COOPER LEVENSON
ATTORNEYS AT LAW

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NICHOLAS F. TALVACCHIA
Also Admitted to PA Bar
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FILE NO. 63299/00005

July 7, 2023

HAND DELIVERY
Robert Reid
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Applicant: 106 S Ocean LLC
106 S. Ocean Avenue
Block 54, Lot 60

Dear Mr. Reid:

We are the attorneys for the Applicant, 106 S Ocean LLC, with respect to an application for use and parking variance relief to convert a rooming house into a single family dwelling with six (6) bedrooms with no on-site parking spaces at the above referenced property. The Property is located in the RC zone. Single family use is not permitted in the RC zone.

We are providing the following to the CRDA and its professionals:

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

2. Two (2) copies each of the "d" Variance Checklist (form #11);

3. Two (2) copies of the Survey prepared by Duffy Dolcy McManus & Roesch dated January 6, 2023 which contains one (1) sheet;

4. Two (2) copies of the Construction Plans prepared by Artek Studio, LLC dated 12/15/2022 which contain three (3) sheets;

5. Two (2) copies of pictures of the site;

6. Two (2) copies of the redacted Deed dated June 16, 2021, recorded August 9, 2021 in the Office of the Clerk of Atlantic County in Book 15066, Instrument #2021048015 for the subject property;

7. One (1) copy of 200 feet property owner's list dated May 31, 2023;

8. One (1) copy of the Certificate of Payment of Taxes for the subject property dated May 24, 2023;

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

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

11. Our law firm trust account checks in the amount of $550.00 and $4,200.00 for the application and escrow fees, respectively.

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

Thank you for your kind attention to this matter.

Very truly yours,
Cooper Levenson, P.A.

Nicholas F. Talvacchia

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

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: 106 South Ocean Avenue

Tax Map Page 11 Block 54 Lot(s) 60
Page _____ Block _____ Lot(s) _____
Page _____ Block _____ Lot(s) _____

Dimensions Frontage 17.17 ft. Depth 47 ft. Total Area 806.99 sq. ft

Zoning District RC

2. APPLICANT

Name 106 S Ocean LLC
Email c/o Nicholas F. Talvacchia, Esquire ntalvacchia@cooperlevenson.com
Address 226 Woodward Avenue, Rutherford, NJ 07070
Telephone Number 813-298-9737
Applicant is a: Corporation ☐ Partnership ☑ Limited Liability Company Individual ☐

3. If Owner is other than the applicant, provide the following information on the Owner(s):
Owner's Name Same as Applicant
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 See attached Disclosure Statement Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____

5. PROPERTY INFORMATION:
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies]_____ No X Proposed_____
Present use of the premises: Vacant residential rooming house

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

6. **Applicant's Attorney** Nicholas F. Talvacchia, Esquire
Email ntalvacchia@cooperlevenson.com
Address Cooper Levenson, P.A., 1125 Atlantic Avenue, Third Floor, Atlantic City, NJ 08401
Telephone Number 609-572-7544
FAX Number 609-572-7545

7. **Applicant's Engineer** Jason T. Sciullo, P.E. and P.P.
Email jsciullo@sciulloengineering.com
Address Sciullo Engineering Services, LLC, 137 S. New York Avenue, Suite 2, Atlantic City, NJ 08401
Telephone Number 609-300-5171
FAX Number_____

8. Applicant's Planning Consultant N/A
Email _____
Address _____
Telephone Number _____
FAX Number_____

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

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

Name Artek Studio, LLC

Field of Expertise Architect

Email

Address 877 Broad Street, Newark, NJ 07102

Telephone Number 973-824-0022

FAX Number 973-824-7447

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: _____

_____

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]

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

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

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

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

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

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

12. Section(s) of Ordinance from which a **variance is requested and justification for said request**: [attach additional pages as needed]

19:66-5.10(a)1i - Vacant existing rooming house to be renovated to convert to a single family

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

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

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

16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose a well and septic system? No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? No
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? 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		X	
Atlantic County Health Department		X	
Atlantic County Planning Board		X	
Atlantic County Soil Conservation Dist.		X	
NJ Department of Environmental Protection		X	
Sewer Extension Permit		X	
Sanitary Sewer Connection Permit		X	
Stream Encroachment Permit		X	
Waterfront Development Permit		X	
Wetlands Permit		X	
Tidal Wetlands Permit		X	
Potable Water Construction Permit		X	
Other		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company		X	

