's Signature: _____
Nicholas F. Talvacchia, Esquire, Attorney for Applicant

Applicant's Phone No.: c/o NFT 609-572-7544

Applicant's Email Address: patfasano@verizon.net

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 83-2425036

Assigned Escrow #: _____

Should you require assistance or have any questions, please do not hesitate to contact:

Atlantic City Planning:

Lisa D'Alessandro, Board Secretary
City of Atlantic City Planning
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
Email: LDAlessandro@cityofatlanticcity.org
609-347-5404

CRDA:

Loreta Acevedo, Project Officer
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
Email: lacevedo@njcrda.com
609-347-0500

PROJECT NARRATIVE
February 6, 2023

165 and 167 Westminster Avenue
Block 51, Lots 42 and 43
Atlantic City, Atlantic County, New Jersey

NYORANGEDEEDS, LLC (the "Applicant") requests approval to develop residential attached single family homes in one building containing four units with two parking spaces per unit. The property is located at 165 and 167 Westminster Avenue, Lots 42 and 43 in Block 51, Atlantic City, Atlantic County, New Jersey (the "Property"). The Property is 4,250 sq ft. in total area and is located in the Resort Commercial (RC) zoning district. Currently the Property consists of vacant lots.

Applicant requests: (i) preliminary and final subdivision approval to create four (4) lots; (ii) preliminary and final site plan approval; and (iii) use variance relief to permit the proposed four residential attached single family homes.

Residential uses are a permitted use within the RC zone but the specific type, residential single family attached, is not a permitted use in this zone.

Applicant proposes the following bulk standards: (a) maximum height, principal building of 37.3 ft.; (b) minimum lot area of 987.50 sq. ft.; (c) minimum lot depth of 50 ft.; (d) minimum lot width of 19.75 ft.; (e) minimum lot frontage of 19.75 ft.; (f) maximum building coverage of 81%; (g) maximum impervious coverage of 99.50%; and (h) minimum rear yard setback of 1 ft.. Note that bulk variance relief is subsumed within the request for use variance relief in accordance with **Price v. Himeji, LLC**, 214 N.J. 263 (2013).

Applicant also requests any other variances, waivers, exceptions or other relief that the CRDA Land Use Board deems necessary for this application.

DISCLOSURE STATEMENT

LIST OF NAMES AND ADDRESSES OF OFFICERS, DIRECTORS,
AND INDIVIDUALS OR ENTITIES
OWNING 10% OR MORE INTEREST IN THE LIMITED LIABILITY COMPANY
(N.J.S.A. 40:50D-48.1 and 48.2)

(As to Lot 42) 161-163 WESTMINSTER LLC

The persons or entities with a 10% or greater interest in applicant, 161-163 Westminster LLC ("Applicant"):

Liberty Hudson Opportunity Zone Fund I LLC
226 Woodward Avenue
Rutherford, NJ 07070

Patrick Fasano
1005 Main Street,
Asbury Park, NJ 07712

(As to Lot 43) NYORANGEDEEDS LLC

Patrick Fasano
1005 Main Street,
Asbury Park, NJ 07712

CRDA
Casino Reinvestment Development Authority
www.njcrda.com

15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – Major Preliminary Subdivision Application Checklist (Form # 9)

REQUIRED APPLICATION ITEMS

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Project Name: Westminster Avenue Quadplex Application # _____

Prepared by: Jay Sciullo, Sciullo Engineering Services, LLC Title Principal Engineer Date_____

Item #	Description.	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-4.3)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.	X	X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-9)	X	N/A		

11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	N/A		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted	X	X		

	traffic markings.				
21	Stormwater management plans and drainage calculations. (19:66-31)	X	N/A		
22	Site Plan depicting proposed buildings, structures, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-32)	X	X		
25	Lighting plan and details (19:66-36)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	N/A		
29	Solid and liquid waste management plan.	X	X		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use, if applicable	X	X		
32	Preliminary Plan of Lots prepared by New Jersey licensed professional land surveyor depicting lot layout, area and dimensions of each lot to be created, street layout, setback lines, easements, open space, lands to be dedicated to the municipality.	X	X		
33	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		

CRDA
Casino Reinvestment Development Authority
www.njcrda.com

15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – Final Major Subdivision Application Checklist (Form # 10)

REQUIRED APPLICATION ITEMS

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of paper plans and one (1) mylar are required for final sign-off and distribution.

