

# 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: 1810 BALTIC AVE.; 122 N INDIANA AVE.; 124 N INDIANA AVE.; 126 N INDIANA AVE.; 128 N INDIANA AVE.; 128 N INDIANA AVE. RR; 1809 GARFIELD AVE.; 1811 GARFIELD AVE.; 1813 GARFIELD AVE.; and 1815 GARFIELD AVE.

Tax Map Page 057 Block 329 Lot(s) 2-11

Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage 109 feet Depth 353.7 feet Total Area 62,920.8 square feetZoning District "CBD" Central Business District/subject to the 1810 Baltic Avenue Redevelopment Plan**2. APPLICANT**Name STARBOARD INDUSTRIES 2, LLCEmail JCohn@agri-kind.comAddress 740 Springdale Drive Suite 130, Exton, PATelephone Number 609-572-2200Applicant is a: Corporation ☒ Partnership ☐ Individual ☐**3. If Owner is other than the applicant, provide the following information on the Owner(s):**Owner's Name BALTIC AVE REALTY ASSOC LLC (Lots 2, 3, and 5-11)Email tasia42@comcast.netAddress 14 LAKE DR., LINWOOD, NJ 08221Telephone Number 609-839-3547Owner's Name 126 NORTH INDIANA LLC (Lot 4)Email tasia42@comcast.netAddress 14 LAKE DR., LINWOOD, NJ 08221Telephone Number 609-839-3547

#### 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.).

	<b>526 Pacific Ave., Unit 1401</b>	
Name <b>Craig McHugh</b>	Address <b>Atlantic City, NJ 08401</b>	Interest <b>35.7%</b>
Name <b>Starboard Industries LLC</b>	Address <b>526 Pacific Ave., Unit 1401</b>	Interest <b>64.3%</b>
Name _____	Address <b>Atlantic City, NJ 08401</b>	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 **N/A** Proposed \_\_\_\_\_  
 Present use of the premises: **See Project Narrative.**

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** Jack Plackter

Email **JPlackter@Foxrothschild.com**  
 Address **1301 Atlantic Ave. Midtown Building, Suite 400 Atlantic City, NJ 08401-7212**  
 Telephone Number **609-572-2200**  
 FAX Number **609-348-6834**

**7. Applicant's Engineer** Jon Barnhart

Email **JBarnhart@APonzio.com**  
 Address **400 North Dover Ave. Atlantic City, NJ 08401**  
 Telephone Number **609-344-8194**  
 FAX Number **609-344-1594**

**8. Applicant's Planning Consultant** Jon Barnhart

Email **JBarnhart@APonzio.com**  
 Address **400 North Dover Ave. Atlantic City, NJ 08401**  
 Telephone Number **609-344-8194**  
 FAX Number **609-344-1594**

**9. Applicant's Traffic Engineer** \_\_\_\_\_

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 **SOSH Architects**

Field of Expertise **Architecture**

Email **MSalerno@sosharch.com**

Address **1020 Atlantic Avenue, Atlantic City, NJ**

Telephone Number **609-345-5222**

FAX Number \_\_\_\_\_

**11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

**SUBDIVISION:**

\_\_\_\_\_ Administrative Review of Minor Subdivision Plan

\_\_\_\_\_ Administrative Review of Major Subdivision Plan

\_\_\_\_\_ Minor Subdivision Approval

\_\_\_\_\_ Major Subdivision Approval [Preliminary]

\_\_\_\_\_ Major Subdivision Approval [Final]

Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(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)]

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

\_\_\_\_\_ 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] See Project Narrative.

---

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.

Requirements: [attach additional pages as needed] See Project Narrative.

---

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.

---

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? N/A

20. Are any off-tract improvements required or proposed? No

21. Is the subdivision to be filed by Deed or Plat? N/A

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Bond or other payment acceptable to the City.

---

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

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

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

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

Quantity	Description of Item
_____	<b><u>See cover letter for list of included items and number of copies.</u></b>
_____	_____
_____	_____

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 Applicant's professional reports to be submitted to all CRDA professionals**

Attorney \_\_\_\_\_

Engineer \_\_\_\_\_

**CERTIFICATIONS**

27. I Jack Plackter 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.]

Sworn to and subscribed before me this

15<sup>th</sup> day of May, 20 23

Christina Keck

NOTARY PUBLIC

CHRISTINA KECK  
Notary Public, State of New Jersey  
My Commission Expires Oct 25, 2026

Jack Plackter

Jack Plackter, 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.]

Sworn to and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
SIGNATURE OF OWNER of Lot 4

29. I understand that the sum of \$ \_\_\_\_\_ 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.

\_\_\_\_\_  
Date

Jack Plackter  
Jack Plackter, Esquire  
Attorney for Applicant

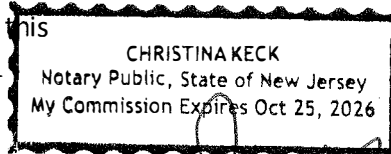
## CERTIFICATIONS

27. I Jack Plackter 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.]

Sworn to and subscribed before me this

15<sup>th</sup> day of May, 2023



Christina Keck  
NOTARY PUBLIC

Jack Plackter  
Jack Plackter, 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.]

