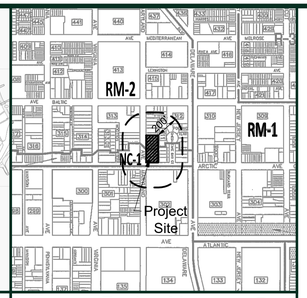


Tax Map

Source : Atlantic City Tax Map

Tax Sheet 54

Scale: 1" = 200'

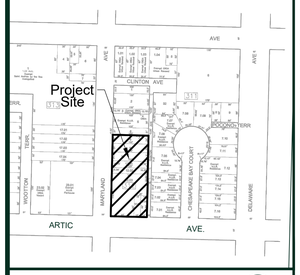


U.S.G.S. Key Map

Source : United States Geological Survey Map

Atlantic City, NJ Quandrangle

Scale: 1" = 2,000



Zoning Map

Source : Atlantic City Zoning Map

Scale: 1" = 600'

Adjacent Owners List Within 200' of Block 312 Lots 7-10, &12.01-12.05

Municipality	Block	Lot	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Atlantic City	301	3	916 ARCTIC AVE	FOYA DEVELOPMENT GROUP LLC	1212 SPRINGFIELD AVE	IRVINGTON, NJ	07111
Atlantic City	301	7	904 ARCTIC AVE	VETS SERIES 904 LLC	3 DOWNE CIRCLE	MEDFORD, NJ	08055
Atlantic City	301	8	44 N MARYLAND AVE RR #B	WOLF, ABRAHAM TRUSTEE	27 WEST THIRD ST 1ST FL	MEDIA, PA	19063
Atlantic City	301	9	902 ARCTIC AVE	902 ARCTIC LLC	15 ELI CIR	MORGANVILLE, NJ	07751
Atlantic City	301	10	900 ARCTIC AVE	B2I CAPITAL, LLC	14 COOPERFIELD LANE	OLD WESTBURY NY	11568
Atlantic City	301	11	46 N MARYLAND AVE	MOTLEY, G & HARLEY, B & MOTLEY, S	1740 MCKINLEY AVE	ATLANTIC CITY, NJ	08401
Atlantic City	301	12	44 N MARYLAND AVE #B	VETS 13 LLC	617 STOKES RD UNIT 4-254	MEDFORD, NJ	08055
Atlantic City	301	13	44 N MARYLAND AVE	RHINO PETS SERIES 44 LLC	617 STOKES RD 4-254	MEDFORD, NJ	08055
Atlantic City	301	14	42 N MARYLAND AVE	ZHU, HUANHUAN	117 N MASSACHUSETTS AVE	ATLANTIC CITY, NJ	08401
Atlantic City	301	16	40 N MARYLAND AVE	LEE-CURRY JANETTE & STEVENS JAQUELI	P.O. BOX 12364	PHILADELPHIA, PA	19119
Atlantic City	301	17	38 N MARYLAND AVE	HERNANDEZ-GARCIA MANUEL & GARCIA,	70 CAPT SHANKEY DR	GARNERVILLE, NY	10923
Atlantic City	302	1	815 ATLANTIC AVE	SHOWBOAT REN I LLC	1520 LOCUST ST #300	PHILADELPHIA, PA	19102
Atlantic City	302	2	808 ARCTIC AVE	SHOWBOAT REN I LLC	1520 LOCUST ST #300	PHILADELPHIA, PA	19102
Atlantic City	311	1.01	826 BALTIC AVE	M&J BALTIC VIRGINIA LLC	444 HOES LANE #200	PISCATAWAY, NJ	08854
Atlantic City	311	1.02	824 BALTIC AVE	M&J BALTIC VIRGINIA LLC	444 HOES LANE #200	PISCATAWAY, NJ	08854
Atlantic City	311	1.03	822 BALTIC AVE	M&J BALTIC VIRGINIA LLC	444 HOES LANE #200	PISCATAWAY, NJ	08854
Atlantic City	311	1.04	820 BALTIC AVE	M&J AT BALTIC VIRGINIA, LLC	444 HOES LANE #200	PISCATAWAY, NJ	08854
Atlantic City	311	6	802 BALTIC AVE	CHARLES DREW REALTY LLC	164 CAROL ST	LAKEWOOD, NJ	08701
Atlantic City	311	7.01	100 CHESAPEAKE BAY CT	BERROA, ADRIANNA	325 LEEDS AVE	PLEASANTVILLE, NJ	08232
Atlantic City	311	7.02	102 CHESAPEAKE BAY CT	BROOKS, GARKEEN	102 CHESAPEAKE BAY CT	ATLANTIC CITY, NJ	08401
Atlantic City	311	7.03	104 CHESAPEAKE BAY CT	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	311	7.04	106 CHESAPEAKE BAY CT	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	311	7.05	108 CHESAPEAKE BAY CT	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	311	7.06	110 CHESAPEAKE BAY CT	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	311	7.07	112 CHESAPEAKE BAY CT	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	311	7.08	114 CHESAPEAKE BAY CT	BROCK-DUBOSE, MARY L.	114 CHESAPEAKE BAY CT	ATLANTIC CITY, NJ	08401
Atlantic City	311	7.09	115 CHESAPEAKE BAY CT	SCOTT, KERRY ANN M	790 VIVIAN CT	BALDWIN, NY	11510
Atlantic City	311	7.10	113 CHESAPEAKE BAY CT	COSTON, JASON	113 CHESAPEAKE BAY CT	ATLANTIC CITY, NJ	08401