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

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

Quantity	Description of Item
2	Survey prepared by Duffy, Dolcy, McManus & Roesch dated 12/06/2021
2	Architectural plans prepared by Artek Studio, LLC dated 12/15/2022 (3 sheets)

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

Applicant's Professional Reports Requested All

Attorney All

Engineer All

CERTIFICATIONS

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

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

Sworn to and subscribed before me this
7th day of July, 20 23

NOTARY PUBLIC

LAURA M NEWTON
A Notary Public of New Jersey
My Commission Expires 06/29/2025

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

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

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

Sworn to and subscribed before me this
7th day of July, 20 23

NOTARY PUBLIC

LAURA M NEWTON
A Notary Public of New Jersey
My Commission Expires 06/29/2025

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

29. I understand that the sum of $ 2,000 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.

July 7, 2023
Date

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

PROJECT NARRATIVE

106 S. Ocean Avenue
Also known as Block 54, Lot 60

July 6, 2023

Applicant, 106 S Ocean LLC, proposes to convert the existing three-story residential rooming house into a single-family dwelling with six bedrooms located at 106 S. Ocean Avenue, Block 54, Lot 60, Atlantic City New Jersey (the "Property"). Applicant requests a use variance to permit residential single-family dwelling in the Resort Commercial (RC) zoning district where it is not a permitted use. The Property is currently vacant.

Applicant also requests variance relief from the parking requirements, Three (3) spaces are required for a single family residence with five bedrooms. There are no existing parking spaces on-site and no spaces are proposed.

Applicant also requests any variances, waivers, exceptions or other relief that the Land Use Board deems necessary and/or appropriate.

DISCLOSURE STATEMENT

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

106 S. OCEAN AVENUE LLC

The persons or entities with a 10% or greater interest in applicant, 106 S. Ocean Avenue LLC ("Applicant"):

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

Ownership of Liberty Hudson Opportunity Zone Fund I LLC

Ryan Goldfarb
226 Woodward Avenue
Rutherford, NJ 07070

John Errico
226 Woodward Avenue
Rutherford, NJ 07070

CRDA

www.njcrda.com

15 South Pennsylvania Avenue

Atlantic City, NJ 08401

NJ CRDA – City of Atlantic City – "d" Variance Checklist (Form #11)

REQUIRED APPLICATION ITEMS

Project Name: 106 S. Ocean Avenue Application # _____

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

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	X		
5	Name, signature, license number, seal and address of each professional consultant, as applicable, involved in preparation of required documents.	X	X		
6	Narrative presenting justification for the "d" Variance relief sought that includes a statement of legal basis for granting of variance which must include: a) A list and explanation of the specific special reason(s) demonstrating that the proposed variance relief would not cause detriment to the intent and purpose of the municipality's zone plan and zoning regulations. b) Explanation of how requested variance would be consistent with goals and provisions of the Master Plan. c) Reasons why proposed development would pose no substantial harm to surrounding properties or the municipality in general.	X	X		
7	Color Photographs of site from four (4) different viewpoints.	X	X		

8	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		
9	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X	X		
10	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		
11	Consent of property owner to applicant to development project.	X	X		
12	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		
13	Certified List of Property Owners within 200' Radius of the subject property by City of Atlantic City Tax assessor's Office.	X	X		
14	Public Notice in compliance with NJSA 40:55D-12.	X	X		
15	North arrow, scale and graphic scale.	X	X		
16	Signature blocks for Hearing Officer, Land Use Regulation Enforcement Officer, Engineer and Planner.	X	X		
17	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		
18	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		
19	List of development stages or phases, if any.	X	N/A		
20	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X	N/A		
21	Land Title Survey and topographic survey depicting existing conditions prepared by New	X	X		

	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.				
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	N/A		
23	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X	X		
24	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		

106
104
Google

306

Google

S Ocean Ave
Google

[redacted]

DEED

This Deed is made on June 16, 2021

BETWEEN SPW Properties LLC,

whose address is 6157 Mill Rd, Egg Harbor Township, NJ 08234

referred to as the Grantor,

AND 106 S Ocean LLC,

whose address is 226 Woodward Ave,Rutherford, NJ 07070

referred to as the Grantee,

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

Transfer of Ownership. [redacted]