Sworn to and subscribed before me this

\_\_\_ day of \_\_\_, 20\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
SIGNATURE OF OWNER of Lots 2,3, and 5-11

29. I understand that the sum of \$\_\_\_\_\_ 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.

\_\_\_\_\_  
Date

Jack Plackter  
Jack Plackter, Esquire  
Attorney for Applicant



# **EXHIBIT A**

**Starboard Industries 2 LLC, a Pennsylvania limited liability company**

**May 1, 2023**

**DISCLOSURE STATEMENT**

**LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS  
OR INDIVIDUALS OWNING 10% OF THE CORPORATION  
STOCK OR 10% INTEREST IN THE PARTNERSHIP  
(N.J.S.A. 40:55D-48.1 AND 48.2)**

Set forth below are the names and addresses of the members of the Company owning a 10% or greater beneficial interest in Starboard Industries 2 LLC, a Pennsylvania limited liability company.

Craig McHugh  
526 Pacific Ave, Unit 2604  
Atlantic City, NJ 08401

Starboard Industries LLC  
740 Springdale Drive Suite 130  
Exton, PA 19341

Set forth below are the names and addresses of the members of the Company owning a 10% or greater beneficial interest in Starboard Industries LLC, a New Jersey limited liability company.

Jon Cohn  
526 Pacific Ave, Unit 1401  
Atlantic City, NJ 08401

Chad DiFrancesco  
526 Pacific Ave, Unit 2604  
Atlantic City, NJ 08401

# **EXHIBIT B**

### **Project Narrative:**

Starboard Industries 2 LLC (“Starboard Industries 2”) is requesting Major Preliminary and Final Site Plan Approval and variance relief from the CRDA to renovate the vacant existing building located at 1810 Baltic Ave.; 122 N Indiana Ave.; 124 N Indiana Ave.; 126 N Indiana Ave.; 128 N Indiana Ave. ;128 N Indiana Ave. RR; 1809 Garfield Ave.; 1811 Garfield Ave.; 1813 Garfield Ave.; and 1815 Garfield Ave. (the “Property”) into a state-of-the-art cannabis dispensary and cultivation area with office (the “Project”). Starboard Industries 2 is the contract purchaser of the Property.

The Property is located within the “CBD” Central Business District and subject to the 1810 Baltic Avenue Redevelopment Plan (the “Redevelopment Plan”). The Applicant is seeking the following variance relief:

- a. To allow 25 parking spaces where 59 spaces are required; and
- b. To allow a projecting sign more than 4 feet from the building wall.

The Applicant also requires the following variance relief related to the existing non-conformities on the Property:

- a. to allow a front yard setback from Baltic Ave. of .1 feet where 5 feet is required;
- b. to allow a front yard setback from Indiana Ave. of 1.5 feet where 5 feet is required;
- c. to allow a front yard setback from Garfield Place of 1.1 feet where 5 feet is required; and
- d. to allow building coverage of 42% where 30% is the maximum permitted.

The existing non-conformities are not being affected by this application.

The City adopted the Redevelopment Plan and CRDA approved the plan in March 2023. The proposed use is permitted under the Redevelopment Plan. The purpose of the Redevelopment Plan is to support the revitalization, economic diversification, and investment of private capital in midtown Atlantic City, which the Proposed Use will do.

The Project will accomplish several planning and development goals, including:

- Accelerate the infill redevelopment of blighted lots, in an area experiencing a gradual renaissance;
- Private investment to either rent and/or purchase existing vacant commercial/retail space;
- Expand the Atlantic City ratable base;
- Increase pedestrian circulation;
- Reduction in the illegal sale of controlled substances; and
- Increase opportunities for employment of local residents.

The site is properly sized for this use, its design is compatible with surrounding uses, the project will diversify Atlantic City’s economy, the Project is consistent with the surrounding neighborhood and the existing building is currently vacant and underutilized. The Project will

serve the public good and promote the general welfare, since this site is particularly suitable for the proposed use. The variances can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the zone plan and zoning ordinance of the CRDA and Atlantic City.

Applicant seeks waiver of items 21, 23, 24, 25, 26, 27, 28 and 32 of the Major Final Site Plan Checklist, items 21, 23, 24, 25, 26, 27 and 28 of the Major Preliminary Site Plan Checklist and item 6, of the “c” Variance Checklist as the Applicant is renovating an existing building and is therefore, not significantly altering the existing structure.

In addition to typical planning, zoning, and construction permits, being a cannabis business requires state and local approval to conduct such business, Applicant will be required to have its cannabis license in order to operate its intended business(s) at the site.



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: Starboard Industries 2 LLC Application # \_\_\_\_\_

Prepared by: Fox Rothschild LLP Title Attorney for Applicant Date 5-1-23

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.		To be supplied.		
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	X		

	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	To be supplied.		
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	N/A		
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			

	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	<b>Waiver</b>		
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	<b>X</b>		
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	<b>Waiver</b>		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	<b>Waiver</b>		
25	Lighting plan and details (19:66-7.10)	X	<b>Waiver</b>		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	<b>Waiver</b>		
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	<b>Waiver</b>		
28	Road and paving cross-sections and profiles.	X	<b>Waiver</b>		
29	Solid and liquid waste management plan.	X	<b>X</b>		
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	<b>X</b>		
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	<b>X</b>		
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	<b>X</b>		





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: Starboard Industries 2 LLC Application # \_\_\_\_\_

Prepared by: Fox Rothschild LLP Title Attorney for Applicant Date 5-1-2023

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	<b>To be supplied.</b>		
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	X		
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	<b>To Be Supplied</b>		
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	N/A		
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	WAIVER		
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	WAIVER		
24	Landscaping Plan, details and plant schedule (19:66-7.6)	X	WAIVER		
25	Lighting plan and details (19:66-7.10)	X	WAIVER		
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	WAIVER		
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	WAIVER		
28	Road and paving cross-sections and profiles.	X	WAIVER		

