



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FORM
For
Certificate of Nonconformity

The application, with supporting documentation, must be filed with the Land Use Administrative Officer for review at least fifteen [15] business days prior to the meeting at which the application is to be considered.

To be completed by CRDA staff only.

Date Filed: _____ **Application No.:** _____

Application Fees: _____ **Escrow Deposit:** _____

Scheduled for: _____
Review for Completeness: _____ **Hearing:** _____

1. SUBJECT PROPERTY

Location: 19 S. California Avenue

Tax Map Page _____ Block 171 Lot(s) 11

Page _____ Block _____ Lot(s) _____

Dimensions Frontage 25 ft. Depth 62ft. Total Area 1,550 sq. ft.

Zoning District RS

Explain in detail current Use of Subject Property:
two family

Certificate of Nonconformity being sought for Nonconforming
Use _____ Structure _____ Both X

2. APPLICANT

Name 900 N MLK AC LLC

Email jameslin101@gmail.com

Address 1 West 64th Street, Apt. 4D, New York, NY 10023

Telephone Number 510-913-2410

Applicant is a: Corporation Partnership Individual

3. 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 James Lin Address 1 W. 64 St., Apt. 4D, New York, NY 10023 Interest 100%
 Name _____ Address _____ Interest _____
 Name _____ Address _____ Interest _____
 Name _____ Address _____ Interest _____
 Name _____ Address _____ Interest _____

4. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No _____ Proposed _____

Present detailed use of the premises:

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.

List the types of evidence supporting the claim of nonconformity (attach said evidence hereto):

- a. see attached
- b. _____
- c. _____
- d. _____
- e. _____

5. 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.

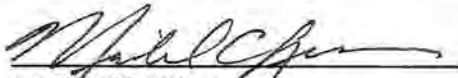
CERTIFICATIONS

27. I _____ 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.]

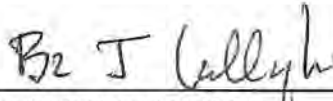
Sworn to and subscribed before me this

19th day of March, 2024



NOTARY PUBLIC

Michael C. Leane
Attorney at Law, State of New Jersey ID# 010901477



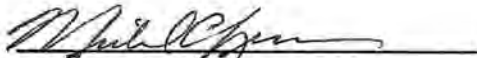
SIGNATURE OF APPLICANT

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.]

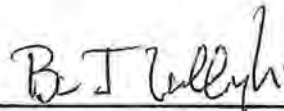
Sworn to and subscribed before me this

19th day of March, 2024



NOTARY PUBLIC

Michael C. Leane
Attorney at Law, State of New Jersey ID# 010901477



SIGNATURE OF OWNER

29. I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with Resolution 11-60 of the Casino Reinvestment Development Authority approving 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.

ATTACHMENTS

1. Copy of Deed evidencing site control;
2. 61' property record card evidencing two units;
3. 81' property record card evidencing two units;
4. Copy of Survey;
5. Copy of tax bill;
6. Copy of Prior Land Use Compliance;
7. Pictures of the property.

(3 of 3) [Navigation icons]

19 S CALIFORNIA AVE

Block	171
Lot	11
Property Class	2
Zoning	R8
Property Location	19 S CALIFORNIA AVE
Owner Name	900 N MLK AC LLC
Owner Street	APT 4D 1 W 64TH ST
Owner City State	NEW YORK, NY
Owner Zip Code	10023
Land Value (\$)	31,200
Improvement Value (\$)	188,800
Net Value (\$)	218,000

[Zoom to](#) ***



**Atlantic County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Consideration		\$355,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		09/08/2023			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			K4K LLC			
	GRANTEE		Name		Address	
			900 N MLK AC LLC		1 W 64TH STREET APT 4D, NEW YORK, NY 10023	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		01	171	11		01