Project Name: Westminster Avenue Quadplex Application # _____

Prepared by: Jay Sciullo, Sciullo Engineering Title Principal Engineer Date_____

Item #	Description.	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-4.3)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-9)	X	N/A		
11	Zoning Schedule listing: Use, lot area, lot	X	X		

	width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.				
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	N/A		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, , fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		
21	Stormwater management plans and drainage calculations. (19:66-31)	X	N/A		

22	Site Plan depicting proposed buildings, structures, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-32)	X	X		
25	Lighting plan and details (19:66-36)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	N/A		
29	Solid and liquid waste management plan.	X	X		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use, if applicable	X	X		
32	Final Plan of Lots prepared in accordance with the New Jersey Map Filing Law (N. J. S. 46:23-9), prepared by New Jersey licensed professional land surveyor	X	X		
33	Estimate of costs of on-site and off-site improvements (19:66-4.3)	X	W		
34	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
35	Performance guarantee (19:66-4.3, 19:66-58)	X	W		
36	Maintenance guarantee (19:66-58)	X	W		
36	Inspection Fees (19:66-73)	X	W		

15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Preliminary Site Plan Checklist (Form # 6)

REQUIRED APPLICATION ITEMS

Project Name: Westminster Avenue Quadplex Application #_____

Prepared by: Nicholas F. Talvacchia, Esquire Title Attorney for Applicant Date 01/16/2023

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		
10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no	X	N/A		

	variance or design waivers are requested. (19:66-4.6)				
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	N/A		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		
20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures , fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA	X	X		

	Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.				
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	N/A		
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	X		
25	Lighting plan and details (19:66-7.10)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	N/A		
29	Solid and liquid waste management plan.	X	X		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		

CRDA

www.njcrda.com

15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Major Final Site Plan Checklist (Form # 7)

REQUIRED APPLICATION ITEMS

Project Name: Westminster Avenue Quadplex Application # _____

Prepared by: Nicholas F. Talvacchia, Esquire Title Attorney for Applicant Date 01/16/2023

Note : Five (5) copies of plans and supporting documents are required as the initial submission. Ten (10) copies of plans are required for final sign-off and distribution.

Item #	Description	REQUIRED	SUBMITTED	WAIVER REQUESTED BY APPLICANT	Waiver Recommended by Reviewer
1	Completed Land Use Application Form	X	X		
2	Payment of Required Application and Escrow Fees (19:66-3.4)	X	X		
3	Name and address, email address of property owner and applicant.	X	X		
4	Proof of real estate taxes and other assessments paid.		X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Project narrative describing existing conditions, surrounding uses and the proposed development including list of variance and design waiver relief sought, if any.	X	X		
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
8	Proof of ownership of property. (Report of title, copy of deed AS FILED with the Atlantic County Clerk's Office, affidavit or other documentation evidencing ownership.)	X	X		
9	Consent of property owner to applicant to development project.	X	X		

10	FOR ADMINISTRATIVE REVIEW AND APPROVAL: Certification from Applicant's licensed professional that the development proposed meets all requirements and no variance or design waivers are requested. (19:66-4.6)	X	N/A		
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.	X	X		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
13	Public Notice in compliance with NJSA 40:55D-12.	X	X		
14	North arrow, scale and graphic scale.	X	X		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.	X	X		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	N/A		
18	List of development stages or phases, if any.	X	X		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	X		

20	Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, site lighting/fixtures, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.	X	X		
21	Stormwater management plans and drainage calculations. (19:66-7.5)	X	N/A		
22	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, lighting / fixtures, lighting intensity, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	X		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	X		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	X		
25	Lighting plan and details (19:66-7.10)	X	X		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X		
27	Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.	X	X		
28	Road and paving cross-sections and profiles.	X	N/A		

29	Solid and liquid waste management plan.	X	X		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
32	Estimate of costs of on-site and off-site improvements [19:66-3.4 (b)]	X		W	
33	Electronic copy of the full application including: application, photos, maps, reports, plans and other exhibits in pdf format. Maximum size of file(s) 4 MB.	X	X		
34	Performance guarantee [19:66-3.4 (b)]	X		W	
35	Maintenance guarantee (19:66-16.3)	X		W	
36	Inspection Fees (19:66-16.1)	X		W	

DEED

1359464 NF01

Prepared by: Joseph R. Dougherty, Esq.