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	WAIVER		
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	TO BE SUPPLIED		
35	Maintenance guarantee (19:66-16.3)	X	TO BE SUPPLIED		
36	Inspection Fees (19:66-16.1)	X	TO BE SUPPLIED		



15 South Pennsylvania Avenue

Atlantic City, NJ 08401

**NJ CRDA – City of Atlantic City – “c” Variance Checklist (Form #12)**

**REQUIRED APPLICATION ITEMS**

Project Name: Starboard Industries 2 LLC Application # \_\_\_\_\_

Prepared by: Fox Rothschild LLP Title Attorney for Applicant date 5-1-2023

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 (19:66-4.3)	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	To be supplied.		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Color Photographs of site from four (4) different viewpoints.	X		X	
7	Project narrative describing existing conditions, surrounding uses and the proposed development including list of “c” variance(s) and design waiver relief sought, if applicable.	X	X		
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
9	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		
10	Consent of property owner to applicant to development project.	X	X		
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	<b>X</b>		
13	Public Notice in compliance with NJSA 40:55D-12.	X	<b>To be supplied.</b>		
14	North arrow, scale and graphic scale.	X	<b>X</b>		
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	<b>X</b>		
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	<b>X</b>		
17	List of any existing or proposed deed restrictions, easements, covenants, Homeowners Association Agreements, etc. as recorded or in recordable form if proposed.	X	<b>N/A</b>		
18	List of development stages or phases, if any.	X	<b>N/A</b>		
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	<b>N/A</b>		
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	<b>X</b>		

21	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, 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	<b>X</b>		
22	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	<b>X</b>		
23	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	<b>X</b>		

**ESCROW SETUP INFORMATION**

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

Applicant's Name: Starboard Industries 2 LLC, a New Jersey limited liability company

Applicant's Address: 740 Springdale Drive, Suite 130, Exton PA 19341

\*Applicant's Signature: 

**Jack Plackter, Esquire: Attorney for Applicant**

Applicant's Phone No.: 610-656-8083

Applicant's Email Address: Jcohn@agri-kind.com

Applicant's Date of Birth: \_\_\_\_\_

Tax Identification or Social Security Number: 92-1421352

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





**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RECORDED 05/24/2018 17:21:42  
RCPT # 1399852 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 80.00  
INSTRUMENT# 2018027777  
VOL 14433 PAGE 1 OF 7

**Official Use Only**

**Transaction Identification Number**

3392070

2874321

**Submission Date(mm/dd/yyyy)**

05/16/2018

**No. of Pages (excluding Summary Sheet)**

5

**Recording Fee (excluding transfer tax)**

\$80.00

**Realty Transfer Tax**

\$0.00

**Total Amount**

\$80.00

**Document Type**

DEED-TOTAL EXEMPTION FROM RTF

**Municipal Codes**

ATLANTIC CITY

01

**Batch Type** L2 - LEVEL 2 (WITH IMAGES)

**Bar Code(s)**



213678

**Return Address (for recorded documents)**

SURETY TITLE COMPANY  
11 EVES DRIVE, SUITE 150  
MARLTON, NJ 08053

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County  
Document Summary Sheet**

<b>DEED-TOTAL EXEMPTION FROM RTF</b>	<b>Type</b>	DEED-TOTAL EXEMPTION FROM RTF				
	<b>Consideration</b>	\$1.00				
	<b>Submitted By</b>	SIMPLIFILE, LLC. (SIMPLIFILE)				
	<b>Document Date</b>	05/15/2018				
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>GRANTOR</b>	<b>Name</b>			<b>Address</b>	
		LETA WASHINGTON			212 SOUTH SECOND ST, VINELAND, NJ 08360	
		LITA WASHINGTON			212 SOUTH SECOND ST, VINELAND, NJ 08360	
		GERTRUDE NEWSOME			212 SOUTH SECOND ST, VINELAND, NJ 08360	
	<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
		126 NORTH INDIANA LLC			14 LAKE DRIVE, LINWOOD, NJ 08221	
	<b>Parcel Info</b>					
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>
	01	329	4		01	

**\* DO NOT REMOVE THIS PAGE.  
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by:  
MICHAEL D. CARROLL, ESQUIRE

## DEED

This Deed is made on May 15, 2018,

### BETWEEN

**LETA WASHINGTON, also known as LITA WASHINGTON, Attorney-in-Fact for GERTRUDE NEWSOME**, whose address is 212 South Second Street, Vineland, New Jersey 08360, referred to as Grantors,

### AND

**126 NORTH INDIANA LLC, a New Jersey Limited Liability Company**, whose address is 14 Lake Drive, Linwood, New Jersey 08221, referred to as Grantees.

Throughout this document the words "Grantor" and "Grantee" shall mean all Grantors and 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 **ONE DOLLAR (\$1.00)**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) BEING Block 329, Lot 4 on the Official Tax Map of the City of Atlantic City.

