

PMB&B

**PERSKIE MAIRONE BROG
BARRERA & BAYLINSON**
A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW
327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221
PHONE: 609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*
JAMES J. LEEDS

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

*MASTER OF LAWS TAXATION
**ALSO MEMBER OF NY BAR
***CERTIFIED CIVIL TRIAL ATTORNEY

June 8, 2023

Via FedEx Overnight Mail
and Email: rreid@njcrda.com

Robert L. Reid, AICP, NJPP
Land Use Regulation Enforcement Officer
NJ Casino Reinvestment Development Authority
Land Use Regulation and Enforcement Division
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Application of Baking Bad Group Inc.
2834 Atlantic Avenue, Units C1 and C2
Block 176, Lot 1
Atlantic City, New Jersey
Our File No.: 12770-1

Dear Mr. Reid:

We represent Baking Bad Group Inc. with respect to the within application requesting a waiver from site plan review and approval in order to operate a micro-retail dispensary at the referenced property. In support of the application, the following documentation is enclosed for completeness review:

1. (2) – City of Atlantic City Land Use Application with Addendum;
2. (2) – NJ CRDA – City of Atlantic City – Minor Site Plan Checklist;
3. (2) – Architecturals prepared by Colliers Engineering & Design/Bergmann Architects, Engineers, Planners;
4. (2) – Copy of Deed confirming proof of ownership;
5. (2) – Photographs of the subject property;
6. (2) – 200 foot property owners' list;
7. (2) – Confirmation of paid real estate taxes (*to be provided under separate cover*);

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Page 2 of 2

8. (1) – Cashier’s check in the amount of \$650.00 representing the application fee;
9. (1) – Cashier’s check in the amount of \$4,230.00 representing the escrow fee.

A thumb drive containing all of the documents is also enclosed.

Should you require any additional information in order to review this matter for completeness and scheduling, please do not hesitate to contact me.

Thank you.

Very truly yours,

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON, P.C.

BY: 
CHRISTOPHER M. BAYLINSON
cmbaylinson@pmbb.com

CMB:dbm

Enclosures

c: Jacques Howard (via email) (w/ encl.)
Jim Rutala (via email) (w/ encl.)
Lisa D’Alessandro (via email) (w/ encl.)
Carolyn Feigin (via email) (w/ encl.)
Christine Cofone (via email) (w/ encl.)
Scott Collins (via email) (w/ encl.)
Domonique Landry (via email) (w/ encl.)
Michael E. Reid (via email) (w/ encl.)

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: 2834 Atlantic Ave units C1 and C2, Atlantic City NJ, 08401

Tax Map	Page _____	Block <u>176</u>	Lot(s) <u>1</u>
	Page _____	Block _____	Lot(s) _____
	Page _____	Block _____	Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area 2980

Zoning District NC-2

2. APPLICANT

Name Baking Bad Group Inc.

Email bakingbadgroupinc@gmail.com

Address 2834 Atlantic Ave units C1 and C2, Atlantic City NJ, 08401

Telephone Number 2679089166

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 _____

Email _____

Address _____

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	<u>Le Bandit Inc.</u>	Address	<u>2834 Atlantic Ave units C1 and C2, Atlantic City NJ, 08401</u>	Interest	<u>16.6</u>
Name	<u>Just Mike The Poet Inc.</u>	Address	<u>2834 Atlantic Ave units C1 and C2, Atlantic City NJ, 08401</u>	Interest	<u>16.6</u>
Name	<u>Edward Wilson Jr</u>	Address	<u>2834 Atlantic Ave units C1 and C2, Atlantic City NJ, 08401</u>	Interest	<u>16.6</u>
Name	<u>Nuha Mazahreh</u>	Address	<u>2834 Atlantic Ave units C1 and C2, A Atlantic City NJ, 08401</u>	Interest	<u>16.6</u>
Name	<u>Cheo Walcott</u>	Address	<u>2834 Atlantic Ave units C1 and C2, Atlantic City NJ, 08401</u>	Interest	<u>16.6</u>

Shavon Johnson

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
 Yes [attach copies] _____ No _____ Proposed _____
 Present use of the premises: Brighton Towers - at grade retail space; Brighton Towers
Homeowners Assoc. - micro retail dispensary

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 Christopher M. Baylinson, Esquire
 Email cbaylinson@pmdbb.com
 Address 327 Central Avenue, Suite 200, Linwood, NJ 08221
 Telephone Number (609) 601-1775
 FAX Number (609) 601-8440

7. Applicant's Engineer _____
 Email _____
 Address _____
 Telephone Number _____
 FAX Number _____

8. Applicant's Planning Consultant _____
 Email _____
 Address _____
 Telephone Number _____
 FAX Number _____

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 _____
Field of Expertise _____
Email _____
Address _____
Telephone Number _____
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
_____ Major Preliminary Site Plan Approval [Phases (if applicable) ___]
_____ 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: No exterior development but for facade enhancement, work is primarily interior

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)]
_____ 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] Green Zone Redevelopment Ordinance

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

Requirements: [attach additional pages as needed] No waivers or variances as existing retail space to be occupied

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] Please see Addendum

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? N/A

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

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

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
2	Floor Plans and Facade Enhancements
_____	_____
_____	_____

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 Christopher M. Baylinson, Esquire

Engineer _____

CERTIFICATIONS

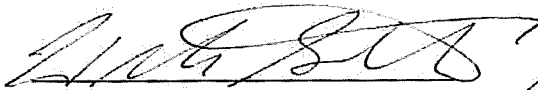
27. I Dominique Cundy certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner 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.]

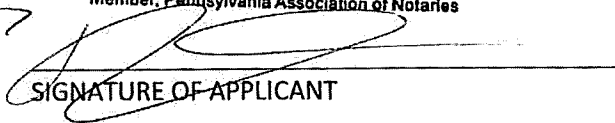
Sworn to and subscribed before me this

26 day of May, 2023

Commonwealth of Pennsylvania - Notary Seal
William Streeter III, Notary Public
Montgomery County
My commission expires July 1, 2024
Commission number 1299439
Member, Pennsylvania Association of Notaries



NOTARY PUBLIC



SIGNATURE OF 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.]

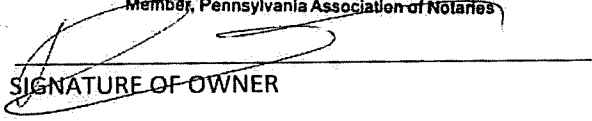
Sworn to and subscribed before me this

26 day of May, 2023

Commonwealth of Pennsylvania - Notary Seal
William Streeter III, Notary Public
Montgomery County
My commission expires July 1, 2024
Commission number 1299439
Member, Pennsylvania Association of Notaries



NOTARY PUBLIC

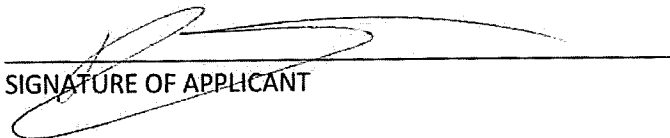


SIGNATURE OF OWNER

29. I understand that the sum of \$ 4,230⁰⁰ 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

SIGNATURE OF APPLICANT



ESCROW SETUP INFORMATION

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

Applicant's Name: Baking Bad Group Inc.