THIS DEED is made on August 1, 2021,

between: **CENTER CITY PROPERTIES, LLC,**
a New Jersey Limited Liability Company

whose address is: 1616 Pacific Avenue, Atlantic City, NJ 08401

referred to as the Grantor,

and: **161-163 WESTMINSTER LLC**

whose address is: 1005 Main Street, Asbury Park, NJ 07712

referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of [redacted] The Grantor acknowledges receipt of this money.

Tax Map Reference. Municipality of Atlantic City, Block No. 51, Lot: 42.

Property. The property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

BEING the same premises conveyed to Center City Properties, LLC, a New Jersey Limited Liability Company, from John J. Schultz by Deed dated 8/30/1999 and recorded 9/23/1999 in the Atlantic County Clerk/Register's Office in Deed Book 6552, Page 292.

Deed

This Deed is made on **October 28, 2020**

Between

Nedjatollah Sakhai

whose post office address is 3851 Boardwalk Ph 10A, Atlantic City, NJ 08401

referred to as the Grantor,

and

New York Orange Deeds LLC

whose post office address is 1001 Grand ave, Asbury Park, NJ 07712

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of [redacted]. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of City of Atlantic City
Block No. 51 Lot No. 43 Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)

Nedjatollah Sakhai

City of Atlantic City
Department of Planning & Development

Suite 506 City Hall
Atlantic City, New Jersey 08401-4603
TEL 609.347.5417
Email: jhoward@acnj.gov

Jacques A. Howard

January 19, 2023

Cooper Levenson
Nicholas F. Talvacchia
1125 Atlantic Ave, 3rd Floor
Atlantic City, NJ 08401

Re: Block 51 Lots 42 and 43

Dear Mr. Nicholas F. Talvacchia.:

Please accept this letter as a response to your recent request to obtain a Certified List of Property Owners Located within 200 feet of the above referenced property and a list of the Utility Companies. Attached to this letter is the official list. *Please note that the lots have been consolidated into the lots shown on attached Tax map.*

This should satisfy this request. Please do not hesitate to contact this office in the event that you have any questions or require additional information.

Sincerely Yours,
The City of Atlantic City

Jacques A. Howard

Jacques A. Howard

Assistant Director
Department of Planning and Development

City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (2)

BLOCK	LOT	QUAL	Location	Owner	Street Addrress	City\State	ZipCode
51	42		165 WESTMINSTER AVE	161 163 WESTMINSTER LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	43		167 WESTMINSTER AVE	NEW YORK ORANGE DEEDS LLC	1005 MAIN STREET	ASBURY PARK, NJ	07712

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjacent Properties (39)