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

**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:

ALL that certain lot, parcel or tract of land, with the buildings and improvements thereon erected, situate, lying and being in the CITY OF ATLANTIC CITY, County of ATLANTIC and State of NEW JERSEY, bounded and more particularly described as follows:

**SEE EXHIBIT "A" LEGAL DESCRIPTION - ATTACHED HERETO**  
**Commonly known as 126 N. Indiana Avenue, Atlantic City, New Jersey 08401.**

**SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**File No: 73153NF-01**

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in City of Atlantic City , Atlantic County, and State of New Jersey being more particularly described as follows:**

**BEGINNING at a point in the Westerly line of Indiana Avenue 179.2 feet Southwardly from Baltic Avenue; and extending thence**

- 1. Westwardly parallel with Baltic Avenue 135 feet; thence**
- 2. Southwardly parallel with Indiana Avenue 29.2 feet; thence**
- 3. Eastwardly parallel with Baltic Avenue 135 feet to the Westerly line of Indiana Avenue; thence**
- 4. Northwardly in same 29.2 feet to the place of beginning.**

**FOR INFORMATIONAL PURPOSES ONLY;  
BEING premises No. 126 N. Indiana Avenue .**

**BEING Block: 329, Lot: 4**

BEING the same land and premises which became vested in Gertrude Newsome by Deed from Leta Washington, dated June 5, 2017 and recorded on June 5, 2017 in Deed Book 14249, Page 1 as Instrument No. 2017030702 in the Atlantic County Clerk's Office.

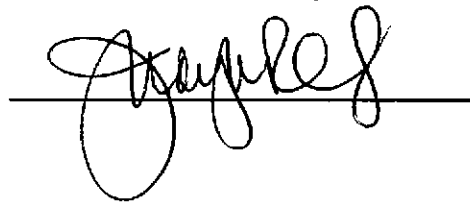
ALSO BEING the same land and premises which became vested in Leta Washington by Deed from Gertrude Newsome, dated May 24, 2014 and recorded on June 4, 2014 in Deed Book 13761, Page 1 as Instrument No. 2014031611 in the Atlantic County Clerk's Office.


ALSO BEING the same land and premises which became vested in Gertrude Newsome, by Deed from Olga King, Executrix of the Estate of Clifford James Newsome, deceased, dated March 23, 1984 and recorded on April 3, 1984 in Deed Book 3902, Page 197 in the Atlantic County Clerk's Office.

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done nothing to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:



  
LETA WASHINGTON, a/k/a  
LITA WASHINGTON, Attorney-in-Fact for  
GERTRUDE NEWSOME

STATE OF NEW JERSEY, COUNTY OF ATLANTIC : SS

I certify that on May 15, 2018, LETA WASHINGTON, a/k/a LITA WASHINGTON, Attorney-in-Fact for GERTRUDE NEWSOME, personally came before me and acknowledged under oath, to my satisfaction, that she/he:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for **\$1.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.).

  
MICHAEL D. CARROLL  
Attorney-at-Law – State of New Jersey

RECORD AND RETURN TO:



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Leta Washington, a/k/a Lita Washington, attorney-in-fact for Gertrude Newsome

Current Street Address

212 South Second Street

City, Town, Post Office Box

Vineland

State

NJ

Zip Code

08360

**PROPERTY INFORMATION**

Block(s)

329

Lot(s)

4

Qualifier

Street Address

126 N. Indiana Avenue

City, Town, Post Office Box

Atlantic City

State

NJ

Zip Code

08401

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

5/15/2018

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)**

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.  
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

**SELLER'S DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☒ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

5/15/2018

Date

*Leta Washington*

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

*Leta Washington aka Lita Washington*

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

*Attorney in fact for Gertrude Newsome*

STATE OF NEW JERSEY  
**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

**BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.**

STATE OF NEW JERSEY

COUNTY

ATLANTIC

0102

MUNICIPALITY OF PROPERTY LOCATION Atlantic City

**FOR RECORDER'S USE ONLY**

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Leta Washington AKA Lita Washington being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Grantor in a deed dated May 15, 2018 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 329 Lot number 4 located at  
126 N. Indiana Avenue, Atlantic City, NJ 08401 and annexed thereto  
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

**Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation**

\$ \_\_\_\_\_ ÷ \_\_\_\_\_ = % = \$ \_\_\_\_\_

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) Consideration is less than \$100.00.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over.\* (Instruction #9 on reverse side for A or B)  
B. **BLIND PERSON** Grantor(s) ☐ legally blind or;  
**DISABLED PERSON** Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*  
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 15 day of May, 2018

JUDY A REILLY

NOTARY PUBLIC OF NEW JERSEY  
COMMISSION EXPIRES MAY 29, 2022

Leta Washington  
Signature of Deponent  
212 S. Second St., Vineland, NJ  
Deponent Address  
xxx-xxx-814  
Last three digits in Grantor's Social Security Number

Leta Washington AKA Lita Washington  
Grantor Name  
212 S. Second St., Vineland, NJ  
Grantor Address at Time of Sale  
Surety Settlement Co LLC  
Name/Company of Settlement Officer

**FOR OFFICIAL USE ONLY**

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08646-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:  
[www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml)



# Deed

ATLANTIC COUNTY, NJ  
MICHAEL J GARVIN, COUNTY CLERK  
RCPT # 69262 RECD BY cathy  
REC FEE 90.00 CON 1.00  
MARGINAL NOTATION 0.00  
RTF 0.00 VOL 12177  
RECD 10/27/2005 03:34:55 PM  
INST # 2005114574

This Deed is made on as of September 19, 2005  
**BETWEEN** BALTIC AVENUE REALTY ASSOCIATES

whose post office address is 108 N Frontenac Avenue, Margate, NJ 08402

referred to as the Grantor,  
**AND** BALTIC AVENUE REALTY ASSOCIATES, L.L.C.

whose post office address is 108 N Frontenac Avenue, Margate, NJ 08402

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 --One (\$1.00) Dollar --

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Atlantic City  
Block No. 329 Lot No. 2, 5-11 Qualifier No. 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.)