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

159977NFO

DEED

Prepared by: **STEVEN M. ABRAMOFF, ESQUIRE**

This Deed is made on AUGUST 30, 2023, *delivered 9/8/23*

BETWEEN

K4K LLC

whose post office address is 16192 Coastal Highway
Lewes, DE 19958

referred to as Grantor,

AND

900 N MLK AC LLC, A DELAWARE LIMITED LIABILITY CO.

whose post office address is 1 W 64th Street, Apt. 4D
New York, NY 10023

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED FIFTY-FIVE THOUSAND (\$355,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Atlantic City, Block 171, Lot 11

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

SEE ATTACHED LEGAL DESCRIPTION

BEING THE SAME LAND AND PREMISES granted and conveyed unto K4K LLC, by deed from Evelyn P. Enriquez and Eduardo S. Enriquez, wife & husband, dated June 6, 2022, recorded January 19, 2023, in the Atlantic County Clerk's Office in Book 15380, as Instrument No. 2023003739.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 159977NF-01

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

Beginning in the Easterly line of California Avenue, 25.00 feet Northwardly of Monterey Avenue; and extending thence

- (1) North 27 degrees 28 minutes 00 seconds West along California Avenue, 25 feet; thence
- (2) North 62 degrees 32 minutes 00 seconds East parallel with Monterey Avenue, 62 feet; thence
- (3) South 27 degrees 28 minutes 00 seconds East parallel with California Avenue, 25 feet; thence
- (4) South 62 degrees 32 minutes 00 seconds West parallel with Monterey Avenue, 62 feet to the place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 19 S. California Avenue.

BEING Tax Block: 171, Tax Lot: 11

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

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.

Signatures. The Grantor signs this Deed as of the date notarized below.

Dave Shuly
Witness

Robert Moskovits
K4K LLC
By: Robert Moskovits, President

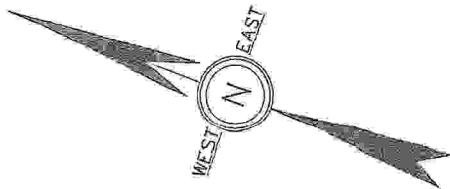
STATE OF New Jersey, COUNTY OF Ocean SS:

I CERTIFY that on August 30, 2023, K4K LLC, By: Robert Moskovits, President, personally came before me and acknowledged under oath, to my satisfaction, that he:

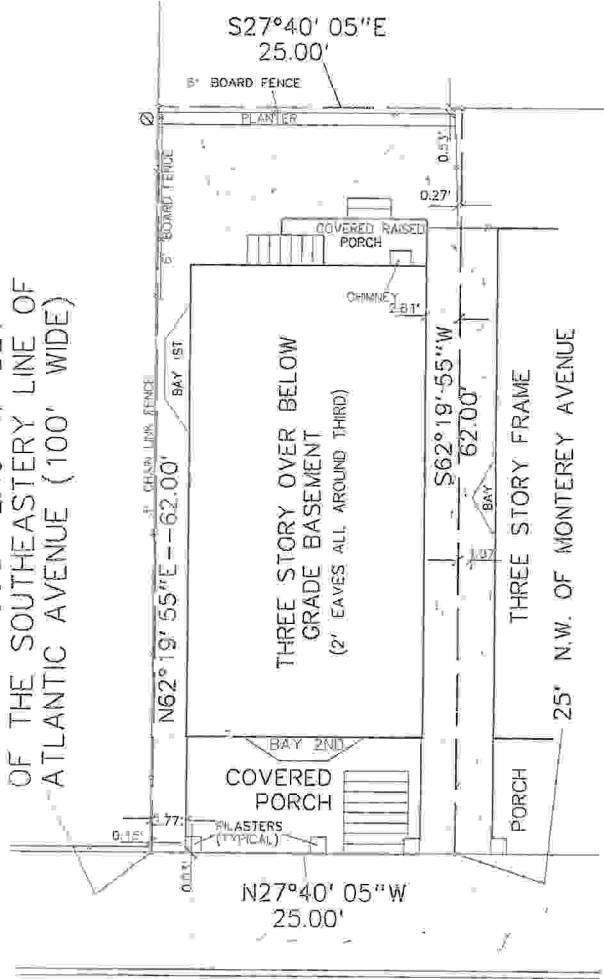
- (a) is the maker of this Deed;
- (b) is an authorized officer of the Grantor, and is authorized to execute this Deed; and
- (c) made this Deed for \$355,000.00 as the full and actual consideration paid or to be paid for the transfer of title; and
- (d) executed this Deed as the act of the Grantor.