Applicant's Address: 2834 Atlantic Ave., Units C1 and C2, Atlantic City, NJ 08401

*Applicant's Signature:  Christopher M. Baylinson, Esq., Attorney for Applicant

Applicant's Phone No.: (267) 908-9166

Applicant's Email Address: bakingbadgroupinc@gmail.com

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 87-3990030

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

ADDENDUM TO APPLICATION

**Application of Baking Bad Group Inc.
2834 Atlantic Avenue, Units C1 and C2
Block 176, Lot 1
Atlantic City, New Jersey**

Baking Bad Group Inc. and its managing member and operator, Edward Wilson, Jr., seek approval from CRDA to operate a retail dispensary within the Green Zone at 2834 Atlantic Avenue, Atlantic City. The location is the commercial space consisting of the two ground level commercial condominium units in the Brighton Towers fronting Atlantic Avenue. The retail space has been purchased by Baking Bad, a benefit to the City by satisfying recorded municipal tax liens, and Brighton Towers by paying close to \$50,000 of delinquent Association fees.

As can be seen from the plans submitted, Baking Bad proposes a complete renovation of the retail space both interior and exterior with a new awning and façade treatment presenting a cohesive design for the entire front of the building. The interior space consists of two adjoining retail units that have been combined into one by removing interior walls creating a space of 3,228 square feet. The renovation will include retail sales space, an office, secure storage, a fulfillment room and a bathroom.

Applicant submits that no "C" variances are required as no development is proposed, Baking Bad is occupying an existing established retail space which is grandfathered as to all existing conditions. However, in the event the CRDA determines variance relief is required, applicant's public notice will include any and all such variance(s) that the reviewing Board may determine is/are required.

On a day to day basis, the retail dispensary will be operated by Edward Wilson, an Atlantic City native. Edward's goal is to serve the Atlantic City community and provide ample access to work, contracts, education and opportunities for residents in the county and cannabis industry. The goal is to hire Atlantic City residents, train them and provide aggressive hourly wages that will allow them to invest in their families and future. Edward has volunteered his time in city government, coaching youth football and in the church. As a manager of Swapz on The Walk in Tanger Outlets, Edward has vast retail experience, both managing and as a responsible member of the Atlantic City community, which he will continue with Baking Bad.

Baking Bad intends to hire from within Atlantic City, including residents who may be marginalized out of careers in the gaming industry or other businesses which make little effort to hire residents. Baking Bad will dedicate a separate area of its commercial space for a job training and resource center for Atlantic City residents to help with employability in the cannabis industry and others, hoping to invigorate a community of local entrepreneurs.

Baking Bad and Edward Wilson will have an immediate impact on the area surrounding their store. Security will be expanded to include the Chelsea Church, which will now have 24-hour surveillance cameras and security guards making rounds. Baking Bad's retail dispensary located within Atlantic City's Green Zone will have a positive impact on the residents and the community.



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City - Minor Site Plan Checklist (Form # 5)

(An Application for Development that does not exceed one acre in size, maximum building gross floor area of 10,000 square feet, a maximum of three stories and no more than twenty-five parking spaces)

REQUIRED APPLICATION ITEMS

Project Name: Bakin Bad Application # _____

Prepared by: Christopher M. Baylinson, Esquire Title Attorney date 6/7/23

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 (19:66-4.3)	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.		TBP		
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	N/A		

TBP To be provided

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	N/A		
12	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	×		
13	Public Notice in compliance with NJSA 40:55D-12.	X	×		
14	North arrow, scale and graphic scale.	X		×	
15	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	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		×	
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	N/A		

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, 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		X	
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures	X	N/A		
24	Landscaping Plan, details and plant schedule (19:66-32)	X	N/A		
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	N/A		

27	Plans of proposed utility layouts including	X	N/A		
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	sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.				
28	Road and paving cross-sections and profiles.	X		X	
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 (19:66-4.3)	X	\$380,000.00		
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 (19:66-4.3, 19:66-58)	X	X		
35	Maintenance guarantee (19:66-58)	X	X		
36	Inspection Fees (19:66-73)	X	X		

Prepared by:

Michael R. Mosca, Esq

DEED

This Deed is made on Dec. 14, 2022,

BETWEEN: AFSANA DIPTI,

Whose address is 117 Goldenrod Lane Egg Harbor Township, NJ 08234,

Referred to as the Grantor

And: BAKING BAD GROUP, INC.,

Whose address is 1635 Market Street Suite 1628 Philadelphia, PA 19103,

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. (N.J.S.A. 46:15-2.1) Municipality of City of Atlantic City

Block No. 176 Lot No. 1 Qualifier: C0001

Block No. 176 Lot No. 1 Qualifier: C0002

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

Property. The property consists of ALL THAT CERTAIN lot, piece or parcel 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, as follows:

[X] See attached Legal Description, annexed hereto and made part hereof.

Legal Description as provided by Agents Title, LLC, Northfield, New Jersey, in Commitment No. 4349AT-01 attached hereto as Exhibit "A".

BEING the same premises vested in Afsana A. Dipti, by deed from Steven Chang, dated 2/15/2019, recorded 2/27/2019, in the Atlantic County Clerk/Register's Office in Deed Book 14567, Page 1, Instrument No. 2019010140.

NOTE FOR INFORMATION:

2834 Atlantic C1, 2834 Atlantic C2, Tax Block: 176, Tax Lot: 1-C0001 & C0002, City of Atlantic City, in Atlantic County, NJ

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)
Afsana Dipti

Current Street Address
117 Goldenrod Lane

City, Town, Post Office
Egg Harbor Township

State
NJ

Zip Code
08234

PROPERTY INFORMATION

Block(s)
176

Lot(s)
1-C0001, 1-C0002

Qualifier

Street Address
2834 Atlantic C1

City, Town, Post Office
City of Atlantic City

State
NJ

Zip Code
08401

Seller's Percentage of Ownership
100%

Total Consideration

Owner's Share of Consideration

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 16 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.
- 8. Seller did not receive non-like kind property.
- 9. 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.
- 10. 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.
- 11. The deed is dated prior to August 1, 2004, and was not previously recorded.
- 12. 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.
- 13. 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.
- 14. The property transferred is a cemetery plot.
- 15. 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.
- 16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

12-8-22
Date

Afsana Dipti
Signature (Seller) Afsana Dipti

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 4349AT-01

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

TRACT 1:

And other appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1 et seq.) as amended and to the provisions of that certain Master Deed of Brighton Towers Condominium, a Condominium, recorded in the Office of the Register of Deeds of Atlantic County on 1/8/1981 in Deed Book 3547, Page 290, which real property is more particularly described as Unit No. C1 of said Condominium, together with other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Master Deed and including an undivided 1.19% fee interest in the general common elements of said Condominium appurtenant to said Unit, which Unit and appurtenant general common elements have been more specifically defined in the Master Deed and depicted on certain exhibits thereto.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 2834 Atlantic C1.