Atlantic City	311	7.11	111 CHESAPEAKE BAY CT	PERKINS, LORRAINE L.	111 CHESAPEAKE BAY CT	ATLANTIC CITY, NJ	08401
Atlantic City	311	7.12	109 CHESAPEAKE BAY CT	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	311	7.13	107 CHESAPEAKE BAY CT	SCARLATA, JAMES & MARIA A	117 IVY ROCK LN	HAVERTOWN, PA	19083
Atlantic City	311	7.14	105 CHESAPEAKE BAY CT	COBBITT, ESTHER	105 CHESAPEAKE BAY CT	ATLANTIC CITY, NJ	08401
Atlantic City	311	7.15	103 CHESAPEAKE BAY CT	CAFE PROPERTIES LLC	1106 BALTIMORE PIKE	SPRINGFIELD, PA	19064
Atlantic City	311	7.16	101 CHESAPEAKE BAY CT	PENG, TI	319 SUNFLOWER DR	EGG HBR TWP, NJ	08234
Atlantic City	311	8	817 POCONO TERR	BOODRAM, AVINASH	29 E MAIN ST	CHRISTIANA, DE	19702
Atlantic City	311	31	135 CLINTON AVE	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY N J	08401
Atlantic City	311	32	137 N CLINTON AVE	137 N CLINTON AVE AC NJ LLC	PO BOX 1923	ATLANTIC CITY NJ	08404
Atlantic City	312	1	129 N MARYLAND AVE	MCINTOSH, ARTHUR & PAULINE	129 N MARYLAND AVE	ATLANTIC CITY, NJ	08401
Atlantic City	312	2	127 N MARYLAND AVE	ABDULLAH, PATRICIA SARTOR	127 N. MARYLAND AVENUE	ATLANTIC CITY, NJ	08401
Atlantic City	312	3	125 N MARYLAND AVE	HOUSING AUTHORITY & URBAN REDEV	227 N VERMONT AVE	ATLANTIC CITY, NJ	08401
Atlantic City	312	4	123 N MARYLAND AVE #A	HOUSING AUTHORITY & URBAN REDEV	PO BOX 1258	ATLANTIC CITY, NJ	08401
Atlantic City	312	5	123 N MARYLAND AVE	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	312	6	121 N MARYLAND AVE	JOHNSON, NAKIA N	121 N MARYLAND AVE	ATLANTIC CITY, NJ	08401
Atlantic City	312	7	119 N MARYLAND AVE #A	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	8	119 N MARYLAND AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	9	117 N MARYLAND AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	10	115 N MARYLAND AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	12.01	113 N MARYLAND AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	12.02	111 N MARYLAND AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	12.03	109 N MARYLAND AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	312	12.04	835 ARCTIC AVE	CITY OF ATLANTIC CITY	1301 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
Atlantic City	312	12.05	837 ARCTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
Atlantic City	313	1	936 BALTIC AVE	SAINT ANDREW BY THE SEA EVANGELICAL	936 BALTIC AVE	ATLANTIC CITY, NJ	08401
Atlantic City	313	6	900 BALTIC AVE	SAKIVA, NED	14 COPPERFIELD LN	WESTBURY, NY	11568
Atlantic City	313	7	132 N MARYLAND AVE	SEWELL BE LLC	350 W 3RD AVE	ROSELLE, NJ	07203
Atlantic City	313	17.01	116 N MARYLAND AVE	WANG, JIAN & LIN, QIAO	116 N MARYLAND AVE	ATLANTIC CITY, NJ	08401
Atlantic City	313	17.02	114 N MARYLAND AVE	WILLIAMS, TRAVIS & CHRISTINE	55 SPRINGHILL RD	MANTUA, NJ	08051
Atlantic City	313	17.03	112 N MARYLAND AVE	GROFF, BRIAN L & STEPHEN C	240 JOHNSON RD	BLACKWOOD, NJ	08012
Atlantic City	313	17.04	110 N MARYLAND AVE	WHITLOCK, BICWA	110 N MARYLAND AVE	ATLANTIC CITY, NJ	08401
Atlantic City	313	23.01	901 ARCTIC AVE	HOUSING AUTHORITY & URBAN REDEVELOP	227 N VERMONT AVE POB 258	ATLANTIC CITY, NJ	08404
Atlantic City	313	23.02	915 ARCTIC AVE	CUTTING EDGE PROPERTY MGMT LLC	2 DARTMOUTH DR	DELRAN, NJ	08075