Chana G Horowitz
NOTARY PUBLIC

CHANA G HOROWITZ
Notary Public, State of New Jersey
Comm. # 50212888
My Commission Expires 8/8/2028



205 FEET SOUTHEASTWARDLY
OF THE SOUTHEASTERY LINE OF
ATLANTIC AVENUE (100' WIDE)



CALIFORNIA AVENUE
(50 FT. WIDE)

SURVEYORS CERTIFICATION
I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey, made under my immediate supervision or of the latest data shown, unless noted otherwise.

RJL
6/5/2012

Robert J. Catalano Professional Land Surveyor No 10512



LAND TITLE SURVEY

19 SOUTH CALIFORNIA AVENUE, BLOCK 171, LOT 11
ATLANTIC CITY, FEBRUARY 12, 2024 WO 24015

ROBERT J. CATALANO AND ASSOCIATES P.A.
PROFESSIONAL LAND SURVEYORS AND PLANNERS
3325 ATLANTIC AVENUE - ATLANTIC CITY, N.J. 08401
AT 1 NORTH BOSTON AVENUE (PURPLE HEART WAY)
PHONE: (609) 345-1887 FAX (609) 345-3511
Emails: rcatalano@rcjpa.net crystal.catalanosurveys@comcast.net

RJL
6/5/2012

Robert J. Catalano Professional Land Surveyor No 18612



CITY OF ATLANTIC CITY

Block/Lot/Qual: 171. 11.	Tax Account Id: 2912
Property Location: 19 S CALIFORNIA AVE	Property Class: 2 - Residential
Owner Name/Address: 900 N MLK AC LLC APT 4D 1 W 64TH ST NEW YORK, NY 10023-6735	Land Value: 31,200
	Improvement Value: 124,300
	Exempt Value: 0
	Total Assessed Value: 155,500
Special Taxing Districts:	Additional Lots: None
	Deductions:

Balance Includes any Adjustments to Your Account

Taxes

[Make a Payment](#) [View Tax Rates](#) [View Current Bill](#) [Project Interest](#)

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	1,385.90	557.04	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	1,385.89	557.03	1,942.92	0.00	1,942.92	OPEN
Total 2024			2,771.79	1,114.07	1,942.92	0.00	1,942.92	
2023	02/01/2023	Tax	1,468.31	0.00	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	1,468.31	0.00	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	1,303.49	0.00	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	1,303.49	1,856.76	0.00	0.00	0.00	PAID
Total 2023			5,543.50	1,856.76	0.00	0.00	0.00	
2022	02/01/2022	Tax	1,516.52	0.00	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	1,516.51	0.00	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	1,420.11	0.00	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	1,420.10	0.00	0.00	0.00	0.00	PAID
Total 2022			5,873.24	0.00	0.00	0.00	0.00	

Last Payment: 02/07/24

[Return to Home](#)

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- image010.png (93 KB)

PROPERTY RECORD CARD - ATLANTIC CITY, N. J.

AP BLOCK LOT CARD NO.