Tax Block: 176, Tax Lot: 1-C0001

TRACT 2:

And other appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:8B-1 et seq.) as amended and to the provisions of that certain Master Deed of Brighton Towers Condominium, a Condominium, recorded in the Office of the Register of Deeds of Atlantic County on 1/8/1981 in Deed Book 3547, Page 290, which real property is more particularly described as Unit No. C2 of said Condominium, together with other appurtenances to said Unit, which Unit and appurtenances have been more specifically defined in the Master Deed and including an undivided 1.68% fee interest in the general common elements of said Condominium appurtenant to said Unit, which Unit and appurtenant general common elements have been more specifically defined in the Master Deed and depicted on certain exhibits thereto.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 2834 Atlantic C2.

Tax Block: 176, Tax Lot: 1-C0002

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Commitment for Title Insurance
Adopted 08-01-2016 Technical Corrections 04-02-2018

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 9/1/19

Deed - Bargain and Sale
(Covenant as to Grantor's Acts)

NOTE - Mailing Address:

2834 Atlantic C1, Atlantic City, NJ 08401
2834 Atlantic C2, Atlantic City, NJ 08401

Promises to the Grantee. The Grantor promises that the Grantor has done no act 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 Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed by:

Afsana Dipti
AFSANA DIPTI

STATE OF NEW JERSEY

COUNTY OF ATLANTIC

SS.:

I CERTIFY that on Dec. 8, 2022,

AFSANA DIPTI, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each persons):

- (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 [REDACTED] 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)

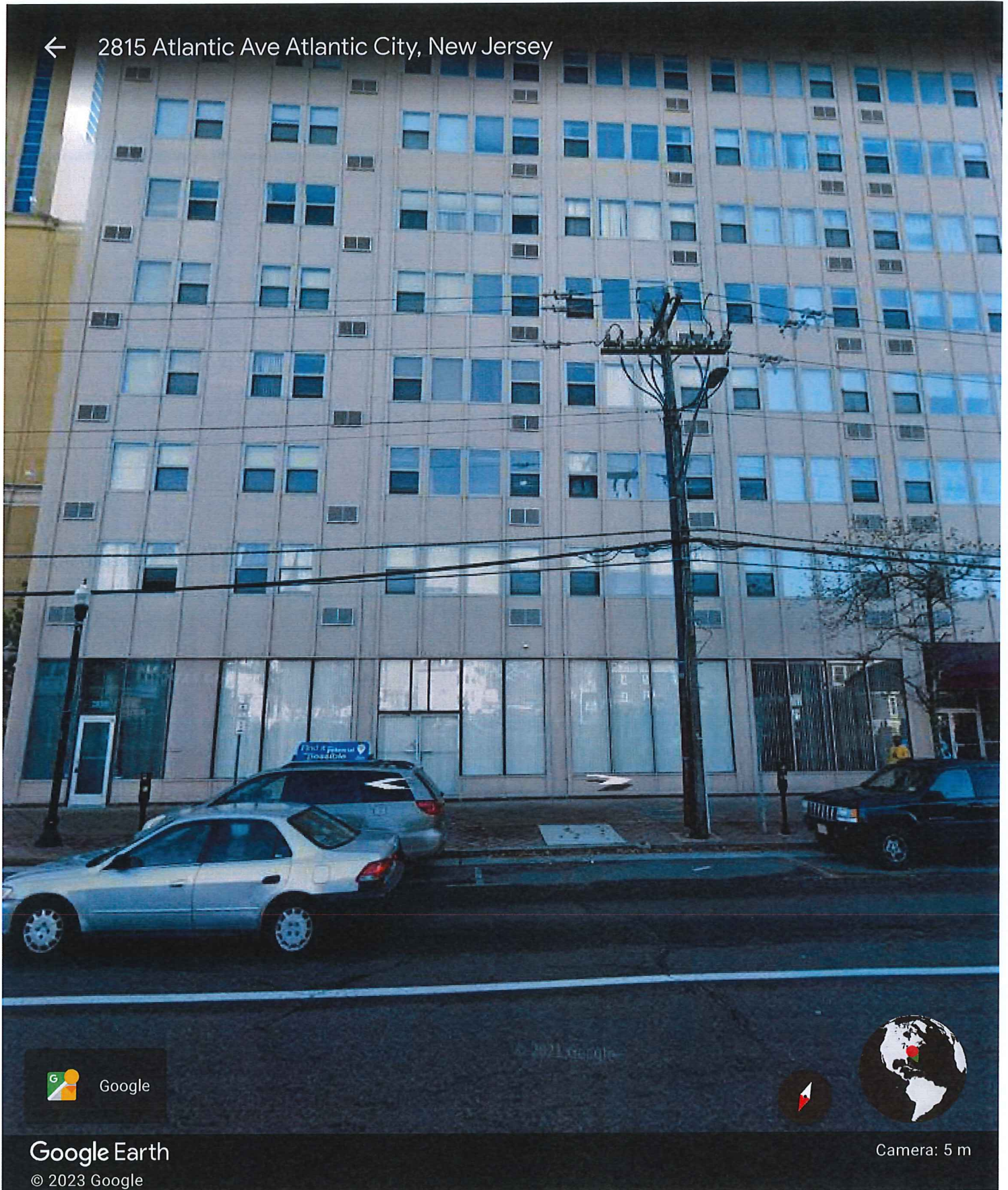
Laura Anne Widecrantz
Notary

LAURA ANNE WIDECRANTZ
Notary Public, State of NJ
My Commission Expires
April 16, 2023
Commission #2212113

← 2815 Atlantic Ave Atlantic City, New Jersey



← 2815 Atlantic Ave Atlantic City, New Jersey



Google Earth

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Camera: 5 m

City of Atlantic City
Department of Planning & Development

Suite 506 City Hall
Atlantic City, New Jersey 08401-4603
TEL 609.347.5404
FAX 609.347.5345

RECEIVED

MAY 22 2023

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON



Christopher Baylinson, Esq
327 Central Ave., Ste 200
Linwood, NJ 08221

SUBJECT: CERTIFIED LIST FOR BLOCK 176, LOT 1

Good morning:

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.

If further assistance is required please feel free to contact me.