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Atlantic City
Block No. 54 Lot No. 60

Property. [redacted]

[redacted]

The street address of the Property is: 106 S Ocean Ave, Atlantic City, NJ 08401

Promises by Grantor. [redacted]

Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

Douglas Hernandez

Paul Weikel (L.S.)
Paul Weikel, Member of SPW Properties, LLC

STATE OF NEW JERSEY, COUNTY OF ATLANTIC, SS:

On this 16th day of. June 2021, PAUL WEIKEL, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was maker of the attached Deed;
(b) was authorized to and did execute this Deed as of the entity named in this Deed;
SPW PROPERTIES, LLC.
(c) made this Deed for the sum of $80,000.00 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).
(d) executed this Deed as the act of the entity.

Douglas Hernandez

[redacted]

DOUGLAS F. HERNANDEZ
NOTARY PUBLIC
ID # 2380812
COMMISSION EXPIRES 4/29/2024
STATE OF NEW JERSEY

EXHIBIT A
LEGAL DESCRIPTION

Issuing Office File No. CST21042002

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Atlantic City, in the County of Atlantic, State of New Jersey:

BEGINNING in the Westerly line of Ocean Avenue, 138 feet 8 inches Southwardly of Pacific Avenue; and extending thence
(1) Southwardly, along Ocean Avenue, 17 feet 2 inches; thence
(2) Westwardly, parallel with Pacific Avenue, 47 feet to the Easterly line of 3 feet alley; thence
(3) Northwardly, along the same, parallel with Ocean Avenue, 17 feet 2 inches; thence
(4) Eastwardly, parallel with Pacific Avenue, 47 feet to the BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 106 S Ocean Ave, Tax Lot 60, Tax Block 54 on the Official Tax Map of Atlantic City, NJ.

City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
54	60		106 S OCEAN AVE	106 S OCEAN LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070

§

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

Adjacent Properties (54)