51-2581 FRANK & AMELIA RICCIOTTI
BLK 51 19 S. CALIFORNIA AVE.
LOT 73 25 X 62

1550 #

OWNERSHIP

Anthony J. Cerone and Rosalie Cerone
DATE 11/7/30 PURCHASE PRICE

PHOTO OR MEMORANDA

PROPERTY FACTORS

LAND VALUE COMPUTATIONS AND SUMMARY

PROPERTY FACTORS	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	EXEMPTIONS	NET VALUE
PAVED	BUILDING SITE				65 OVER	
SEMI-IMPROVED	FILLED				VETERANS	
DIRT	RAW					
SIDEWALK	WOODED					
CURB	WASTE LAND					
WATER	TOTAL ACREAGE					
SEWER	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR		
GAS	25	62	150	81		
ELECTRICITY						
ALL UTILITIES		1550	0	10		15500
TOPOGRAPHY						
LEVEL						
HIGH	TOTAL VALUE LAND					3050
LOW	TOTAL VALUE BUILDINGS					11100
ROLLING	TOTAL VALUE LAND & BUILDINGS					14150
SWAMPY	UNFIN. BLDG.	GENERAL	2ND FLR.	GAR.	ADDNS.	OTHER

PROPERTY INFORMATION

ASSESSMENT RECORD

D COST	YEAR	LAND	BUILDINGS	TOTAL REAL	EXEMPTIONS	NET VALUE
E PRICE	1966	1,500	5,500	7,000	80	
G. COST	1967	1,500	5,500	7,000	80	
EXPENSES	1968	"	"	"	80	
	1969	"	"	"	80	
	1970	1,500	5,500	7,000	80	
	1971	1,500	5,500	7,000	80	
	1972-73	3,000	11,000	14,000	160	100%
	1974-75	3,000	11,000	14,000		
	1976-79	3,000	11,000	14,000		
	1980	1,500	13,900	15,400		

OWNERS NAME & ADDRESS

51
73
19 S CALIFORNIA AVE
25X62
F35
ERONE, ANTHONY J & ROSALIE
HILA, PA
15500
08401
13900
29400

PROPERTY ID

51 00
BLOCK
73 000
LOT
01 01
CARD OF CARDS

PROCESSING MAINTENANCE

DATE	DEL.	ADD.	CHG.	F/D	BY
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		
1	2	3	4		

Joseph J. Erono
BUILDING PERMIT

LOT	DATE	NUMBER DESCRIPTION	CLOSED DATE
201			
202			
203			

LAND DATA & COMPUTATIONS

LOT	ACRES	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE
301	1	250	25	62	
302	1				
303	1				
311	1		15.50		50,000
312	1				

DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE

DATE	MONTH/YEAR	TYPE	AMOUNT	SOURCE	VALIDITY	SALE
		1 - Land		Buyer	Valid	DELETE
		2 - Ld & Bldg		Seller	Invalid	0
		3 - Building		Other		

OTHER BUILDING & YARD IMPROVEMENTS

TYPE	QUAN	YEAR	SIZE	GRD	CND	DEPR	MOD	CODE	RCN/LD
401									
402									
403									
404									
405									
406									
407									
410									
450									

SUMMARY OF VALUES

0	TOTAL ACRES	A
330		
335		
G		

TOTAL VALUE LAND	TOTAL VALUE BUILDINGS	TOTAL VALUE LAND & BLDGS.
19,200	2,000	21,200
		8,700

TOPOGRAPHY	UTILITIES	ROADS	TRAFFIC	LANDSCAPE
0 N/A 1 Sewer 2 Low 3 High 4 Rolling	1 All Public 2 Pub. Water 3 Public Sewer 4 Gas 5 Well 6 Septic	0 None 1 Dirt 2 Gravel 3 Proposed 4 Sidewalk 5 Alley 6 Rear Lot	0 N/A 1 Light 2 Medium 3 Heavy	1 Inferior 2 Typical 3 Superior