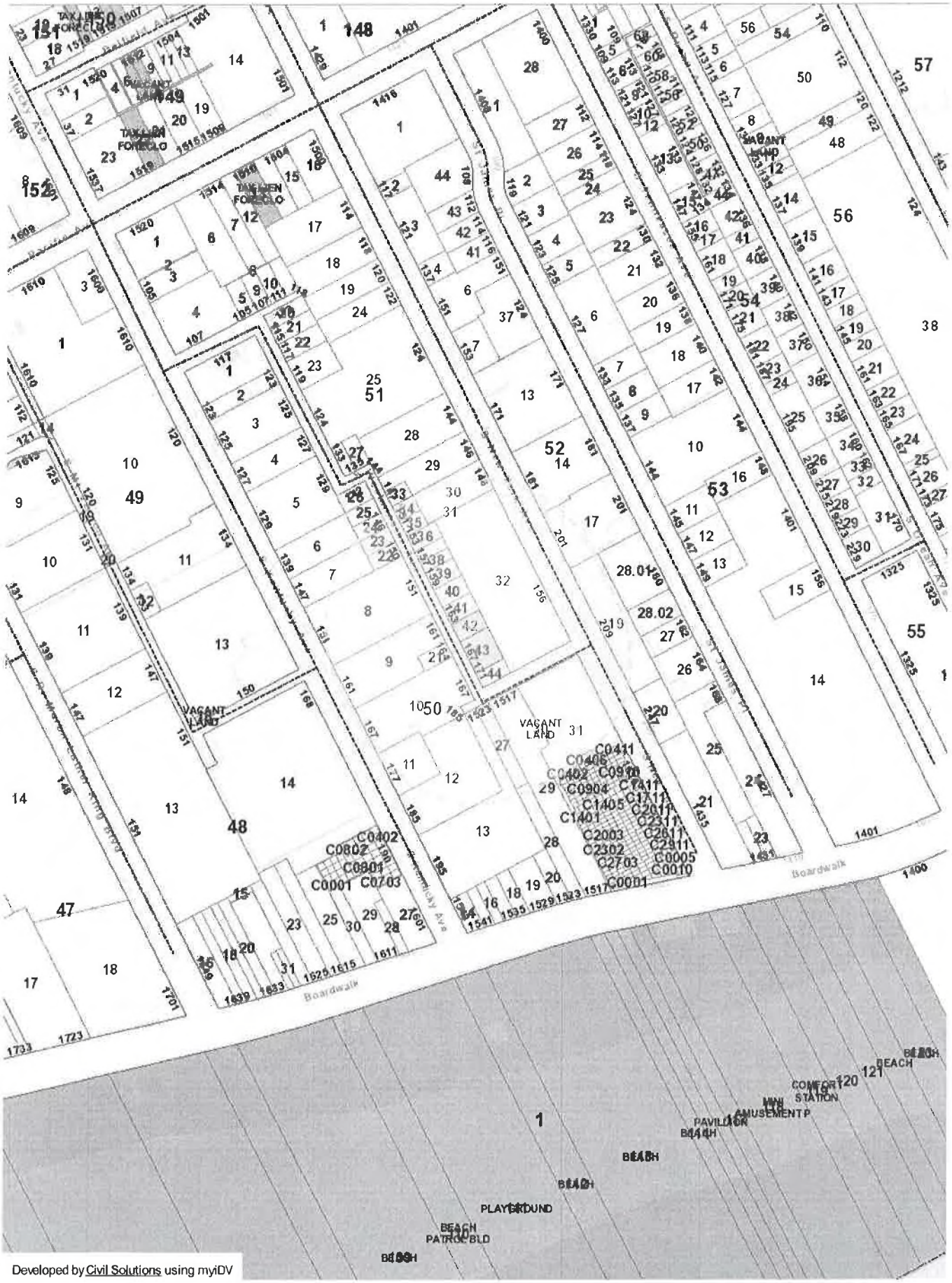
BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
50	6		139 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD #14	MIDDLESEX, NJ	08846.1490
50	7		147 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD, #14	MIDDLESEX, NJ	08846.1490
50	8		151 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD, #14	MIDDLESEX, NJ	08846.1490
50	9		161 S KENTUCKY AVE	SHRI AV LLC	169 S KENTUCKY AVE	ATLANTIC CITY, NJ	08401
50	10		167 S KENTUCKY AVE	SHRI AV, LLC	169 S KENTUCKY AVE	ATLANTIC CITY, NJ	08401
50	11		177 S KENTUCKY AVE	177 KENTUCKY AVE LLC %STANLEY RLTY	331 TILTON RD PO BOX 5	NORTHFIELD, NJ	08225
50	12		185 S KENTUCKY AVE	177 KENTUCKY AVE LLC%STANLEY REALTY	331 TILTON ROAD P.O BOX 5	NORTHFIELD, NJ	08225
50	13		195 S KENTUCKY AVE	KENTUCKY & BDWK ASSOC C/O BECKMAN	331 TILTON ROAD P.O BOX 5	NORTHFIELD, NJ	08225
50	21		164 WESTMINSTER AVE	SHRI AV LLC	169 S KENTUCKY AVE	ATLANTIC CITY, NJ	08401
50	22		150 WESTMINSTER AVE	BURKE,CATHERINE D & DECENSO DONATA	164 S ST. JAMES PLACE	ATLANTIC CITY, NJ	08401
50	23		148 WESTMINSTER AVE	148 WESTMINSTER LLC	1616 PACIFIC AVE 600	ATLANTIC CITY, NJ	08401
50	24		146 WESTMINISTER AVE	KENTUCKY ASSOCIATES, LLC	1273 BOUND BROOK RD, #14	MIDDLESEX, NJ	08846.1490
50	27		1523 BOARDWALK RR	NY ORANGE DEEDS LLC	1005 MAIN ST	ASBURY PARK, NJ	07712