CLERK OF ATLANTIC COUNTY  
RECEIVED  
OCT 27 2005  
MARGATE, NJ

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

Alan C. Staller, ESQ.

(For Recorder's Use Only)



Notwithstanding anything to the contrary, Grantor's promises, covenants, representations and warranties contained herein shall be limited to the named Grantee and limited to the amount of any recovery under any title insurance policy held by the Grantor, if any.  
The street address of the Property is:

1810 Baltic Avenue, Atlantic City, NJ 08401

**4. Promises by Grantor.** The Grantor's promises are listed below. Each promise is expressed in the language of a New Jersey law (with a reference to the law) and is followed by an explanation in plain language. The Grantor promises that:

- the Grantor is lawfully seized of the said land (N.J.S.A. 46:4-3) - the Grantor is the legal owner;
- the Grantor has the right to convey the said land to the Grantee (N.J.S.A. 46:4-4) - the Grantor has the right to convey (sell) this Property;
- the Grantee shall have quiet possession of the said land free from all encumbrances (N.J.S.A. 46:4-5) - the Grantee will not be disturbed by others with claims against this Property and the Property is free of all encumbrances;
- the Grantor will warrant generally the Property hereby conveyed (N.J.S.A. 46:4-7) - the Grantor guarantees the Grantee's ownership of the Property; and
- the Grantor will execute such further assurances of the said land as may be requisite (N.J.S.A. 46:4-10) - the Grantor will comply with the Grantee's reasonable requests to correct any title defect.

**5. Who Is Bound.** The promises made in this Deed are legally binding upon the Grantor and all who lawfully succeed to the Grantor's rights and responsibilities. These promises can be enforced by the Grantee and all future owners of the Property.

**6. Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below signature).

BALTIC AVENUE REALTY ASSOCIATES

Witnessed or Attested by

By William Lowenstein (Seal)

William Lowenstein, Partner

By Gary Lowenstein (Seal)

Gary Lowenstein, Partner

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS:

I CERTIFY that on October 11, 2005

William Lowenstein

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- was the maker of this Deed; and
- executed this Deed as his or her own act.

**CHRISTINA CARUSO**  
**A Notary Public of New Jersey**  
**My Commission Expires 6/24/2009**

Christina Caruso

Print name and title below signature

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS:

I CERTIFY that on October 20<sup>th</sup>, 2005

Gary Lowenstein

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- was the maker of the attached Deed;
- was authorized to and did execute this Deed as of
- executed this Deed as the act of the entity.

the entity named in this Deed; and

RECORD AND RETURN TO:

Levine Staller Sklar Chan  
Brown & Donnelly, P.A.  
3030 Atlantic Avenue  
Atlantic City, NJ 08401

Christina Caruso

Print name and title below signature

**CHRISTINA CARUSO**  
**A Notary Public of New Jersey**  
**My Commission Expires 6/24/2009**

STATE OF NEW JERSEY  
**AFFIDAVIT OF CONSIDERATION**

(c. 49, P.L. 1968; as amended by through c. 66, P.L. 2004)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF ATLANTIC

} SS.

**FOR RECORDER'S USE ONLY**

Consideration \$ \_\_\_\_\_  
RTF paid by seller \$ \_\_\_\_\_ \*  
Date \_\_\_\_\_ By \_\_\_\_\_

\* Use symbol "C" to indicate that fee is exclusively for county use.

**(1) PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3, 4 and 5 attached)

Deponent, Gary Lowenstein, being duly sworn according to law upon his/her oath deposes and says

that he/she is the Grantor in a deed dated September 19, 2005

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 329 Lot No. 2, 5-11  
located at 1810 Baltic Avenue, Atlantic City, Atlantic County and annexed hereto.

(Street Address, Municipality, County)

**(2) CONSIDERATION** (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

**(3) FULL EXEMPTION FROM FEE**

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 for the following reason(s). Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient. (a) consideration of less than \$100

**(4) PARTIAL EXEMPTION FROM FEE**

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee imposed by c. 176, P.L. 1975; c. 113, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s): \_\_\_\_\_

**A. SENIOR CITIZEN** (See Instruction #8)

- ☐ Grantor(s) 62 years of age or over.\*  
☐ One- or two-family residential premises.  
☐ Resident of the State of New Jersey.

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ Owners as joint tenants must all qualify.

**B. BLIND** (See Instruction #8)

- ☐ Grantor(s) legally blind.\*  
☐ One- or two-family residential premises.  
☐ Owned and occupied by grantor(s) at time of sale.  
☐ Owners as joint tenants must all qualify.  
☐ Resident of the State of New Jersey.

**DISABLED** (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.\*  
☐ Receiving disability payments.\*  
☐ Not gainfully employed.\*  
☐ One- or two-family residential premises.  
☐ Owned and occupied by grantor(s) at time of sale.  
☐ Owners as joint tenants must all qualify.  
☐ Resident of the State of New Jersey.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

**C. LOW AND MODERATE INCOME HOUSING** (See Instruction #8)

- ☐ Affordable According to HUD Standards.  
☐ Meets Income Requirements of Region.  
☐ Reserved for Occupancy.  
☐ Subject to Resale Controls.