Best regards,

Arlene M. Wilkerson, Secretary
Board/Commission



City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
176	1		2834 ATLANTIC AVE	BRIGHTON TOWERS CONDOMINIUM ASSOC	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401

§

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

Adjacent Properties (195)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
175	1		2806 ATLANTIC AVE	TBG REAL ESTATE LLC	PO BOX 239	HAINESPORT, NJ	08036
175	2		2800 ATLANTIC AVE	TBG REAL ESTATE LLC	206 HILL ROAD	WEST HAMPTON, NJ	08060
175	3		2801 PACIFIC AVE	GLP CAPITAL LP	845 BERKSHIRE BLVD 200	WYOMISSING, PA	19610
175	14		3 S STENTON PL	TBG REAL ESTATE LLC	PO BOX 239	HAINESPORT, NJ	08036
175	15		AIR RIGHTS BRIGHTON AVE	GLP CAPITAL LP	845 BERKSHIRE BLVD 200	WYOMISSING, PA	19610
176	1		2834 ATLANTIC AVE	BRIGHTON TOWERS CONDOMINIUM ASSOC	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
176	1	C0001	2834 ATLANTIC C1	DIPTI, AFSANA A	117 GOLDENROD LN	EGG HARBOR TWP, NJ	08234
176	1	C0002	2834 ATLANTIC C2	DIPTI, AFSANA A	117 GOLDENROD LN	EGG HARBOR TWP, NJ	08234
176	1	C0004	2834 ATLANTIC C4	OLIVO, STEVEN	5 GREEN LEIGH CR	SEWELL, NJ	08080
176	1	C0101	2834 ATLANTIC 101	KRASAUSKAITE, BRIGITA	2834 ATLANTIC #408	ATLANTIC CITY, NJ	08401
176	1	C0102	2834 ATLANTIC 102	LANCE, MARY	147 COCELLI DRIVE	BRIDGETON, NJ	08302
176	1	C0103	2834 ATLANTIC 103	O'DONNELL, JOHN R. & KEVIN J.	P O BOX 641,	POCONO LAKE, PA	18347
176	1	C0104	2834 ATLANTIC 104	BRAXTON, MARIA M & MALCOLM, JR	39 ORCHARD ST	BLOOMFIELD, NJ	07003
176	1	C0105	2834 ATLANTIC 105	ZHOU, HAO	2834 ATLANTIC AVE 105	ATLANTIC CITY, NJ	08401
176	1	C0106	2834 ATLANTIC 106	ZENG, PEIXIU & FENG, RUN	APT 106 2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401.6321

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
176	1	C0107	2834 ATLANTIC 107	CORICOR, AZAD & MARDO, LINA	1521 GEORGE ST	FAIRLAWN, NJ	07410
176	1	C0108	2834 ATLANTIC 108	JORGE, MARCOS AURELIO	35 S PARKER	ATLANTIC CITY NJ	08401
176	1	C0109	2834 ATLANTIC 109	CHENG, LINDA	639 NOAHS RD	PLEASANTVILLE, NJ	08232
176	1	C0110	2834 ATLANTIC 110	GRIFF, JOHN	1500 TARA PL #611	HAMPTON, GA	30228
176	1	C0111	2834 ATLANTIC 111	111 BRIGHTON AC LLC	273 ENGLISH PL	BASKING RIDGE, NJ	07930
176	1	C0112	2834 ATLANTIC 112	PHAN, ERICK VAN & KATHERINE CHEN	132-15 41 ROAD	FLUSHING, NY	11355
176	1	C0114	2834 ATLANTIC 114	STEFANIDES, GEORGE & LINDA	16 N AUSTIN AVE	VENTNOR, NJ	08406
176	1	C0115	2834 ATLANTIC 115	SAVATH, TAYLOR	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401.6346
176	1	C0201	2834 ATLANTIC 201	AU, S B & CHAN, FONG AU	2834 ATLANTIC AVE APT#201	ATLANTIC CITY	08401
176	1	C0202	2834 ATLANTIC 202	FRESH START INVESTORS LLC	118 ASBURY RD	EGG HARBOR TWP, NJ	08234
176	1	C0203	2834 ATLANTIC 203	DIMATTEO, MICHELE	5105 N PARK DR S 1215	PENNSAUKEN, NJ	08109
176	1	C0204	2834 ATLANTIC 204	GARLICK, HARRY	631 WASHINGTON ST	HACKETTSTOWN, NJ	07840
176	1	C0205	2834 ATLANTIC 205	PATIDAR, VIKRAM J. & MEENA V.	2834 ATLANTIC 205	ATLANTIC CITY, NJ	08401
176	1	C0206	2834 ATLANTIC 206	HALVAWALA, MANISHA K	2834 ATLANTIC AVE #206	ATLANTIC CITY, NJ	08401
176	1	C0207	2834 ATLANTIC 207	JOHNSON, RICHARD	109-11 107TH STREET	OZONE PARK, NY	11417
176	1	C0208	2834 ATLANTIC 208	HART, KENNETH A	8333 AUSTIN ST #40	KEW GARDENS, NY	11415
176	1	C0209	2834 ATLANTIC 209	CHOI, YOUNG TAI & SUZIE	13 E 30TH ST 2ND FL	NEW YORK, NY	10016
176	1	C0210	2834 ATLANTIC 210	JCDNJ INVEST LLC	2 MONTAUK CT	MATAWAN, NJ	07747
176	1	C0211	2834 ATLANTIC 211	GROSS, MERLE	150 WEST CEDAR AVE. #1-B	SOMERS POINT, NJ	08244
176	1	C0212	2834 ATLANTIC 212	PATEL, BANSIBHSI & PATEL, RITABEN	212 BRIARWOOD LANE	ABSECON, NJ	08201
176	1	C0214	2834 ATLANTIC 214	STEFANIDES, GEORGE & LINDA	16 N AUSTIN AVE	VENTNOR, NJ	08406
176	1	C0215	2834 ATLANTIC 215	BRIGHTON TOWERS CONDO ASSOC INC	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
176	1	C0301	2834 ATLANTIC 301	SHULMAN, JOEL A & CERES, MARIA	430 EAST 6TH STREET #12-H	NEW YORK, NY	10009
176	1	C0302	2834 ATLANTIC 302	SUN, JIANLONG & FRANCES	348 ACKERMAN AVE	MOUNTAINSIDE, NJ	07092

BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	ZipCode
176	1	C0303	2834 ATLANTIC 303	LIPPOWITSCH, PERRY	2834 ATLANTIC AVE #303	ATLANTIC CITY, NJ	08401
176	1	C0304	2834 ATLANTIC 304	PEKOVSKY, IRIS & LAPINSON, CRAIG	401 COOPER LANDING RD 210	CHERRY HILL, NJ	08002
176	1	C0305	2834 ATLANTIC 305	MORALES, AURORA H	310 E 70TH ST APT 10 H	NEW YORK, NY	10021
176	1	C0306	2834 ATLANTIC 306	DIMARE, DIANE	55 OCEAN AVE#6G	MONMOUTH BCH, NJ	07750.1366
176	1	C0307	2834 ATLANTIC 307	GAERLAN, LOLITA	51 FOWLER AVE	CORTLANDT MANOR, NY	10567
176	1	C0308	2834 ATLANTIC 308	CHAU, KEVIN & CHAU,KEMY	6178 EAGLE DR	MAYS LANDING, NJ	08330
176	1	C0309	2834 ATLANTIC 309	DIPALMA, PASQUALINO & HELEN	608 N OXFORD AVENUE	VENTNOR, NJ	08406
176	1	C0310	2834 ATLANTIC 310	JCDNJ INVEST LLC	2 MONTAUK CT	MATAWAN, NJ	07747
176	1	C0311	2834 ATLANTIC 311	RUBINETTI, FRANCIS ANTHONY,- 3RD	273 ENGLISH PL	BASKING RIDGE, NJ	07920
176	1	C0312	2834 ATLANTIC 312	ZHU, CHUN	2834 ATLANTI AVE #312	ATLANTIC CITY, NJ	08401
176	1	C0314	2834 ATLANTIC 314	BACHAN, ISHWAR & JASKARAN, APRIYA	93-19 204TH ST	HOLIS, NY	11423
176	1	C0315	2834 ATLANTIC 315	CHOI, SUZIE & YOUNG	13 E 30TH ST 2ND FL	NEW YORK, NY	10016
176	1	C0401	2834 ATLANTIC 401	WONG, YING OI & CHOW CHUN	99 E BROADWAY UNIT 6	NEW YORK, NY	10012
176	1	C0402	2834 ATLANTIC 402	BACHAN, ISHWAR & JASKARAN, APRIYA	9319 204TH ST	HOLLIS, NY	11423.3025
176	1	C0403	2834 ATLANTIC 403	CARR, LISA	11 CONCORD BLVD	SICKLERVILLE, NJ	08081
176	1	C0404	2834 ATLANTIC 404	PANE, NORMA (TRUST)	205 CROSSFIELD AVE	STATEN ISLAND, NY	10312
176	1	C0405	2834 ATLANTIC 405	GLEASON, PATRICIA M	837 N 2ND ST	PHILADELPHIA, PA	19123.3030
176	1	C0406	2834 ATLANTIC 406	JALECO, TERESITA	333 E 14TH STREET APT 5F	NEW YORK, NY	10003.4210
176	1	C0407	2834 ATLANTIC 407	DIMASHI, ELIVERTA	2834 ATLANTIC AVE #407	ATLANTIC CITY, NJ	08401
176	1	C0408	2834 ATLANTIC 408	AHMED, NISAR	2517 BOARDWALK	ATLANTIC CITY, NJ	08401
176	1	C0409	2834 ATLANTIC 409	STEFANIDES, GEORGE & LINDA	16 N AUSTIN AVE	VENTNOR, NJ	08406
176	1	C0410	2834 ATLANTIC 410	LESKA, C & SANTILL, M	PO BOX 264	WARRINGTON, PA	18976
176	1	C0411	2834 ATLANTIC 411	CHILAS, JUANA	2834 ATLANTIC AVE #-411	ATLANTIC CITY, NJ	08401
176	1	C0412	2834 ATLANTIC 412	PERVIN, SHAHANAZ & KARIM, FERDOUS	2834 ATLANTIC AVE #412	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	ZipCode
176	1	C0414	2834 ATLANTIC 414	HALLER, HARRY W,-4TH	2834 ATLANTIC AVE 414	ATLANTIC CITY, NJ	08401
176	1	C0415	2834 ATLANTIC 415	REVOC JOINT TR AGMT OF DALLAS W	4970 MCKAY AVE	THE VILLAGES, FL	32163.5542
176	1	C0501	2834 ATLANTIC 501	GH REAL REALTY CORP	1614 83RD ST	NORTH BERGEN, NJ	07047
176	1	C0502	2834 ATLANTIC 502	KNOWLEDGEABLE INVESTORS NETWORKING	281 COMMUNIPAW AVE	JERSEY CITY, NJ	07304
176	1	C0503	2834 ATLANTIC 503	DANGELO, ISABELLA & DIMATTEO, MICHE	256 S 20TH ST	PHILADELPHIA, PA	19103
176	1	C0504	2834 ATLANTIC 504	BENITEZ, SONIA	2834 ATLANTIC AVE #504	ATLANTIC CITY, NJ	08401
176	1	C0505	2834 ATLANTIC 505	ELASSAD, LINDA	4 HOT SPRINGS TERRACE	NEGAT, NJ	08005
176	1	C0506	2834 ATLANTIC 506	XIE, ZHONG Q	4119 ATLANTIC AVE FL 3	ATLANTIC CITY, NJ	08401.5881
176	1	C0507	2834 ATLANTIC 507	BI,XIAO MING,LING,HUA,SHUANG YING	50 W DELRAY LANE	ABSECON, NJ	08201
176	1	C0508	2834 ATLANTIC 508	FORRESTER, MICHELLE	2834 ATLANTIC 508	ATLANTIC CITY, NJ	08401
176	1	C0509	2834 ATLANTIC 509	JJSB961 LLC	90 CHRISTOP COLUMBUS 1402	JERSEY CITY, NJ	07302
176	1	C0510	2834 ATLANTIC 510	DAO, DANA L.	2834 ATLANTIC 510	ATLANTIC CITY, NJ	08401
176	1	C0511	2834 ATLANTIC 511	MCMANUS, WILLIAM	208 PRINTZ AVE	EASSINGTON, PA	19029
176	1	C0512	2834 ATLANTIC 512	KAULESAR, BENNY	70 S MUNN AVE #413	EAST ORANGE NJ	07018
176	1	C0514	2834 ATLANTIC 514	DIMARE, DIANE	55 OCEAN AVE #6G	MONMOUTH BEACH, NJ	07750
176	1	C0515	2834 ATLANTIC 515	LIPPOWITSCH, BERNARD & GRACE	2834 ATLANTIC AVE 515	ATLANTIC CITY, NJ	08401
176	1	C0601	2834 ATLANTIC 601	LUCKY CHOICE, LLC	PO BOX 1097	BETHLEHEM, PA	18016
176	1	C0602	2834 ATLANTIC 602	OLD SUN LLC	348 ACKERMAN AVE	MOUNTAINSIDE NJ	07092
176	1	C0603	2834 ATLANTIC 603	BACHAN, ISHWAR & JASKARAN, APRIYA	93-19 204TH STREET	HOLLIS NY	11423
176	1	C0604	2834 ATLANTIC 604	ORTIZ, WILBERTO	2834 ATLANTIC AVE #604	ATLANTIC CITY, NJ	08401
176	1	C0605	2834 ATLANTIC 605	CANZONERI, JOSEPH & PHILLIP	2834 ATLANTIC AVE #605	ATLANTIC CITY, NJ	08401
176	1	C0606	2834 ATLANTIC 606	S A PROPERTIES, LLC	PO BOX 90	SICKLERVILLE, NJ	08081
176	1	C0607	2834 ATLANTIC 607	NANO, ARTURO & MELBA ETAL	34 HOPPER AVE	NUTLEY, NJ	07110
176	1	C0608	2834 ATLANTIC 608	SHAW, PYONG CHUN	PO BOX 770026	WOODSIDE, NY	11377

