

# Brian J. Callaghan

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BRIAN J. CALLAGHAN

MARCH 20, 2024

Via hand delivery and email (rreid@njcrda.com)

Robert Reid  
Casino Reinvestment  
Development Authority  
15 S. Pennsylvania Avenue  
Atlantic City, NJ 08401

**RE: 220 S. Seaside Avenue  
Atlantic City, NJ 08401  
Block: 76 Lot: 10  
Our File No.: 06331 BJC**

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Dear Rob,

Please be advised that we represent Marc Zarych, who is applying for a Certificate of Non-Conformity for 220 S. Seaside Avenue for two units. Please find enclosed four sets of the Certificate of Non-Conformity Application together with attachments and a check in the amount of \$100.00. Please review and advise as to a hearing date.

After reviewing, if there is any additional documentation that you require, please feel free to contact me.

Thank you once again.

Cordially,

Brian J. Callaghan

*Brian J. Callaghan*

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BJC: ad  
Cc/ Marc Zarych (marc.zarych@gmail.com)



**15 South Pennsylvania Avenue**  
**Atlantic City, NJ 08401**

**APPLICATION FORM For**  
**Non-conforming Use Certification**

To be completed by CRDA staff only.

**Date Filed:** \_\_\_\_\_ **Application No.:** \_\_\_\_\_

**Application Fees:** \_\_\_\_\_ **Escrow Deposit:** \_\_\_\_\_

**Scheduled for:** \_\_\_\_\_  
**Review for Completeness:** \_\_\_\_\_ **Review:** \_\_\_\_\_

**1. SUBJECT PROPERTY**

Location: \_\_\_\_\_ 220 S. Seaside Avenue \_\_\_\_\_

Tax Map Page \_\_\_\_\_ Block 76 Lot(s) 10 \_\_\_\_\_

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

Dimensions Frontage 35 Depth 70 Total Area 2,450 \_\_\_\_\_

Zoning District \_\_\_\_\_ LH-1 \_\_\_\_\_

Explain in detail current Use of Subject Property:

Two units

Certificate of Nonconformity being sought for Nonconforming

Use \_\_\_\_\_  Structure \_\_\_\_\_  Both \_\_\_\_\_

**2. APPLICANT**

Name \_\_\_\_\_ Marc Zarych \_\_\_\_\_

Email \_\_\_\_\_ marc.zarych@gmail.com \_\_\_\_\_

Address \_\_\_\_\_ 33 N. Exter Avenue \_\_\_\_\_

Telephone Number \_\_\_\_\_ 609-287-0262 \_\_\_\_\_

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.

Name	<u>N/A</u>	Address	_____	Interest	_____
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 X Proposed \_\_\_\_\_

Present detailed use of the premises:

Two unit duplex  
\_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_


**CERTIFICATIONS**

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

21<sup>st</sup> day of March, 2024

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Michael C. Leonard  
 Attorney at Law  
 State of New Jersey  
 ID # 010901977

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

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.

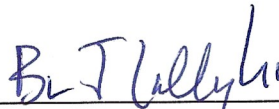
[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this  
21<sup>st</sup> day of March, 2024



NOTARY PUBLIC

Michael C. Learn  
Attorney at Law  
State of New Jersey  
ID # 010901977



SIGNATURE OF OWNER

Attachment  
Application for Certificate of Nonconformity

220 S. Seaside Avenue  
Atlantic City, NJ 08401  
Block: 76 Lot: 10

4. Property Information

- a. Deed showing evidence of site control;
- b. Copy of survey prepared by Danial J. Ponzio;
- c. Metes and Bounds description prepared by Danial J. Ponzio;
- d. Property Record Card from 1961, showing two units;
- e. Property Record Card from 1981, showing three units;
- f. 61 Polk Directory;
- g. 65 Polk Directory;
- h. Pictures of the Property;