General Notes:

1. Owner & Applicant: City of Atlantic City
   1301 Bacharach Boulevard
   Atlantic City, NJ 08401
2. Subject property is known and designated as Block 312 Lots 7, 8, 9, 10, & 12.01-12.05.
3. Block and Lot numbers are based on the current tax map for Atlantic City, located in Atlantic County, New Jersey.
4. All bearings and coordinate values shown are based on the New Jersey State Plane Coordinate System (NAD 1983).
5. This survey was prepared in accordance with information obtained from existing surveys & subdivisions plans, adjoining parcel deeds of record and physical monumentation found on subject property and adjoining properties.
6. This survey was prepared without benefit of a current and complete report of title referencing all three subject properties, and as such is subject to any easements or other restrictions that such a report would disclose.
7. All rights and privileges possessed by public utilities in the vacated roads and streets are reserved to maintain, repair and replace their existing facilities adjacent to, over, and under the streets or any part thereof.
8. Reference Maps:
   a. Site/Subdivision Plat Block 3112 Lots 10-21 prepared by Arthur W. Ponzio Co. & Associates, Inc. Dated January 5, 2007 and filed in the Atlantic County Clerk's office as Map #M2007016358.
   b. Plan of Chesapeake Bay Gardens prepared by Adler Engineers, Inc, dated June 25, 2002 and filed in the Atlantic County Clerk's office as Map #2091399.
   c. Plan of Chesapeake Bay Pointe, prepared by Adler Engineers, Inc, dated October 13, 2003 and filed in the Atlantic County Clerk's office as Map #4004487.

Owners Certification:
It is hereby certified that Lands Subdivided by this map are owned by Title of Record and that Consent to the Approval of Said Plan is Given.

Date City of Atlantic City

Atlantic County Approval:

Approved Subdivision _____
Date _____ Atlantic County Planning Board on the basis that the Subdivision Portrays all items required under Review Resolution.
File No._____

Atlantic City Zoning Board of Adjustment Approval:

This plan is Hereby Approved by the Zoning Board of Adjustment of the Atlantic City New Jersey.

Date Zoning Board of Adjustment Board Chairman

I certify that this map was duly approved by Resolution of the Zoning Board of Adjustment Board at an Official Meeting held on _____ and shall be filed on or before _____
I hereby further certify that Zoning Board of Adjustment Board the is Constituted Proper Authority.

Date Zoning Board of Adjustment Secretary

Municipal Engineer
I have carefully examined this map and to the best of my knowledge and belief find it conforms with the provisions of "The Map Filing Law", Resolution of Approval and Applicable Municipal Ordinances and Requirements.

Date City Engineer

Municipal Clerk:
The monuments shown on this map shall be set within the time limit provided in the "Municipal Land Use Law," P.L. 1975 c.291 (C.40:55D-1 ET SEQ.) or Local ordinance.
I certify that a bond has been given to the Municipality, Guaranteeing the future setting of the monuments as designated and shown on this map.

I certify that the public Streets or other ways shown hereon have been approved as to location and widths and names by the proper authority.

Date City Administrator/Clerk

Surveyors Certification:

I hereby certify to the best of my knowledge and belief this Land Survey dated March 2026 meets the minimum survey detail requirements, of the State Board of Professional Engineers and Land Surveyors and the map has been made under my supervision, and complies with the of "The Map Filing Law" and that the outbound corner markers as shown have been found, or set.