500	V	0	0	D	501	DWLG CLASS	16
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505	1.0	1.5	2.0	2.5	3.0	3.5	3.0
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510	TOTAL	14	BED ROOMS	09	FAMILY ROOMS	2
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515	ERECTED	1930	RENOV.	00	EFF. YEAR 18	AGE	
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520	EX	VG	GD	AV	FR	PR	VP	UN	FR
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525	TYPE	1 HIP	4 GAMBREL	2 GABLE	6 MANSARD	3 FLAT		1
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530	MATERIAL	1 ASPH SHINGLE	4 ROLL	2 WOOD SHINGLE	5 TILE/ASB	3 METAL	6 OTHER	6
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535	FOUNDATION	1 MASONRY	3 POST/PIER	2 CONC. BLOCK	4 SLAB			1
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540	BSMT	0741		0000		3,034		
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545	FIN BSMT	0741	AREA			3,690		
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550	BASEMENT TOTAL					6,724		
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555	STRUCTURE	0 OTHER	3 BLOCK	6 STONE	7 ASBESTOS	5		
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560	WALL TYPE	AREA	0741			18,981		
-----	-----------	------	------	--	--	--------	--	--

565	FLOOR	5	1482			21,022		
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570	HALF STORY							
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575	ROW/TOWNHOUSE END ADJ.							
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580	ADJUST. SUBTOTAL					40,003		
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585	BSMT GAR							
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590	BLTN GAR							
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545	G.F.A.	0741	SF.					
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551	UNF. STORY		AREA					
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552	UNF. % STORY							
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553	PART BRICK							
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554	PART STONE							
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560	STRUCTURE TOTAL ADJUST. COST					40,003		
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565	1/2 SLAB	2 WOOD	3 OTHER			2		
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570	SLAB AREA							
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575	SOURCE	0 NONE	2 OIL	4 ELECTRIC	1 COAL	3 GAS	5 SOLAR	3
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580	HEAT SYSTEM	0 NONE	2 GRAVITY H.A.	5 RADIANT	1 FLR/WALL	3 FORCED H.A.	6 HEAT PUMP	4
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585	CENTRAL COOLING TYPE	0 NONE	1 ADDED TO EXIST.	2 OWN DUCT WORK				0
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590	HEATING & COOLING TOTAL COST					3,571		
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595	PLUMBING FIXT.	4 FIXT.	3 FIXT.	2 FIXT.	ADDNL			
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600	BULT IN APPLIANCES	0	0	0	1			
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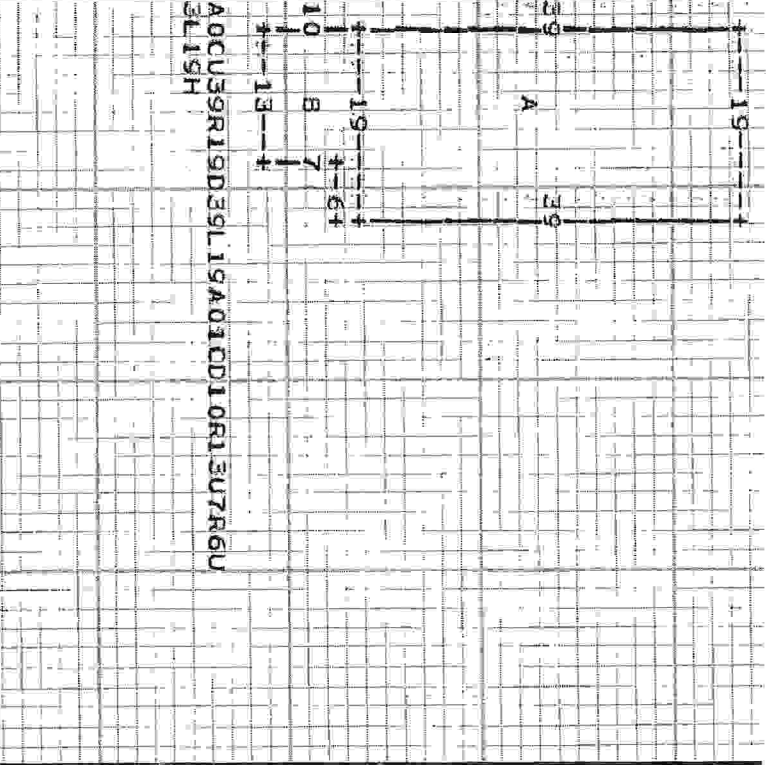
605	FIRE PLACES	1 STRY	1/2 STRY	2 STRY	FREESTD	ADDNL	OPN	
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610	FIN. ATTIC AREA							0
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615	BULT IN AUD/DR BASEMENT GARAGES							
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620	BSMT GAR							
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625	BLTN GAR							
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SKETCH VECTORS