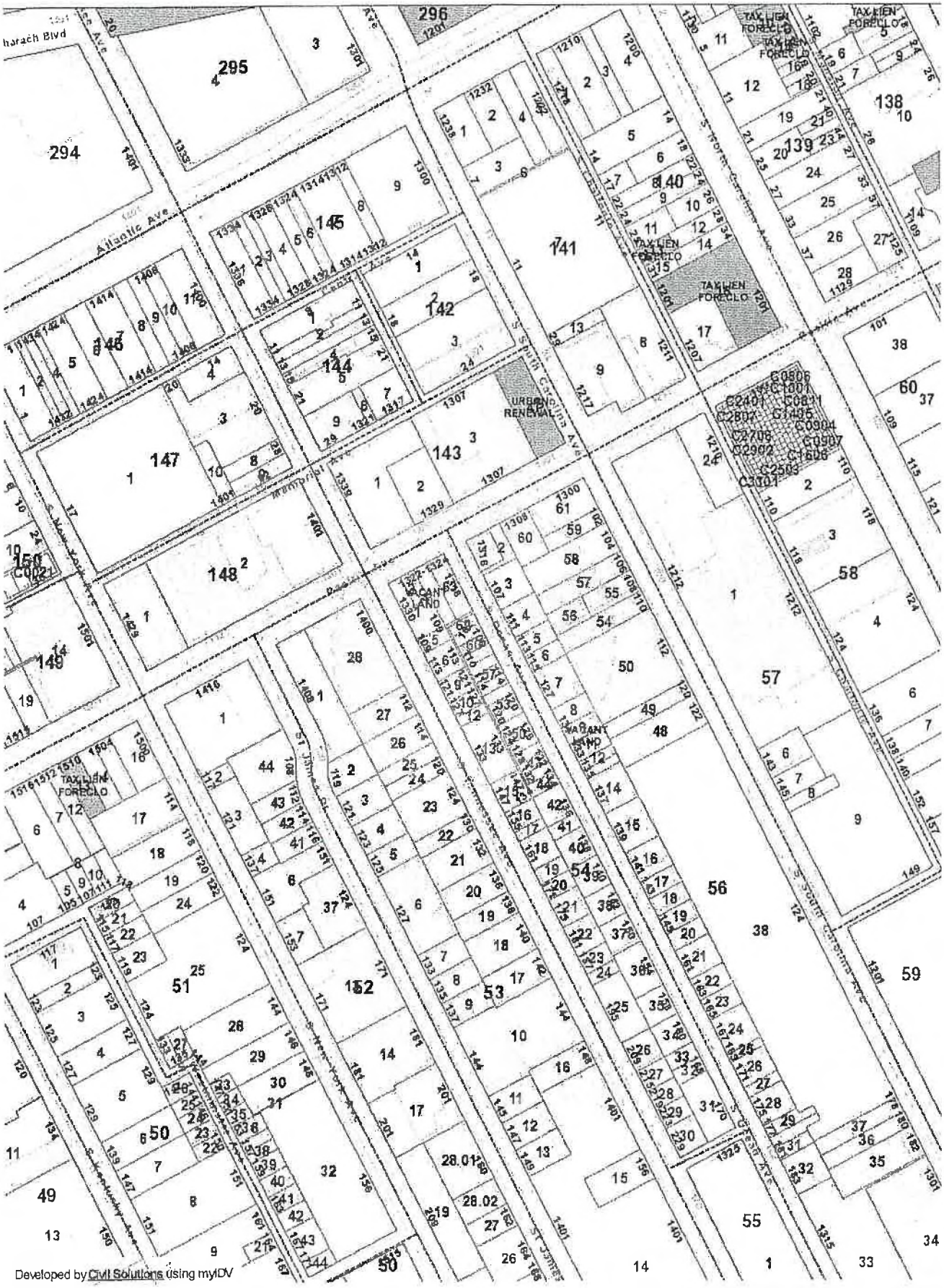
BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
53	23		124 S TENNESSEE AVE	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533
53	24		120 S TENNESSEE AVE	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533
53	25		118 S TENNESSEE AVE	FRASER LTD	88 HUDSON AVE	IRVINGTON, NY	10533
53	26		114 S TENNESSEE AVE	AC MARKET JUMBO QOZB LLC	1141 WINDING DRIVE	CHERRY HILL NJ	08003
53	27		112 S TENNESSEE AVE	AC MARKET JUMBO QOZB LLC	1141 WINDING DRIVE	CHERRY HILL, NJ	08003
53	28		1400 PACIFIC AVE	AC MARKET JUMBO QOZB LLC	1141 WINDING DRIVE	CHERRY HILL, NJ	08003
54	1		1330 PACIFIC AVE	G&M ARSENIS, LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401
54	2		1328 PACIFIC AVE	M & G ARSENIS ETUX	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401
54	3		1326 PACIFIC AVE	G&M ARSENIS, LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401
54	4		OCEAN AND TENN.	ALLEY	UNKNOWN	UNKNOWN	08401
54	5		109 S TENNESSEE AVE	M & G ARSENIS ETUX	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401
54	6		113 S TENNESSEE AVE	J & N PROPERTY MANAGEMENT, LLC	3540 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
54	9		121 S TENNESSEE AVE	121 S TENN AVE LLC	29 UNION AVE	LAKEHURST, NJ	08733
54	10		127 S TENNESSEE AVE	129 TENN AVE REALTY LLC	29 UNION AVE	LAKEHURST, NJ	08733
54	12		131 S TENNESSEE AVE	131 S TENN AVE LLC	29 UNION AVE	LAKEHURST, NJ	08733
54	13		133 S TENNESSEE AVE	133 S TENN AVE LLC	29 UNION AVE	LAKEHURST, NJ	08733

