

CITY OF ATLANTIC CITY
CITY CLERK'S OFFICE
2005 SEP 23 AM 9:47

RESOLUTION OF FINDINGS AND CONCLUSIONS

**ZONING BOARD OF ADJUSTMENT
OF ATLANTIC CITY**

RESOLUTION #72 OF 2005

WHEREAS, it has been determined factually by the Zoning Board of Adjustment of the City of Atlantic City that RELIM, INC. has applied to the Zoning Board of Adjustment of the City of Atlantic City to obtain a Certificate of Non-Conformity pursuant to N.J.S.A. 40:55D-68 in order to legitimize a pre-existing nonconforming use and structure on the site of one residential dwelling on the second floor at 1740 Atlantic Avenue, Block 156, Lot 1, which premises is located in an CBD Zone;

WHEREAS, the applicant was represented by Christopher Baylinson, Esquire; additional testimony was presented by Larry Miller, the applicant; and testimony was offered by Regina Armstrong, Assistant Director of the Atlantic City Division of Planning; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and of the adjoining property owners and general public, has made the following additional factual findings:

- (1) The applicant is the owner of the subject property;
- (2) Notice requirements were met;
- (3) From 1979 to 2005 the area was Zoned CBD by the Atlantic City Zoning Ordinance which permitted a residential unit on the second floor on this site.
- (4) From 1929 to 1979 the area was Zoned Business District by the Atlantic City Zoning Ordinance which did not permit a residential unit on the second floor on

this site.

- (5) The 1961 Property Record Card of the City of Atlantic City indicates three stores on this site.
- (6) The 1981 Property Record Card of the City of Atlantic City indicates a retail/multiple occupancy on this site.
- (7) The property was constructed in 1900 prior to the first Zoning Ordinance of the City of Atlantic City which was enacted in 1929.
- (8) The Board determined that this property had not been illegally expanded.

AND WHEREAS, a Resolution to grant the subject application was Introduced by Mr.

Hoffman and Moved by Mr. Tuohy ;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Atlantic City on this 25th day of August, 2005, that approval of the application of **RELLIM, INC.** to obtain a Certificate of Non-Conformity pursuant to N.J.S.A.40:55D-68 in order to legitimize a pre-existing nonconforming use and structure on the site of one residential dwelling on the second floor, as aforementioned, be granted.

ROLL CALL VOTE: Four (4) in Favor, None (0) Opposed

Those in Favor: Tuohy, Hoffman, Mollineaux, Collette

Those Opposed: None

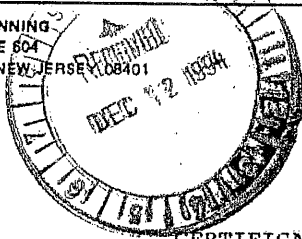
ZONING BOARD OF ADJUSTMENT
OF ATLANTIC CITY

BY: Walter L. Collette
WALTER L. COLLETTE, CHAIRPERSON

DATED: AUGUST 25, 2005

CITY OF ATLANTIC CITY

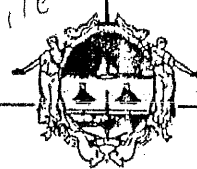
DIVISION OF PLANNING
CITY HALL - SUITE 604
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-6404



RECEIVED

DEC 29 1994

MUNICIPAL TAX ASSESSOR
ATLANTIC CITY, NJ 08401



File

APPLICATION FOR
CERTIFICATE OF LAND USE COMPLIANCE

FEE: COMMERCIAL \$ 32.00 ---- RESIDENTIAL \$ 16.00
CHECK OR MONEY ORDER PAYABLE TO CITY OF ATLANTIC CITY

NOTE: This certificate does not substitute for a building permit, mercantile license or any additional local, state or federal permits or approvals which may be required.

75950-202

*****TO BE FILLED OUT BY APPLICANT*****

Applicant's Name: Larry Miller Phone: 345-4541

Applicant's Address: 1740 Atlantic Ave., Atlantic City, N.J.

