

PLANNING/ZONING BOARD APPLICATION FORM

CITY OF ATLANTIC CITY
Department of Planning & Development
CITY HALL – SUITE 508
ATLANTIC CITY, NEW JERSEY 08401

FOR OFFICE USE ONLY

_____ PLANNING BOARD

_____ ZONING BOARD

Date: June 29, 2026

****Must provide ALL documents Digitally in addition to manual submission****

1. SUBJECT PROPERTY

STREET ADDRESS: 122 N. California Avenue

TAX MAP SHEET NO. 60 BLOCK 343 LOT(s) 12.02
SHEET NO. _____ BLOCK _____ LOT(s) _____
SHEET NO. _____ BLOCK _____ LOT(s) _____

ZONING DISTRICT(s) R-3 Single-Family Attached (Townhouse) Residential District

2. APPLICANT:

Name: Chapman Real Estate Holdings Limited Liability Company Phone: (609) 335-1578

Address: 102 S. Franklin Avenue, Margate, New Jersey 08402

Email Address: benchapmandevelopment@gmail.com Fax Number: _____

Applicant is a(n) _____ Corporation _____ Partnership _____ Individual ☒ LLC

3. **DISCLOSURE STATEMENT:** A corporation or partnership applying 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 stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to section 1 of this act [40:55D-48.1], that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.

Name: Ben Chapman
Address: 102 S. Franklin Avenue, Margate, New Jersey 08402 Interest 100%
Name: _____
Address: _____ Interest _____
Name: _____
Address: _____ Interest _____
(Attach pages as necessary to fully complete)

4. If Owner is other than the applicant, provide the following information on the Owners(s):

Name: N/A
Address: _____
Telephone Number: _____ Fax Number: _____
Email Address: _____

5. PROPERTY INFORMATION:

Present Use of Property: Vacant Lot
Lot Area: 32,912.75 sf
Building Area (Ground Floor): _____
Building Area Total: _____
Number of Off-Street Parking Spaces: 2 spaces per new lot
Restrictions, covenants, easements, association by laws, existing or proposed on the property:
Yes (attach copies) _____ No _____ Proposed _____

6. Applicant's Attorney: Eric S. Goldstein, Esquire Phone: (609) 927-1177
Name: Eric S. Goldstein, Esquire – Nehmad Davis & Goldstein, PC
Address: 4030 Ocean Height Avenue, Egg Harbor Township, NJ 08234
E-mail Address: egoldstein@ndglegal.com Fax Number: (609) 926-9721

7. Applicant's Engineer: Arthur J. Chew, III, PE Phone: (609) 992-88409

Name: Arthur J. Chew, III, PE – Arthur Chew Consulting LLC

Address: 130 West Seaview Avenue, Linwood, New Jersey 08221

Email Address: arthur@arthurchewconsulting.com Fax Number: _____

8. Applicant's Planning Consultant: _____

Name: _____ Phone: _____

Address: _____

Email Address: _____ Fax Number: _____

9. Applicant's Traffic Consultant: _____

Name: _____ Phone: _____

Address: _____

Email Address: _____ Fax Number: _____

10. List any other Expert who will submit a report or who will testify for the Applicant

Name: _____ Phone: _____

Address: _____

Field of Expertise: _____

Email Address: _____ Fax Number: _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

(Check all that apply)

SUBDIVISION

- | | |
|-------------------------------------|--|
| ☐ | Minor Subdivision Approval |
| ☒ | Major Subdivision Approval (Preliminary) |
| ☒ | Major Subdivision Approval (Final) |
| ☐ | Number of lots to be created |
| ☐ | Number of proposed dwelling units |
| | (If applicable) |

SITE PLAN

_____ Preliminary Site Plan Approval
_____ Final Site Plan
_____ Amendment or revision to an Approved Site Plan
_____ Number of proposed dwelling units

CONDITIONAL USE

_____ Conditional Use Approval

VARIANCE(S)

_____ Appeal decision of an Administrative Officer
(N.J.S.A. 40:55D – 70a)
_____ Map or Ordinance Interpretation or Special Question
(N.J.S.A. 40:55D – 70b)
_____ Variance Relief – Hardship (N.J.S.A. 40:55 D-70 c.(1))
 X Variance Relief – Substantial Benefit (N.J.S.A. 40:55 D-70 c.(2))
_____ Variance Relief – Use (N.J.S.A. 40:55D-70 d)
_____ Other (Specify request) _____

12. Section(s) of Ordinance from which variance is requested: Minimum Lot Area;
Minimum Lot Width; Front Yard Setback; Rear Yard Setback.

13. Waivers Requested from Development Standards and/or Submission Requirements:
N/A

14. Explain in detail the exact nature of the application and the changes to be made at the premises (attach pages as needed): Applicant proposes the subdivide the existing
property to create nine (9) new lots.

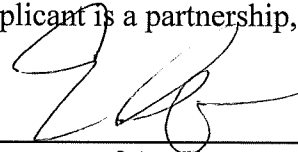
§ 163-174. Limitations. [Amended 6-15-1988 by Ord. No. 1-1988] No variance granted pursuant to this chapter shall be valid for a period longer than one year from the date of issue, unless a building permit is issued, and construction is actually begun within that period and is thereafter diligently pursued to completion or an occupancy permit is obtained and a use commenced within that period.

15. If variances are requested, describe the variances and state, in detail, the justification for the granting of each variance see attached.

16. Are any off-tract improvements required or proposed?

17. What form of security does the applicant propose to provide as performance and maintenance guarantees?

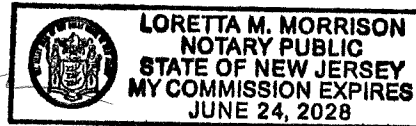
18. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership.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



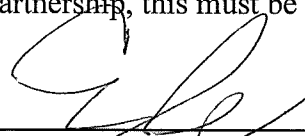
Signature of Applicant

Eric S. Goldstein, Esquire – Attorney for Applicant

Sworn and subscribed to
Before me this 29th
day of June 2026.



19. 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.



Signature of Owner

Eric S. Goldstein, Esquire – Attorney for Applicant

Sworn and subscribed to
Before me this 29th
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