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
50	28		1523 BOARDWALK	NY ORANGE DEEDS LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
50	29		1517 BOARDWALK	JAMES CANDY CORP	1519 BOARDWALK	ATLANTIC CITY NJ	08401
50	30		S NEW YORK AVE RR	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY, NJ	08401
50	31		1515 BOARDWALK	ATLANTIC PALACE CONDOMINIUM ASSOC	1515 BOARDWALK	ATLANTIC CITY, NJ	08401
50	31	C0404	1515 BDWK 404	ATLANTIC PALACE DEVELOPMENT	60 N MAINE AV	ATLANTIC CITY, NJ	08401
50	31	C0405	1515 BDWK 405	ATLANTIC PALACE DEVELOPMENT, LLC	60 N MAINE AVE	ATLANTIC CITY, NJ	08401
50	31	C0406	1515 BDWK 406	BLUEGREEN NEW JERSEY, LLC.	60 N MAINE AVE	ATLANTIC CITY, NJ	08401
50	31	C0407	1515 BDWK 407	ATLANTIC PALACE DEVELOPMENT, LLC	60 N MAINE AVE	ATLANTIC CITY, NJ	08401
50	31	C0408	1515 BDWK 408	ATLANTIC PALACE DEV LLC	60 N MAINE AVE	ATLANTIC CITY, NJ	08401
51	30		148 S NEW YORK AVE	BL 51 QOZF LLC	PO BOX 737	ASBURY PARK, NJ	07712
51	31		S NEW YORK AVE	BL 51 QOZF LLC	PO BOX 737	ASBURY PARK, NJ	07712
51	32		156 S NEW YORK AVE	201 205 SO NY AVE LLC	1005 MAIN ST	ASBURY PARK, NJ	07712.5922
51	34		149 WESTMINISTER AVE	BL 51 QOZF LLC	PO BOX 737	ASBURY PARK, NJ	07712
51	35		151 WESTMINISTER AVE	BL 51 QOZF LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	36		153 WESTMINISTER AVE	BL 51 QOZF LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	37		155 WESTMINSTER AVE	BL 51 QOZF LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	38		157 WESTMINSTER AVE	BL 51 QOZF LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	39		159 WESTMINSTER AVE	MUKHORTOV, VSEVOLOD	3884 PINE RD	HUNTINGDON VALLEY, PA	19006
51	40		161 WESTMINISTER AVE	161 163 WESTMINISTER LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	41		163 WESTMINISTER AVE	161 163 WESTMINSTER LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
51	42		165 WESTMINSTER AVE	161 163 WESTMINSTER LLC	1005 MAIN ST	ASBURY PARK, NJ	07712

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
51	43		167 WESTMINSTER AVE	NEW YORK ORANGE DEEDS LLC	1005 MAIN STREET	ASBURY PARK, NJ	07712
51	44		171 WESTMINSTER AVE	NEW YORK ORANGE DEEDS LLC	1005 MAIN ST	ASBURY PARK, NJ	07712
52	14		181 S NEW YORK AVE	NYORANGEDEEDS, LLC	1005 MAIN STREET	ASBURY PARK. NJ	07712
52	17		201 S NEW YORK AVE	201-205 S NEW YORK AVE LLC	1005 MAIN STREET	ASBURY PARK, NJ	07712
52	19		209 S NEW YORK AVE	FEELEY'S HOTEL, INC C/O HORN,KAPLAN	164 ST JAMES PLACE	ATLANTIC CITY, NJ	08401