**(5) NEW CONSTRUCTION** (See Instruction #9) - Affidavit must be executed by Grantor

- ☐ Entirely new improvement.  
☐ Not previously used for any purpose.  
☐ Not previously occupied.  
☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me  
this 20th  
day of October

Christina Caruso  
Notary Public

[Signature]  
Signature of Deponent  
14 Lake Drive  
Linwood, NJ 08221  
Address of Deponent

Gary Lowenstein  
Name of Grantor  
14 Lake Drive  
Linwood, NJ 08221  
Address of Grantor at Time of Sale

\_\_\_\_\_  
Name/Company of Settlement Officer

**CHRISTINA CARUSO**  
A Notary Public of New Jersey  
My Commission Expires 6/24/2009

**FOR OFFICIAL USE ONLY**

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

BALTIC AVENUE REALTY ASSOCIATES

Current Resident Address:

Street: 108 N. Frontenac Avenue Margate NJ 08402  
City, Town, Post Office State Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) Lot(s) Qualifier  
329 2, 5-11

Street Address:

1810 Baltic Avenue, Atlantic City NJ 08401  
City, Town, Post Office State Zip Code

100% \$1.00 10-20-05  
Seller's Percentage of Ownership Consideration Closing Date

**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☐ I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

BALTIC AVENUE REALTY ASSOCIATES

as of September 19, 2005

Date

By:

William Lowenstein  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

as of September 19, 2005

Date

By:

Gary Lowenstein  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Schedule A

Description of Real Property

ALL THAT CERTAIN LOT, tract or parcel of land and premises  
situate, lying and being in the <sup>CITY</sup> of ATLANTIC CITY  
County of ATLANTIC and State of New Jersey, bounded and  
described as follows:

BEGINNING at a point in the Southerly line of Baltic Avenue (60 feet wide), said point being distant 100.00 feet Westwardly from the Westerly line of Indiana Avenue (50.00 feet wide); and extending thence

- (1) South 27 degrees 28 minutes 00 seconds East, parallel with Indiana Avenue, a distance of 150.00 feet; thence
- (2) North 62 degrees 32 minutes 00 seconds East, parallel with Baltic Avenue, a distance of 100.00 feet to the Westerly line of Indiana Avenue; thence
- (3) South 27 degrees 28 minutes 00 seconds East, in and along the Westerly line of Indiana Avenue, a distance of 29.17 feet; thence
- (4) South 62 degrees 32 minutes 00 seconds West, parallel with Baltic Avenue, a distance of 135.00 feet; thence
- (5) South 27 degrees 28 minutes 00 seconds East, parallel with Indiana Avenue, a distance of 29.83 feet; thence
- (6) North 62 degrees 32 minutes 00 seconds East, parallel with Baltic Avenue, a distance of 135.00 feet to the Westerly line of Baltic Avenue; thence
- (7) South 27 degrees 28 minutes 00 seconds East, in and along the Westerly line of Indiana Avenue, a distance of 50.00 feet to the Northerly line of Garfield Place (16.00 feet wide); thence
- (8) South 62 degrees 32 minutes 00 seconds West, in and along the Northerly line of Garfield Place, a distance of 353.70 feet to the Easterly line of Ohio Avenue (50 feet wide); thence
- (9) North 27 degrees 28 minutes 00 seconds West, in and along the Easterly line of Ohio Avenue, a distance of 109.00 feet; thence
- (10) North 62 degrees 32 minutes 00 seconds East, parallel with Baltic Avenue, a distance of 52.50 feet; thence
- (11) North 27 degrees 28 minutes 00 seconds West, parallel with

Continued on next page

Ohio Avenue, a distance of 25.00 feet; thence

(12) North 62 degrees 32 minutes 00 seconds East, parallel with Baltic Avenue, a distance of 46.50 feet; thence

(13) North 27 degrees 28 minutes 00 seconds West, parallel with Ohio Avenue, a distance of 125.00 feet to the Southerly line of Baltic Avenue; thence

(14) North 62 degrees 32 minutes 00 seconds East, in and along the Southerly line of Baltic Avenue, a distance of 154.70 feet to the point and place of BEGINNING.

BEING KNOWN as Lots 17, 18, 60, 61, 64, 65, 84, 85 and 86 in Block 146 as shown on the old Tax Map of the City of Atlantic City.

BEING KNOWN as Lots 2, 5-11, in Block 329, on the current Tax Map of the City of Atlantic City.

S:\STALLER\LOWENSTE\Baltic Avenue\2nd page of legal re Baltic prop.doc

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](mailto:jhoward@acnj.gov)



**Jacques A. Howard**

December 29, 2022

**Fox Rothschild LLP**

Jack Plackter  
1301 Atlantic Avenue  
Suite 400  
Atlantic City, NJ 08401

**Re: Block 329, Lots 2-11 -Starboard Industries NJ LLC II**

Dear Mr. Jack Plackter:

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.