5/19/2026
Date

Richard A. Heggan
Professional Land Surveyor
New Jersey Licensed License No. 24497

Zoning Compliance Chart

	Neighborhood Commercial (NC-1) Zone				Residential Multi-Family (RM-2) Zone			
	Single-Family Residential Not Permited (v)				Single-Family Residential Permited			
Standard	Required	Proposed Lot A	Proposed Lot B	Proposed Lot C	Required	Proposed Lot D	Proposed Lot E	Proposed Lot F
Min. Lot Area (sf)	3,000	3,838	3,838	3,824	3,000	3,800	3,800	3,800
Min. Lot Width (ft)	No Regulation Established	38	38	38	40	38 (v)	38 (v)	38 (v)
Max. Residential Density (units/acre)	No Regulation Established	13.7			24.2	13.7		
Max. Lot Coverage								
Principal	40%	(1)	(1)	(1)	35%	(1)	(1)	(1)
Accessory	20%	(1)	(1)	(1)	10%	(1)	(1)	(1)
Aggregate	50%	(1)	(1)	(1)	40%	(1)	(1)	(1)
Principal Building								
Min. Front Yard Setback (ft)								
Arctic Avenue	20	7 (v)	n/a	n/a	n/a	n/a	n/a	n/a
N. Maryland Avenue	20	15 (v)	15 (v)	15 (v)	15	(1)	(1)	(1)
Clinton Avenue	20	15 (v)	15 (v)	15 (v)	15	(1)	(1)	(1)
Min. Side Yard Setback (ft)	15	N: 5 (v)	N: 5 (v)	N: 5 (v) (2)	One: 5	(1)	(1)	(1)
		n/a	S: 7(v)	S: 7(v)	Both: 12	(1)	(1)	(1)
Min. Rear Yard Setback (ft)	n/a	n/a	n/a	n/a	60'	n/a	n/a	n/a
Max. Building Height (ft)	35	(1)	(1)	(1)	35	(1)	(1)	(1)
Max. Floor Area Ratio	0.6	1.80 (v)	1.80 (v)	1.80 (v)	1.8	(1)	(1)	(1)
Accessory Structures								
Permitted Yards	All	(1)	(1)	(1)	Rear	Front (v)	Front (v)	Front (v)
Min. Front Yard Setback (ft)								
Arctic Avenue	20	7 (v)	n/a	n/a	n/a	n/a	n/a	n/a
Clinton Avenue	20	5 (v)	5 (v)	5 (v)	15	5 (v)	5 (v)	5 (v)
Min. Side Yard Setback (ft)	15	5 (v)	5 (v)	5 (v)	5	(1)	(1)	(1)
Min. Rear Yard Setback (ft)	n/a	n/a	n/a	n/a	3	n/a	n/a	n/a
Min. Setback from Principal Structure	10	(1)	(1)	(1)	10	(1)	(1)	(1)
Max. Building Height (ft)	15	(1)	(1)	(1)	15	(1)	(1)	(1)
Max. Fence Height (ft)	4	6 (v) (3)	6 (v) (3)	6 (v) (3)	4	6 (v) (3)	6 (v) (3)	6 (v) (3)

(v) Variance Requested
(1) Conformance to be deferred to plot plan.
(2) A side yard of twenty-five (25) feet shall be provided along any side lot line abutting a residential district boundary line.
(3) A variance is being requested to allow for 6' high fences in the front yard off of Clinton Ave. Any fence proposed off of North Maryland Ave or Arctic Ave shall comply with the ordinance.

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING CHAIN LINK FENCE
- CENTERLINE
- EXISTING CONTOURS
- FND. P/C
- FND. C.M.
- WATER VALVE
- WATER METER
- GAS VALVE
- UTILITY POLE

RICHARD A. HEGGAN
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSED LAND SURVEYOR NO. 24497

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION, OR EMBOSSED SEAL AND SIGNATURE IN BLUE INK, THEN IT IS A COPY THAT MAY HAVE BEEN ALTERED.

ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.
215 BELLEVUE AVENUE
P.O. BOX 253
HAMMONTON, NJ 08037-2019
TEL (609) 561-0452
FAX (609) 567-4869

ARH ASSOCIATES
CIVIL ENGINEERS
NJ no. 24GA27973300, DE no. SR-00000027
MD no. 21583

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revisions

Major Subdivision of Block 312 Lots 7, 8, 9, 10, & 12.01-12.05 (Tax Map #54)
Atlantic City, New Jersey

date:	March 2026
scale:	1"=20'
drawn by:	A.M.E.
checked:	R.A.H.
proj. no.:	67330028.01

1 of 1

DRAWING LOCATION	W:\FILEROOM\HQ\67330028\SUR\DWGS_67330028.01-SURV-BASE.dwg
LAST DATE SAVED	6/11/2026
LAST SAVE BY	Mcuncio