City of Atlantic City - Map

Buffer Report



Developed by Civil Solutions using myiDV

THIS IS A LIST OF UTILITY COMPANIES THAT SERVICE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL ENTITIES LISTED AT LEAST TEN (10) DAYS IN ADVANCE OF THE PUBLIC HEARING.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Attn: Claude Smith, Deputy Director – (609) 345-3315
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
csmith@acmua.org

ATLANTIC CITY SEWERAGE COMPANY
Attn: Dan Kwapinski – (609) 345-0131
1200 Atlantic Avenue
Suite 300
Atlantic City, New Jersey 08401
dkwapinski@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY
Attn: Rick Dovey
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-6950
rdovey@acua.com

ATLANTIC CITY ELECTRIC
Attn: Mr. Gregory Brubaker, PE (Senior Manager of Strategic Planning)
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY
Atlantic Division Attn: Briana Dirkes
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-2690
bdirkes@sjindustries.com

CITY OF ATLANTIC CITY
OFFICE OF TAX COLLECTOR
1301 BACHARACH BLVD, STE #126
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-5630 FAX # 347-5621

CERTIFICATION OF PAYMENT

February 6, 2023

City of Atlantic City

This certifies that the taxes on Block: 51 Lot: 42

Location: 165 Westminister Ave

Property Owner : 161 163 WESTMINSTER LLC

are paid up to date as of 2/3/2023 .

Taxes are Delinquent as of N/A .

There is a lien on this property as of N/A .

Kacey B. Johnson, CTC, CPM
Collector of Taxes
KACEY B. JOHNSON, CTC, CPM

CITY OF ATLANTIC CITY
OFFICE OF TAX COLLECTOR
1301 BACHARACH BLVD, STE #126
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-5630 FAX # 347-5621

CERTIFICATION OF PAYMENT

February 6, 2023

City of Atlantic City

This certifies that the taxes on Block: 51 Lot: 43

Location: 167 Westminister Ave

Property Owner : NEW YORK ORANGE DEEDS LLC

are paid up to date as of 2/3/2023 .

Taxes are Delinquent as of N/A .

There is a lien on this property as of N/A .

Kacey B. Johnson, CTC, CPM
Collector of Taxes
KACEY B. JOHNSON, CTC, CPM

ESCROW SETUP INFORMATION

The Information below is necessary to initially set up your Escrow Account.

Applicant's Name: BL 51 QOZF, LLC

Applicant's Address: 1005 Main Street, Asbury Park, NJ 07712

*Applicant's Signature: _____
Nicholas F. Talvacchia, Esquire, Attorney for Applicant

Applicant's Phone No.: c/o NFT 609-572-7544

Applicant's Email Address: patfasano@verizon.net

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 83-2425036

Assigned Escrow #: _____

Should you require assistance or have any questions, please do not hesitate to contact:

Atlantic City Planning:

Lisa D'Alessandro, Board Secretary
City of Atlantic City Planning
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
Email: LDAlessandro@cityofatlanticcity.org
609-347-5404

CRDA:

Loreta Acevedo, Project Officer
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
Email: lacevedo@njcrda.com
609-347-0500

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

NYORANGEDEEDS LLC
P.O. Box 737
Asbury Park NJ 07712

Lakeland Bank
511 Cookman Avenue
Asbury Park NJ 07712

55-537/212

6505

Pay to the Order of Casino Reinvestment Development Authority

2/6/2023

Exactly
One Thousand Four Hundred Only****** Dollars

$**1,400.00*

Memo: Fees

⑈006505⑈ ⑆021205376⑆ 6504152 43⑈

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

NYORANGEDEEDS LLC
P.O. Box 737
Asbury Park NJ 07712

Lakeland Bank
511 Cookman Avenue
Asbury Park NJ 07712

55-537/212

6506

Pay to the Order of Casino Reinvestment Development Authority

2/6/2023

Exactly
Seven Thousand One Hundred Forty Only*****
* Dollars

$**7,140.00*

Memo: Escrow

⑈006506⑈ ⑆021205376⑆ 6504152 43⑈