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 (10)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
329	2		128 N INDIANA AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	3		128 N INDIANA AVE RR	BALTIC AVE REALTY ASSOCIATES	14 LAKE DRIVE	LINWOOD, NJ	08221
329	4		126 N INDIANA AVE	126 NORTH INDIANA LLC	14 LAKE DR	LINWOOD, NJ	08221
329	5		124 N INDIANA AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	6		122 N INDIANA AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOW, NJ	08221
329	7		1809 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	8		1811 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	9		1813 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	10		1815 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	11		1810 BALTIC AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221

§

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

#### Adjacent Properties (70)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
328	1		117 N INDIANA AVE	ATLANTIC CITY BOARD OF EDUCATION	1809 PACIFIC AVE	ATLANTIC CITY, NJ	08401
328	2		1714 BALTIC AVE	551 LAFAYETTE BOULEVARD LLC	4241 ATL-BRIGANTINE BLVD	BRIGANTINE, NJ	08203
328	5		1712 BALTIC AVE	CEDAR RENTAL PROP LLC & KHALIL, YOU	615 OAKCREST AVE	LINWOOD, NJ	08221
328	6		1711 ARCTIC AVE	SENCIT LIBERTY URBAN RENEWAL LLC	1 WASHINGTON MALL #500	BOSTON, MA	02108
328	7		1713 ARCTIC AVE	NEW JERUSALEM CHURCH INC	1717 ARCTIC AVE	ATLANTIC CITY, NJ	08401
328	8		1717 ARCTIC AVE	NEW JERUSALEM CHURCH INC	1717 ARCTIC AVE	ATLANTIC CITY, NJ	08401
328	9		1723 ARCTIC AVE	513 JERUSALEM CHURCH INC	57 PROVIDENCE RD	EGG HARBOR TWP, NJ	08234
328	10		1725 ARCTIC AVE	ATLANTIC CITY VENTURES ONE LLC	27 E WINANT AVE	RIDGEFIELD PK, NJ	07660.2016
328	11		107 N INDIANA AVE	NEW JERUSALEM CHURCH	1713 ARCTIC AVE	ALTANTIC CITY, NJ	08401
328	12		109 N INDIANA AVE	SARHAN, HISHAM S.	1215 OLD ZION RD	EGG HARBOR TWP, NJ	08234

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
328	13		111 N INDIANA AVE	NEWSOME, MARVA L	111 N INDIANA AVE	ATLANTIC CITY, NJ	08401
329	1		138 N INDIANA AVE	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY NJ	08401
329	2		128 N INDIANA AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	3		128 N INDIANA AVE RR	BALTIC AVE REALTY ASSOCIATES	14 LAKE DRIVE	LINWOOD, NJ	08221
329	4		126 N INDIANA AVE	126 NORTH INDIANA LLC	14 LAKE DR	LINWOOD, NJ	08221
329	5		124 N INDIANA AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	6		122 N INDIANA AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOW, NJ	08221
329	7		1809 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	8		1811 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	9		1813 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	10		1815 GARFIELD AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	11		1810 BALTIC AVE	BALTIC AVE REALTY ASSOC LLC	14 LAKE DRIVE	LINWOOD, NJ	08221
329	12		129 N OHIO AVE	DURANT, GLADSTONE	239 W 113TH ST	NEW YORK, NY	10026
329	13		1824 BALTIC AVE	ATLANTIC CITY MUNICIPAL UTILITIES AU	PO BOX 1686	ATLANTIC CITY, NJ	08404
330	1		113 N OHIO AVE	SUPERHOSTAC PROPERTIES LLC	713 N 20TH ST	PHILADELPHIA, PA	19130
330	2		1822 GARFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	3		1820 GARFIELD AVE	LLB ENTERPRISES INC	215 LONDON COURT	EGG HARBOR TWP, NJ	08234
330	4		1818 GARFIELD AVE #A	CATRICKES, SARANTOULA	2305 ATLANTIC AVE	ATLANTIC CITY NJ	08401
330	5		1818 GARFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	6		1816 GARFIELD AVE	CATRICKES, SARANTOULA & CONSTANTINE	2305 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
330	7		1814 GARFIELD AVE	GARFIELD INDIANA LLC	PO BOX 1900	ATLANTIC CITY NJ	08404
330	8		1812 GARFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	9		1810 GARFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	10		1808 GARFIELD AVE	BROOKS, JOHN W JR & CYNTHIA	905 RURAL AVE	VOORHEES, NJ	08043
330	11		114 N INDIANA AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401