Owner's Name: Reilim Inc.

Owner's Address: 1740 Atlantic Ave., Atlantic City, N.J.

Owner's Signed Consent: Larry Miller Date: 12/9/94

Name and Address of Professional Consultants:
Harry S. Harper Architect, 154 New Jersey Ave., Absecon, N.J.

Street Address of Property: 1736-1740 Atlantic Ave.

Legal Description of Property: Block(s) 33 Lot(s) 95

Zoning Classification: CBD

Present Use: Stores

Proposed Use and/or Signage: Stores - converting one store into two stores
and adding new sign near store fronts on store #1 and #3
at Miller's men store (2) T.V. Retail, (3) Pawn

VTF
12/28/94
Step

*****FOR OFFICE USE ONLY*****



APPROVED

DENIED

Conditions of Approval: Any new signage must be submitted for review by the Planning Division

Distributed To:

Application Number: 9201
Date Filed: 12-28-94
Date Issued: 12-28-94

Linda Bringhurst
LeRoy Browne
Nicholas DeMarco
Joseph Goukler ✓
Joseph Barrasso ✓
Agnes Richardson ✓
W. Douglas Stewart ✓

Authorized Signature: [Signature]

Plans attached



William D. Crane, P.P., AICP
 Planning Director

CERTIFICATE OF LAND USE COMPLIANCE

Fee: Commercial \$32.00 Residential: \$16.00
 Checks or Money Order Payable To The City of Atlantic City

Applicant's (Your) Name: JAG RESTAURANT LLC Phone: 917-662-7639

Applicant's (Your) Address: 1162 St George Ave # 230 Avalon, NJ 07001

Owner's Name: Chelsea Atlantic Spices LLC Phone: 609 344 1414

Owner's Address: One South New York Ave Suite 703, Atlantic City

Owner's Signed Consent: [Signature] Date: April 30 2005

Name and Address of Professional Consultant(s): _____

Street Address of Subject Property: 1740 ATLANTIC AVE 2ND FL 08401

Zoning District: CBD Block(s) 156 Lot(s) 1

Present Use (include total number of units describe fully): food restaurant

This Application is For (fully describe proposed use and/or signage, including total number of units): upper level tanking facility

3 tanking beds 3 on property

Notice: THIS CERTIFICATION MAY NOT BE THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE OR OTHER STATE AND LOCAL PERMITS. THE OWNER, BY HIS "SIGNED CONSENT" ABOVE, ALSO AUTHORIZES THE RELEASE OF THE PROPERTY RECORD CARDS AND ANY OTHER DOCUMENTS TO THE APPLICANT.

Approved: Denied: _____

Conditions of Approval: _____

Application Number: 083435

Date Filed: 5/7/05 Fee Received: 32.00

Date Issued: 6/10/05

Authorization: [Signature]

William D. Crane, P.P., AICP, Land Use Administrator

Distribution:	Construction Division	City Engineer
	Code Enforcement	Fire Department
	Mercantile Office	Tax Assessor
	V.I.P. Program	Health Department
	Police Department	Other

[Signature]