699 □ DELETES 701:712

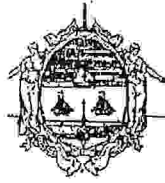
Code	Lower	1st	2nd	3rd	Area	Code	Lower	1st	2nd	3rd	Area
601		11				606					
602					148	607					
603						608					
604						609					
605						610					

BASEMENT TOT.	6.1
STRUCT TOT ADJ	40.0
SLAB ADJ	
HEAT/COOL TOT.	3.5
PLUMBING TOT.	1.1
BL APPL. TOT.	
FIREPLACE TOT.	
FIN ATTIC TOT.	
BSMT GAR. TOT.	
ADDITIONS TOT.	52.5
TOT. BASE COST	
COST CONW FAC	1.0
STRUCT. APPR.	80.5
FIN. NET COND	0.4
STRUCTURE TOT.	36.5
OBRY TOTAL	
GRR. BLDG SUM	
TOT. BLDG COST	36.5
TOT. VAL LAND	77.5
TOT. COST VAL	113.0

GROSS BUILDING SUMMARY

ID	
USE	
CONSTRUCTION	
GRADE	
YEAR BUILT	
CDU	
SIZE	
RATE	
RCN	
DEPRECIATION	
MARKET VALUE	
TOTAL GROSS VALUE	

Post- ¹ / ₂ Fax Note	7671	Date	8/15	# of pages	1
To	Charles Lukens	From			
Co./Dept.		Co.			
Phone #	347-0469	Phone #			
Fax #		Fax #			



Rev. 8/99

CITY OF ATLANTIC CITY

DIVISION OF PLANNING
 CITY HALL - SUITE 508
 ATLANTIC CITY, NEW JERSEY 08401
 (609) 347-5404

CERTIFICATE OF LAND USE COMPLIANCE

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

000284275

Applicant's (Your) Name: CHARLES LUKENS Phone: 348-0101
BRIGHT STAR MANAGEMENT

Applicant's (Your) Address: ONE S. NEW YORK AVE. #410 A.C. NJ 08401

Owner's Name: EVELYN ENRIQUEZ Phone: _____

Owner's Address: 222 E. 80TH ST. 2FC NYC, NY 10021

Owner's Signed Consent: [Signature] Date: 8/15/2001

Name and Address of Professional Consultant(s): _____

Street Address of Subject Property: 19 S. CALIFORNIA AVE., A.C., NJ

Zoning District: RS Block(s) 171 Lot(s) 11

Present Use (include total number of units, describe fully): 2 FAMILY Residence

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

INTERIOR RENOVATIONS, Remodel Bath Rooms, Kitchen, Living Room + one Bed Room

NOTICE: 1) 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. 2) THE OWNER, BY HIS "SIGNED CONSENT" ABOVE, ALSO AUTHORIZES THE RELEASE OF THE PROPERTY RECORD CARDS AND ANY OTHER DOCUMENTS TO THE APPLICANT.

FOR OFFICE USE ONLY

APPROVED DENIED _____

Conditions of Approval: This Certificate verifies the permissibility of the proposed construction only, it does not address the nonconforming aspects of the use or structure.

Application Number: 12780 Fee Received: \$16.00

Date Filed: 8/20/01 Date Issued: 9-4-01

Authorization: [Signature]
 WILLIAM D. CRANE, P.P., AICP, LAND USE ADMINISTRATOR

Distribution:

Building Department	<input checked="" type="checkbox"/>	City Engineer	<input type="checkbox"/>
Code Enforcement	<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>
Mercantile Office	<input type="checkbox"/>	Tax Assessor	<input type="checkbox"/>
V.I.P. Program	<input type="checkbox"/>	Other	<input type="checkbox"/>