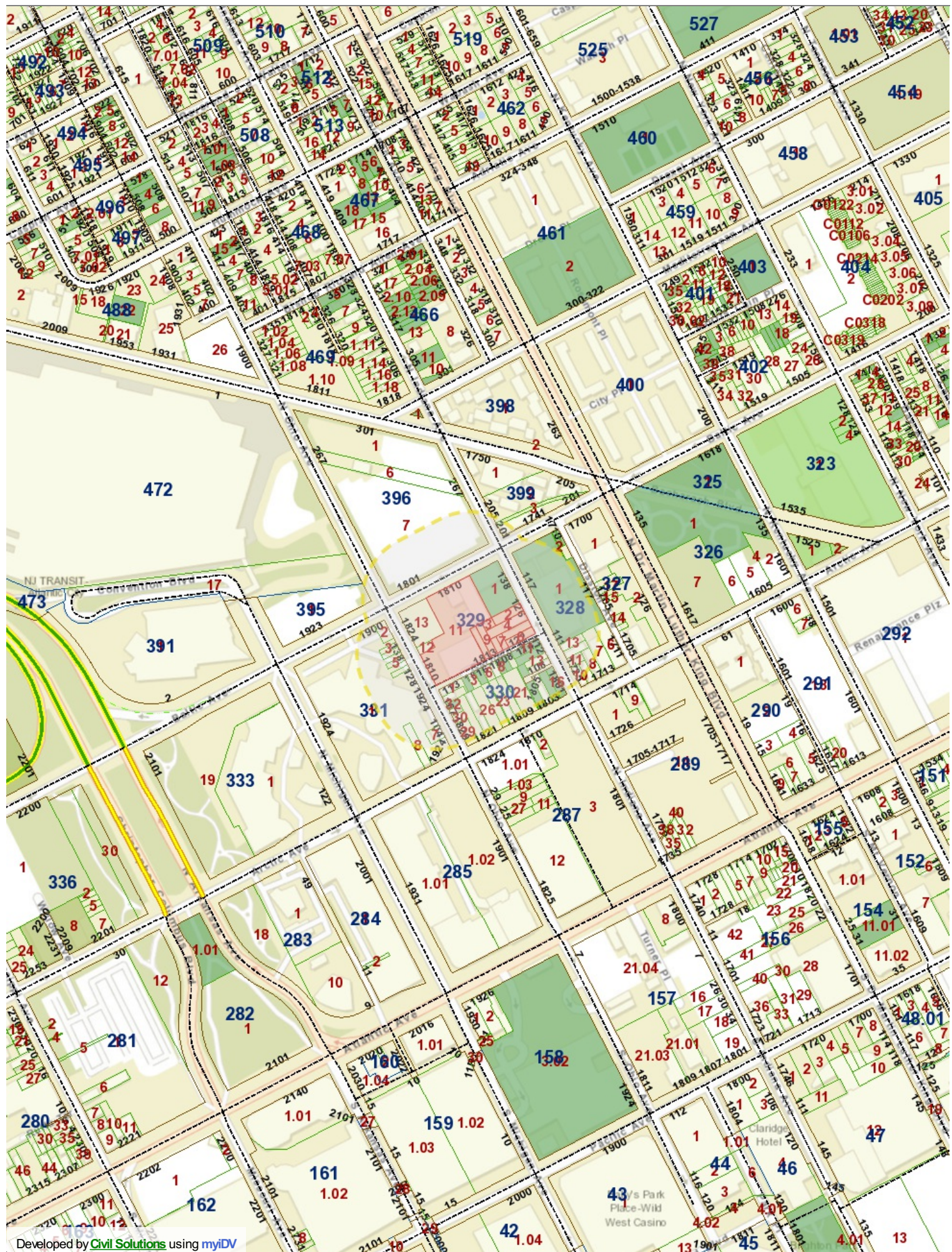
BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
330	12		112 N INDIANA AVE	CATRICKES, SARANTOULA	2305 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
330	13		110 N INDIANA AVE	TIETJE, CRAIG & DONALD (TRUSTEE)	POB 1900	ATLANTIC CITY, NJ	08401
330	14		1807 ARCTIC AVE RR	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	15		108 N INDIANA AVE	GARFIELD INDIANA LLC	PO BOX 1900	ATLANTIC CITY, NJ	08404
330	16		1801 ARCTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	17		1803 ARCTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	18		1805 ARCTIC AVE	CANNADY, HENRY	145-83 223RD ST	ROSEDALE, NY	11413
330	19		1807 ARCTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
330	20		1809 ARCTIC AVE ALLEY	ARCTIC OZ CAPITAL LLC	219 CHRISTIE ST #2	LEONIA, NJ	07605.1947
330	21		1809 ARCTIC AVE	ARCTIC OZ CAPITAL LLC	219 CHRISTIE ST #2	LEONIA, NJ	07605.1947
330	22		1813 ARCTIC AVE	ARCTIC OZ CAPITAL LLC	219 CHRISTIE ST #2	LEONIA, NJ	07605.1947
330	23		1815 ARCTIC AVE	ARCTIC OZ CAPITAL LLC	219 CHRISTIE ST #2	LEONIA, NJ	07605.1947
330	24		1815 ARCTIC AVE #A	CATRICKES, SARANTOULA	2305 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
330	25		1817 ARCTIC AVE	AFC 08 LLP	107 SOUTH AMHERST AVE	VENTNOR, NJ	08406
330	26		1821 ARCTIC AVE	CATRICKES, CONSTANTINE & SARANTOULA	2305 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
330	27		1825 ARCTIC AVE	CATRICKES, SARANTOULA	1825 ARCTIC AVE	ATLANTIC CITY, NJ	08401
330	28		1827 ARCTIC AVE	AFC 08 LLP	107 S AMHURST AVE	VENTNOR CITY, NJ	08406
330	29		1829 ARCTIC AVE	CATRICKES, SARANTOULA	107 S AMHERST AVE	VENTNOR, NJ	08406
330	30		105 N OHIO AVE	MATTEO REALTY LLC	312 LACEY DR	NEW MILFORD, NJ	07646
330	31		107 N OHIO AVE	CLS PROPERTY GROUP LLC	2530 RIDGE AVE	EGG HARBOR TWP, NJ	08234
330	32		109 N OHIO AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY NJ	08401
330	33		111 N OHIO AVE	HEART SET HOMES LLC	P O BOX 276	SOMERS POINT, NJ	08244
331	1		1924 BALTIC AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
331	2		1900 BALTIC AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
331	3		138 N OHIO AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
331	4		136 N OHIO AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
331	5		132 N OHIO AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
331	6		128 N OHIO AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
331	7		104 N OHIO AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
331	8		1907 ARCTIC AVE	CRDA C/O ATLANTIC CITY ASSOCIATES	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
395	1		1923 BALTIC AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
396	7		1801 BALTIC AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
399	2		205 N INDIANA AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
399	3		201 N INDIANA AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
399	4		1741 BALTIC AVE	ROSEANNA LLC	750 W CALIFORNIA AVE	ABSECON, NJ	08201



## City of Atlantic City - Map

Buffer Report







**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](mailto: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](mailto: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](mailto: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](mailto:bdirkes@sjindustries.com)