C.R.D.A
 JAN 12 2023

1740

ATLANTIC AVE
Jade Crystal

CLUC



CITY OF ATLANTIC CITY
DIVISION OF PLANNING

BETTY J. LEWIS
Principal Clerk Typist

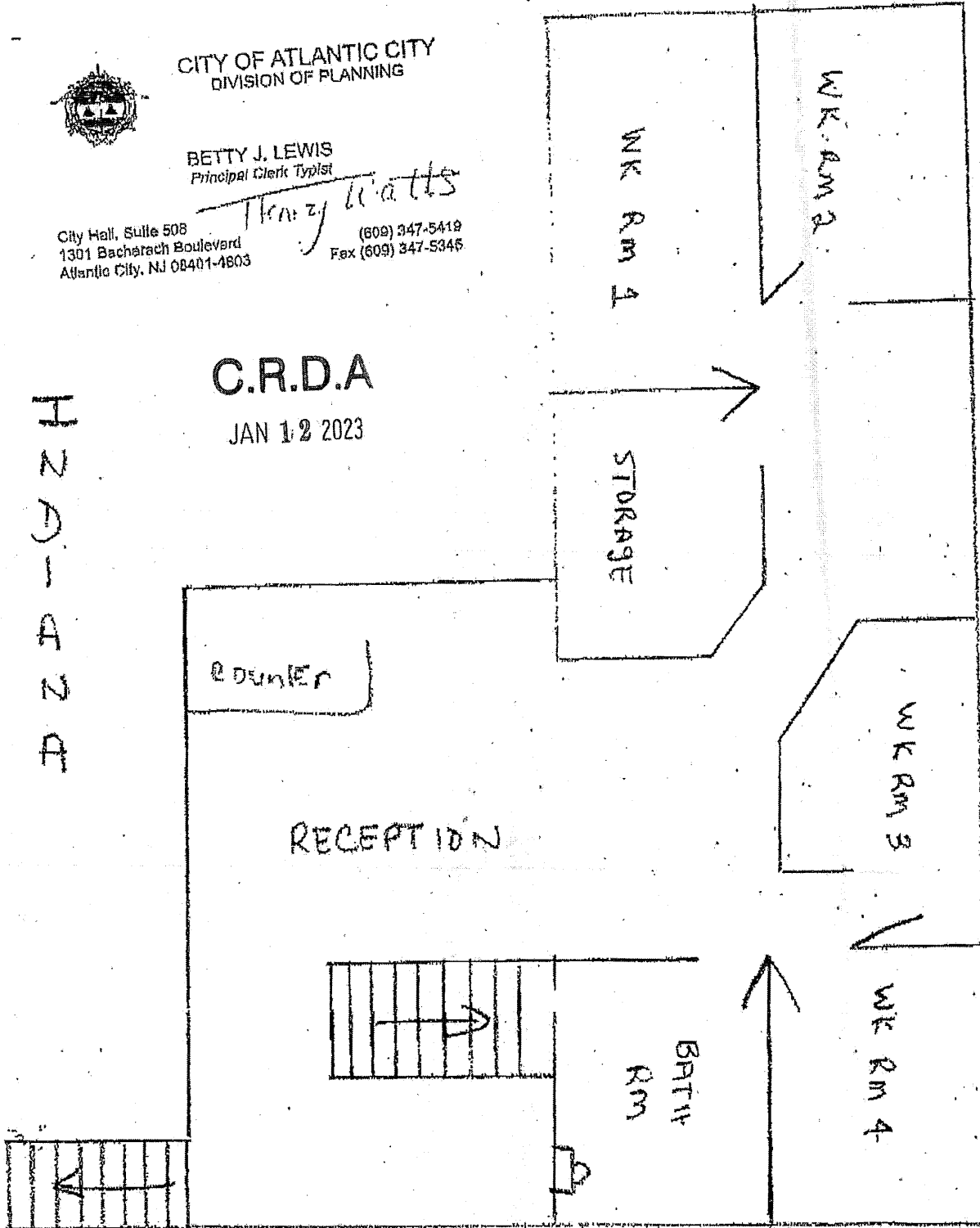
City Hall, Suite 508
1301 Barcharach Boulevard
Atlantic City, NJ 08401-4803

Tenzy Watts
(609) 347-5419
Fax (609) 347-5345

C.R.D.A

JAN 12 2023

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A
2
A



Record and return to:

RETURN TO: 37975
CONGRESS TITLE
450 Tilton Road
Northfield, NJ 08225

Prepared by:

DEED


Alexander J. Barrera, Esquire

This Deed is made on October 27, 2005

BETWEEN

RELLIM, INC., with an address of c/o 101 East Patcong, Linwood, New Jersey 08221, referred to as the **GRANTOR**,

AND

CHELSEA ATLANTIC EQUITIES, LLC, with an address of c/o Jacob Jacobson and Leor Hemo 1 South New York Avenue, Atlantic City, New Jersey 08401 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 One Million Dollars (\$1,000,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Atlantic City
Block No.: 156 Lot No.: 1 Account No.:

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 Municipality of Atlantic City, County of Atlantic, and State of New Jersey. The legal description is:



ATLANTIC COUNTY, NJ
MICHAEL J GARVIN, COUNTY CLERK
RCPT # 74394 RECD BY denise
REC FEE 70.00 CON 1,000,000.00
MARGINAL NOTATION 0.00
RTF 9,575.00 VOL 12198
RECD 11/28/2005 09:12:34 AM
INST # 2005123501

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, State of New Jersey:

BEGINNING at the intersection of the Southerly line of Atlantic Avenue with the Easterly line of Indiana Avenue; and extending thence

1. Eastwardly along the Southerly line of Atlantic Avenue 60.42 feet; thence
2. Southwardly parallel with Indiana Avenue 125 feet; thence
3. Westwardly parallel with Atlantic Avenue 0.42 feet; thence
4. Southwardly parallel with Indiana Avenue 5 feet to the Northerly line of Van Nest Place 10 feet wide; thence
5. Westwardly along same 60 feet to the Easterly line of Indiana Avenue; thence
6. Northwardly along same 130 feet to the place of beginning.

BEING Lot 1, Block 158 on the Tax Map.


BEING THE SAME lands and premises granted and conveyed unto Grantor as follows:

Rellim, Inc. by Deed from Gertrude Serata, widow of Lewis Serata; Abe Serata, also known as Abraham Serata, a widower; Benjamin Serata and Molly Serata, his wife; Helen Feinstein, a single woman; Betty F. Lu Bow and Charles A. Lu Bow, her husband; and Sylvia Kolman and Jack G. Kolman, her husband, dated 3/30/61, recorded 5/8/61 in Deed Book 2059, Page 146.

Promises by Grantor. 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).

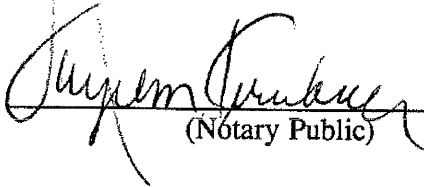
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

RELLIM, INC.

By: 
Larry Miller, Sole Director and Officer

STATE OF NEW JERSEY :
: SS.:
COUNTY OF ATLANTIC :

BE IT REMEMBERED, that on this 27 day of October, 2005, before me the subscriber, a notary public, personally appeared LARRY MILLER who, I am satisfied, is the person who signed the within instrument as the Sole Director and Officer of RELIM, Inc., the corporation named herein and he/she thereupon acknowledged that the said instrument made by the corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by him/her as such officer and is the voluntary act and deed of the corporation, made by virtue of authority from its Board of Directors and that the Corporation made this Deed for One Million Dollars (\$1,000,000.00) 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).


(Notary Public)

JOYCE M. KIRSCHNER
Notary Public of New Jersey
My Commission Expires
April 20, 2008



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

GIT/REP-3
 (6-05)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Rellim, Inc.

Current Resident Address:

Street: **101 East Patcong Avenue**

City, Town, Post Office

Linwood, NJ 08221

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

156

Lot(s)

1

Qualifier

Street Address:

1740 Atlantic Avenue

City, Town, Post Office

Atlantic City, NJ 08401

State

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$1,000,000.00

Closing Date

October __, 2005

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer (individual, estate, or trust) 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 an 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.
8. Transfer 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.

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.

OCT 27 2005

Date

Rellim, Inc., by Larry Miller

Signature

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