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
176	1	C0609	2834 ATLANTIC 609	FREILICH, MARC & FREILICH, LISA	1514 CREST RD	WYNNEWOOD, PA	19096
176	1	C0610	2834 ATLANTIC 610	HEALING HOUSE LIFE CTR CHURCH	2834 ATLANTIC AVE #610	ATLANTIC CITY, NJ	08401
176	1	C0611	2834 ATLANTIC 611	TENGAN, HENRY & TENGAN, YONG	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
176	1	C0612	2834 ATLANTIC 612	DONG, KHANH PHUNG	2834 ATLANTIC CITY #612	ATLANTIC CITY, NJ	08401
176	1	C0614	2834 ATLANTIC 614	KAO, RAINA	64-D WHITE STREET	EATONTOWN NJ	07724
176	1	C0615	2834 ATLANTIC 615	BERGONIO, AIDA & KAREN	310 SUMMIT AVE	JERSEY CITY, NJ	07306
176	1	C0701	2834 ATLANTIC 701	60 STEVENS LLC	35 JOURNAL SQ #627	JERSEY CITY, NJ	07306
176	1	C0702	2834 ATLANTIC 702	PIMENTEL, DAVID	4487 DAGENAIS QUEST #93	LAVAL, QC H7R1L7	00000
176	1	C0703	2834 ATLANTIC 703	ST, CLAIR RICHARD H & BRATUN, K J	331 CONGRESS AVE	LANSDOWNE, PA	19050.1044
176	1	C0704	2834 ATLANTIC 704	WILLIAMS, VICKIE L & JENKINS, VICTO	2834 ATLANTIC AVE 704	ATLANTIC CITY, NJ	08401
176	1	C0705	2834 ATLANTIC 705	CORREIA, MANUEL	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401.6346
176	1	C0706	2834 ATLANTIC 706	CHUNG, HA EUM & SEOUNG JAE	80 DAHLIA ST	STATEN ISLAND, NY	10312
176	1	C0707	2834 ATLANTIC 707	O'DONNELL, JOHN	POB 641	LAKE POCONO, PA	18347
176	1	C0708	2834 ATLANTIC 708	BERNSTEIN, MAYLEE & DANIEL	389 GRANVILLE RD	GRANVILLE, PA	17029
176	1	C0709	2834 ATLANTIC 709	JASKARAN, APRIYA & BACHAN, ISHWAR	93-19 204TH ST	HOLLIS, NY	11423
176	1	C0710	2834 ATLANTIC 710	PIMENTEL, DAVID	4487 DAGENAIS QUEST #93	LAVAL QC H7R1L7	00000
176	1	C0711	2834 ATLANTIC 711	CHAKRABARTY, SEKHAR & MITHUN	21360 CAMERON HUNT PL	ASHBURN, VA	20147
176	1	C0712	2834 ATLANTIC 712	MARIENSKI, LEAH K & MARTINEZ, ANTHO	2834 ATLANTIC AVE #712	ATLANTIC CITY, NJ	08401.6323
176	1	C0714	2834 ATLANTIC 714	BALDACHINO, WAYNE	124 OCEAN AVE	MONMOUTH BEACH, NJ	07750
176	1	C0715	2834 ATLANTIC 715	LIAN, YAN ZHEN	2834 ATLANTIC AVENUE U715	ATLANTIC CITY, NJ	08401
176	1	C0801	2834 ATLANTIC 801	PIGNATELLO, SEBASTIAN	2834 ATLANTIC AVE 801	ATLANTIC CITY, NJ	08401
176	1	C0802	2834 ATLANTIC 802	WILKES, LEWIS ANTHONY & SANDR	18 SCHOFIELD STREET	NEWARK, NJ	07106
176	1	C0803	2834 ATLANTIC 803	MEMMO, KIM	44 OAKLAND AVE	WEST GROVE, PA	19073
176	1	C0804	2834 ATLANTIC 804	MELENDEZ, CARLOS I	2834 ATLANTIC AVE #804	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
176	1	C0805	2834 ATLANTIC 805	TUNG, MAN SAU	54-03 90TH ST #2	ELMHURST, NY	11373
176	1	C0806	2834 ATLANTIC 806	CHOI, YOUNG T & SUZIE Y	502A GLEN AVE	APLISADES PARK, NJ	07650
176	1	C0807	2834 ATLANTIC 807	TORRES, JOHN	19 CONGER ST	STATEN ISLAND, NY	10305
176	1	C0808	2834 ATLANTIC 808	FAJRI, ZAKARIA	2834 ATLANTIC AVE #808	ATLANTIC CITY, NJ	08401.6346
176	1	C0809	2834 ATLANTIC 809	S A PROPERTIES LLC	PO BOX 90	SICKLERVILLE, NJ	08081
176	1	C0810	2834 ATLANTIC 810	FALCONE ALFRED J & JEANETTE MARTIN	2834 ATLANTIC AVENUE #810	ATLANTIC CITY, NJ	08401
176	1	C0811	2834 ATLANTIC 811	CHOI, YOUNG TAI & YOUNG, SUZI	13 E 30TH ST	NEW YORK, NY	10016
176	1	C0812	2834 ATLANTIC 812	CROWELL, MARIA	97 HEATHERCROFT	PLEASANTVILLE, NJ	08232
176	1	C0814	2834 ATLANTIC 814	CHENG, LINDA & BOBBY	639 NOAHS RD	PLEASANTVILLE, NJ	08232
176	1	C0815	2834 ATLANTIC 815	ESQ CAPITAL III LLC	PO BOX 131	LAKEWOOD, NJ	08701.0131
176	1	C0901	2834 ATLANTIC 901	FURRER, PHYLLIS	45 ROCKY BROOK DR	BARNEGAT, NJ	08005
176	1	C0902	2834 ATLANTIC 902A	STEVEN, L BRAND TR	2834 ATLANTIC AVE #902	ATLANTIC CITY, NJ	08401.6346
176	1	C0904	2834 ATLANTIC 904	TYLER, WILLIAM & NINA	2834 ATLANTIC AVE #904	ATLANTIC CITY, NJ	08401
176	1	C0905	2834 ATLANTIC 905	SHEHZAD, ATIF	2834 ATLANTIC AVE #905	ATLANTIC CITY, NJ	08401
176	1	C0906	2834 ATLANTIC 906	KONG, EDWARD	88 GREENWICH #521	NEW YORK, NY	10006
176	1	C0907	2834 ATLANTIC 907	CASTILLO, THOMAS L	252 TERRACE AVE	JERSEY CITY, NJ	07307
176	1	C0908	2834 ATLANTIC 908	HENNEBICQ, MAURICE W	2834 ATLANTIC AVE 908	ATLANTIC CITY, NJ	08401
176	1	C0909	2834 ATLANTIC 909	SHAW-HILYARD, CARLA D	31 AMBER DR	OLD BRIDGE, NJ	08857
176	1	C0910	2834 ATLANTIC 910	CHEN, BAN	216 CHECKO CT	MARTINSBURG, WV	25401
176	1	C0911	2834 ATLANTIC 911	GANANCIAL, FRANCISCA	114 S PENNINGTON AVE	PASSAIC, NJ	07055
176	1	C0912	2834 ATLANTIC 912	DIPALMA, PASQUALE & HELEN	608 N. OXFORD AVENUE	VENTNOR, NJ	08406
176	1	C0914	2834 ATLANTIC 914	HUDDLESTON, MAY	2834 ATLANTIC AVE 914	ATLANTIC CITY, NJ	08401
176	1	C0915	2834 ATLANTIC 915	ROTH, STANLEY & MARLENE	2834 ATLANTIC 915	ATLANTIC CITY, NJ	08401
176	1	C1001	2834 ATLANTIC 1001	GONZALES, MARIA HEIDI R	2834 ATLANTIC AVE., #1001	ATLANTIC CITY, NJ	08401