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
54	15		147 S TENNESSEE AVE	147 S TENNESSEE LLC	29 UNION AVE	LAKEHURST, NJ	08733
54	47		130 S OCEAN AVE	SEA SUITE CAPITAL II LLC	2043 E FLETCHER ST	PHILADELPHIA, PA	19125
54	48		128 S OCEAN AVE	ORANGE LOOP PROP LLC	125 N DERBY AVE	VENTNOR, NJ	08406
54	49		126 S OCEAN AVE	ORANGE LOOP PROPERTY LLC	5006 WELLINGTON AVE 2122	VENTNOR, NJ	08406
54	50		124 S OCEAN AVE	EGG HARBOR HOMES LLC	1846 REED ST	PHILADLEPHIA, PA	19146
54	51		122 S OCEAN AVE	SEA SUITE CAPITAL LLC	2043 E FLETCHER ST	PHILADELPHIA, PA	19125
54	52		120 S OCEAN AVE	BROWN, NICHOLAS K & PIZZUTO, WILLIA	43 FAIRWAY AVE	NORTHFIELD, NJ	08225
54	53		118 S OCEAN AVE	ALAM, ISFAQUAL	97-17 31ST ST	ELMHURST, NY	11369
54	54		116 S OCEAN AVE	129 TENN AVE REALTY LLC	29 UNION AVE	LAKEHURST, NJ	08733
54	56		114 S OCEAN AVE	129 TENN AVE REALTY LLC	29 UNION AVE	LAKEHURST, NJ	08733
54	57		112 S OCEAN AVE	SEA SUITE CAPITAL II LLC	2043 E FLETCHER ST	PHILADELPHIA, PA	19125
54	58		110 S OCEAN AVE	SEA SUITE CAPITAL II LLC	2043 E FLETCHER ST	PHILADELPHIA, PA	19125
54	59		108 S OCEAN AVE	J2MN LLC & SCOTT, WILLIAM J,-JR	108 S OCEAN AVE	ATLANTIC CITY, NJ	08401
54	60		106 S OCEAN AVE	106 S OCEAN LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
54	61		104 S OCEAN AVE	HDHR INC	PO BOX 1241	PLEASANTVILLE, NJ	08232
54	62		102 S OCEAN AVE	102 S OCEAN LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
54	63		1318 PACIFIC AVE	1318 PACIFIC AVENUE LLC	18 S 31ST AVE	LONGPORT, NJ	08403
54	64		1322-1324 PACIFIC AVE	ARSENIS PROPERTIES LLC	17 RIDGEWOOD CT	NORTHFIELD, NJ	08225
56	1		1316 PACIFIC AVE	NEW YORK'S FINEST LLC	306 N DOUGLAS AVE	MARGATE, NJ	08402
56	2		1314 PACIFIC AVE	NEW YORK'S FINEST LLC	306 DOUGLAS AVE	MARGATE, NJ	08402
56	3		107 S OCEAN AVE	SO CAROLINA & PACIFIC LLC %JACOBSON	274 MATTIX RUN	GALLOWAY, NJ	08205
56	4		111 S OCEAN AVE	111 S OCEAN LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
56	5		113 S OCEAN AVE	DGMB CASINO, LLC	1133 BOARDWALK	ATLANTIC CITY, NJ	08401
56	6		115 S OCEAN AVE	LIBERTY HUDSON OPPORTUNITY ZONE FU	226 WOODWARD AVE	RUTHERFORD, NJ	07070
56	7		127 S OCEAN AVE	OCEAN HOUSE INC %MARTIN BERLOW	127 S OCEAN AVE	ATLANTIC CITY NJ	08401
56	8		131 S OCEAN AVE	OCEAN HOUSE INC	127 S OCEAN AVE	ATLANTIC CITY, NJ	08401
56	9		131 S OCEAN AVE RR	PERALTA, ALEX N.	131 1/2 S OCEAN AVENUE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
56	50		112 S SOUTH CAROLINA AVE	DGMB CASINO, LLC	1133 BOARDWALK	ATLANTIC CITY, NJ	08401
56	54		110 S SOUTH CAROLINA AVE	LIBERTY HUDSON OPPORTUNITY ZONE FU	226 WOODWARD AVE	RUTHERFORD, NJ	07070
56	55		108 S SOUTH CAROLINA AVE	JMS IRA LLC	1599 HAMBURG TURNPIKE	WAYNE, NJ	07470
56	56		108 S SOUTH CAROLINA RR	JMS IRA LLC	1599 HAMBURG TURNPIKE	WAYNE, NJ	07470
56	57		106 S SOUTH CAROLINA AVE	111 S OCEAN LLC	226 WOODWARD AVE	RUTHERFORD, NJ	07070
56	58		104 S SOUTH CAROLINA AVE	SO CAROLINA & PACIFIC LLC %JACOBSON	274 MATTIX RUN	GALLOWAY, NJ	08205
56	59		102 S SOUTH CAROLINA AVE	SO CAROLINA & PACIFIC LLC %JACOBSON	274 MATTIX RUN	GALLOWAY, NJ	08205
56	60		1308 PACIFIC AVE	SO CAROLINA & PACIFIC LLC %JACOBSON	274 MATTIX RUN	GALLOWAY, NJ	08205
56	61		1300 PACIFIC AVE	SO CAROLINA & PACIFIC LLC%JACOBSON	274 MATTIX RUN	GALLOWAY, NJ	08205
143	1		1339 PACIFIC AVE	SCHIRALDI, ETAL % H J HOTEL	1339 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401
143	2		1329 PACIFIC AVE	1333 PACIFIC CORP	PO BOX 44	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

