



**COFONE CONSULTING GROUP, LLC**

CHRISTINE A. COFONE, PP, AICP  
*Principal*

November 17, 2016

Lance B. Landgraf, Jr., PP/AICP  
Director of Planning  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

RE: **Mary Paolillo**  
**10 S. Florida Avenue**  
**Block 166, Lot 11**  
**Application #2016-10-2083**

Dear Mr. Weiss:

On November 17, the CRDA Land Use Regulation and Enforcement Division (LURED) held a hearing on the Mary Paolillo application (#2016-10-2083). I was in attendance in my capacity as the LURED hearing professional planner.

The applicant is seeking a Certificate of Nonconformity for the use on Block 166, Lot 11 within the RS-C (Resort Commercial) District.

According to the applicant's application, the present use of the property is a multi-family building containing four apartments and seven rooms. The applicant is seeking a Certificate of Nonconformity to continue to utilize the site as such without seeking a variance, as the existing and proposed use is not a permitted use in the RS-C District and the property is being sold.

The applicant supplied a considerable amount of documentation and evidence as referenced on pages three through six of its application as well as attachments. All documents as contained within the application are incorporated herein by reference.

Notably, the applicant submitted a 1989 "certification of land use compliance" for a boarding

---

125 Half Mile Road, Suite 200 • Red Bank, New Jersey 07701 • Office: 732.933.2715 • Fax: 732.933.2601 • Cell: 732.439.6400

E-mail: [ccofone@cofoneconsulting.com](mailto:ccofone@cofoneconsulting.com) • [www.cofoneconsulting.com](http://www.cofoneconsulting.com)



**COFONE CONSULTING GROUP, LLC**

CHRISTINE A. COFONE, PP, AICP  
*Principal*

house issued by the city referencing seven rooms and four apartments. The application has additionally submitted evidence of the boarding house use as early as 1965 and as late as 2014. The evidence appears to show continual usage of the property for the boarding house use.

The legal nonconformity standards for establishing proof of a nonconforming use are also incorporated herein by reference.

Based on the substantial documentation and evidence supplied with the application along with the testimony provided at the hearing by Mary Paolillo, it is my professional opinion that the applicant met the legal burden of establishing the existence of a nonconforming use prior to the adoption of the RS-C District.

Respectfully submitted,

Christine A. Nazzaro-Cofone, AICP, PP  
Principal