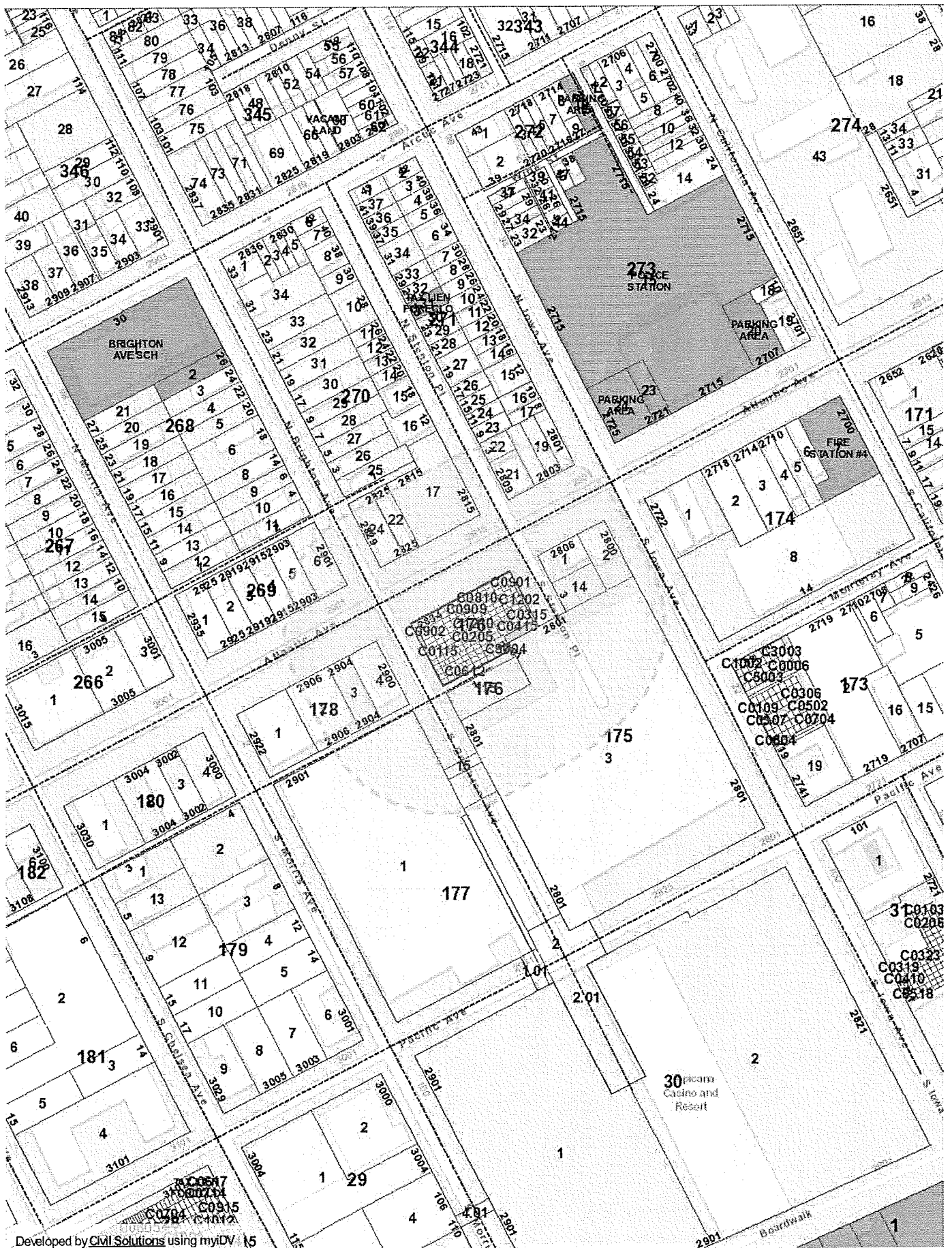
BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	ZipCode
176	1	C1002	2834 ATLANTIC 1002	GETTINGER, TED & DAYNA	6520 MEADOWFIELD CT	ELKRIDGE, MD	21075
176	1	C1004	2834 ATLANTIC 1004	AZZATO, VINCENT	2834 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
176	1	C1005	2834 ATLANTIC 1005	DONCHEZ, LIYING LIU	2834 ATLANTIC AVENUE 1005	ATLANTIC CITY, NJ	08401
176	1	C1006	2834 ATLANTIC 1006	VASTHARE, RENUKA & ASHE	342 SAINT MARKS AVE	PISCATAWAY, NJ	08854
176	1	C1007	2834 ATLANTIC 1007	DESAI, R & DR GOPAL RAO DESAI	12 RUE CHAGALL	SOMERSET, NJ	08873
176	1	C1008	2834 ATLANTIC 1008	CIARAMELLA, ELAINE	315 SANDERLING LN	PLEASANTVILLE, NJ	08232.2902
176	1	C1009	2834 ATLANTIC 1009	POULERES, JOHN & KATHERINE	312 N KENYON AVE	MARGATE, NJ	08402
176	1	C1010	2834 ATLANTIC 1010	CIMORELLI, DOROTHY	451 S BRYN MAWR AVE	BRYN MAWR, PA	19010
176	1	C1011	2834 ATLANTIC 1011	SPIROS, MARY	P.O.BOX 116	OAKHURST, NJ	07755
176	1	C1012	2834 ATLANTIC 1012	AUSTIN, JEFFREY S	716 N WEST ST	CARLISLE, PA	17013.1924
176	1	C1014	2834 ATLANTIC 1014	AUSTIN, JEFFREY S	716 N WEST ST	CARLISLE, PA	17013.1924
176	1	C1015	2834 ATLANTIC 1015	MCLAUGHLIN, VALERI	2834 ATLANTIC AVE 1015	ATLANTIC CITY, NJ	08401
176	1	C1101	2834 ATLANTIC 1101	ALANDY, MICHAEL & UBIAN, MARIA	299 NEPTUNE AVE	JERSEY CITY, NJ	07305
176	1	C1102	2834 ATLANTIC 1102A	PIENIAZEK,TADEUSZ&ZAWADZKA, G	85 VAN REYPEN ST	JERSEY CITY, NJ	07306.4416
176	1	C1104	2834 ATLANTIC 1104	ANDZESKI, JOSEPH,-JR & SUSAN	PO BOX 284	NORTHAMPTON, PA	18067
176	1	C1105	2834 ATLANTIC 1105	BERNARD, JAMES	1140 BINGHAM ST	PHILADELPHIA PA	19115
176	1	C1106	2834 ATLANTIC 1106	ALANDY, MICHAEL R & UBINA, MARIA JI	299 NEPTUNE AVE	JERSEY CITY, NJ	07305
176	1	C1107	2834 ATLANTIC 1107	SOSA, JOEL A	6205 POLK ST	WEST NEW YORK, NY	07093
176	1	C1108	2834 ATLANTIC 1108	YEH, MEI LI	120 DEKRUIF PL 26A	BRONX, NY	10475
176	1	C1109	2834 ATLANTIC 1109	TORRES, JOHN & AMENO, DOMENICO,-TR,	19 CONGER ST	STATEN ISLAND, NY	10305
176	1	C1110	2834 ATLANTIC 1110	REPAKA, MANIK & PRASANTI	55 LAURA DR	GILLETTE NJ	07933.2100
176	1	C1112	2834 ATLANTIC 1111	HART, KENNETH	83-33 AUSTIN ST APT 40	KEW GARDENS, NY	11415
176	1	C1113	2834 ATLANTIC 1112	KOVACH, PAUL	114 N CHELSEA AVE	ATLANTIC CITY, NJ	08401
176	1	C1114	2834 ATLANTIC 1114	HENNESSY, KELLY A.	173 GUNWALE RD	MANAHAWKIN, NJ	08050

BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	ZipCode
176	1	C1115	2834 ATLANTIC 1115	AMOROSO, DIANE	2834 ATLANTIC AVE #1115	ATLANTIC CITY, NJ.	08401
176	1	C1201	2834 ATLANTIC 1201	KUHN, MARIA	3044 29TH ST #36	ASTORIA, NY	11102
176	1	C1202	2834 ATLANTIC 1202A	BROOKS, ANTHONY	2834 ATLANTIC AVE APT1202	ATLANTIC CITY, NJ	08401.6324
176	1	C1204	2834 ATLANTIC 1204	WANG, BIN	2834 ATLANTIC 1204	ATLANTIC CITY, NJ	08401
176	1	C1205	2834 ATLANTIC 1205	EATON, DAVID G.	2834 ATLANTIC 1205	ATLANTIC CITY, NJ	08401
176	1	C1206	2834 ATLANTIC 1206	WATT, ROLAND	2834 ATLANTIC AVE #1206	ATLANTIC CITY, NJ	08401
176	1	C1207	2834 ATLANTIC 1207	VIJAYA, PATHAK	2834 ATLANTIC UNIT #1207	ATLANTIC CITY, NJ	08401
176	1	C1208	2834 ATLANTIC 1208	KATZ, IRVING & SALLY (TRUST)	7111 GREAT FALLS CIRCLE	BOYNTON BEACH, FL	33437
176	1	C1209	2834 ATLANTIC 1209	PIMENTEL, DAVID	4487 DAGENAIS OUEST #93	QUEBEC LAVAL, CANADA	00000
176	1	C1210	2834 ATLANTIC 1210	LAKS, REKHA & LAKSHMINARAYANAN, D	3 MICHELANGELO COURT	SOMERSET, NJ	08873
176	1	C1211	2834 ATLANTIC 1211	CHAN, DAVID P	2834 ATLANTIC AVE #1211	ATLANTIC CITY, NJ	08401
176	1	C1212	2834 ATLANTIC 1212	SUN, FRANCES	348 ACKERMAN AVE	MOUNTAINSIDE, NJ	07092
176	1	C1214	2834 ATLANTIC 1214	DOOLEY, ERIC	9005 SPRING MOUNTAIN WAY	FORT MYERS, FLORIDA	33908
176	1	C1215	2834 ATLANTIC 1215	GRIFF, JOHN	1500 TARA PL #611	HAMPTON, GA	30228
176	1	C9001	2834 ATLANTIC PH1	REZNICK, HAROLD & CYNTHIA	6906 HEATHERHILL RD.	BETHESDA, MD.	20817
176	1	C9002	2834 ATLANTIC PH2	CHAN, DAVID	2834 ATLANTIC AVE PH2	ATLANTIC CITY, NJ	08401.6346
176	1	C9003	2834 ATLANTIC PH3	LIPTON, LEONARD & LIPTON, MAE NANCY	2834 ATLANTIC AVE PH3	ATLANTIC CITY, NJ	08401
176	1	C9004	2834 ATLANTIC PH4	CIARAMELLA, ELAINE	315 SANDERLING LN	EGG HARBOR TWP, NJ	08234
176	15		1 S BRIGHTON AVE	MILANO, JOSEPH M & JOSEPH C./HEIR	1 S BRIGHTON AVE	ATLANTIC CITY, NJ	08401
177	1		2901 PACIFIC AVE	GLP CAPITAL LP	845 BERKSHIRE BLVD 200	WYOMISSING, PA	19610
177	2		AIR RIGHTS PACIFIC AVE	GLP CAPITAL LP	845 BERKSHIRE BLVD 200	WYOMISSING, PA	19610
178	2		2906 ATLANTIC AVE	CHELSEA BAPTIST CHURCH	2908 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
178	3		2904 ATLANTIC AVE	CHELSEA BAPTS C/O BOA NC1-001-03-81	101 N TRYON ST	CHARLOTTE, NC	28255
178	4		2900 ATLANTIC AVE	NATIONAL WESTMINISTER BANK OF NJ	101 N TRYON ST NC10010381	CHARLOTTE, NC	28255

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
269	4		2915 ATLANTIC AVE	LAVORANTE REAL ESTATE L.P.	2915 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
269	5		2903 ATLANTIC AVE	CHEF KING LLC	5503 WELLINGTON AVE	VENTNOR, NJ	08406
269	6		2901 ATLANTIC AVE	2901 ATLANTIC PROP LLC	1802 ATLANTIC AVE	LONGPORT, NJ	08403.1115
270	17		2815 ATLANTIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401
270	22		2825 ATLANTIC AVE	LLWR ASSOCS	2825 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
270	23		ATLANTIC AVE	2829 ATLANTIC LLC	1802 ATLANTIC AVE	LONGPORT, NJ	08403
270	24		2829 ATLANTIC AVE	2829 ATLANTIC LLC	1802 ATLANTIC AVE	LONGPORT, NJ	08403
271	18		2801 ATLANTIC AVE	S.A. PROPERTIES, LLC	P O BOX 90	SICKLERVILLE, NJ	08081
271	19		2803 ATLANTIC AVE	S.A. PROPERTIES, LLC	P O BOX 90	SICKLERVILLE, NJ	08081
271	20		2805 ATLANTIC AVE	CCAM REALTY LLC	982 SPLITROCK RD	PELHAM, NY	10803
271	21		2809 ATLANTIC AVE	TRUPOS, SPIRO	2834 ATLANTIC AVE # 809	ATLANTIC CITY, NJ	08401
271	22		3 N STENTON PL	TRUPOS, SPIRO	2834 ATLANTIC AVE #809	ATLANTIC CITY, NJ	08401

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: India Still
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
Istill@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