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

CERTIFICATION OF PAYMENT

May 24, 2023

City of Atlantic City

This certifies that the taxes on Block: 54 Lot: 40

Location: 106 S Ocean Ave

Property Owner : 106 S OCEAN LLC

are paid up to date as of 5/12/2023.

Taxes are Delinquent as of N/A.

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

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

ESCROW SETUP INFORMATION

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

Applicant's Name: 106 Ocean LLC

Applicant's Address: 226 Woodward Avenue, Rutherford, NJ 07070

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

Applicant's Phone No.: 813-298-9737

Applicant's Email Address: c/o Nicholas F. Talvacchia, Esquire ntalvacchia@cooperlevenson.com

Applicant's Date of Birth: N/A

Tax Identification or Social Security Number: 87-0819965

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

COOPER LEVENSON, P.A.
1125 ATLANTIC AVENUE • THE THIRD FLOOR
ATLANTIC CITY, NEW JERSEY 08401
ATTORNEY TRUST ACCOUNT

4052

CHECK #

PARKE BANK
A Return to Better Banking
601 DELSEA DRIVE • SEWELL, NJ 08080

55-781/312

EZShield™ Check Fraud Protection for Business

DATE

AMOUNT

06-30-23

PAY THE AMOUNT OF

$550.00

PAY TO

Five Hundred Fifty Dollar and no cents

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

AUTHORIZED SIGNATURE

Details on back.

63299

⑈004052⑈ ⑆031207814⑆ 9000668666⑈

COOPER LEVENSON, P.A.
1125 ATLANTIC AVENUE • THE THIRD FLOOR
ATLANTIC CITY, NEW JERSEY 08401
ATTORNEY TRUST ACCOUNT

4052

INVOICE	INV. DATE	DESCRIPTION	VOUCHER I.D.	NET AMOUNT
06-30-23	63299.00005	106 S OCEAN AVE		
		LIBERTY HUDSON OPPORTUNITY ZONE FUND 1, LLC		
		CASINO REINVESTMENT DEVELOPMENT AUTHORITY		$550.00

PRODUCT FLV550 MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

26795367001

COOPER LEVENSON, P.A.
1125 ATLANTIC AVENUE • THE THIRD FLOOR
ATLANTIC CITY, NEW JERSEY 08401
ATTORNEY TRUST ACCOUNT

4053

CHECK #

PARKE BANK
A Return to Better Banking
601 DELSEA DRIVE • SEWELL, NJ 08080

55-781/312

EZShield™ Check Fraud Protection for Business

DATE

AMOUNT

06-30-23

PAY THE AMOUNT OF

$4,200.00

PAY TO

Four Thousand Two Hundred Dollar and no cents

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

AUTHORIZED SIGNATURE

Details on back.

63299

⑈004053⑈ ⑆031207814⑆ 9000668666⑈

COOPER LEVENSON, P.A.
1125 ATLANTIC AVENUE • THE THIRD FLOOR
ATLANTIC CITY, NEW JERSEY 08401
ATTORNEY TRUST ACCOUNT

4053

INVOICE	INV. DATE	DESCRIPTION	VOUCHER I.D.	NET AMOUNT
06-30-23	63299.00005	106 S OCEAN AVE		
		LIBERTY HUDSON OPPORTUNITY ZONE FUND 1, LLC		
		CASINO REINVESTMENT DEVELOPMENT AUTHORITY		$4,200.00

PRODUCT FLV550 MCBEE To Reorder: 1-800-662-2331 or www.mcbeeinc.com

26795367001