



July 20, 2017

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
LAND USE REGULATION AND ENFORCEMENT DIVISION**

**NOTICE OF DECISION**

**Applicant Name: Mohammed Homary**  
**Application #2015-04-2172**

**Please take notice** that pursuant to Resolution 17-81 adopted July 18, 2017, the Casino Reinvestment Development Authority (CRDA) approved a Certificate of Non-Conformity pursuant to N.J.S.A. 40:55D-68 of the Municipal Land Use Law, for the existing commercial ground floor use with one apartment above on the property where such use is no longer permitted. The Certificate of Non-Conformity certifies that the use existed lawfully prior to a zoning change that rendered the use non-conforming, and permits it to continue on the property. The property is located at 2429 Arctic Avenue, Block 339 Lot 62, Atlantic City, in the NC-1 Neighborhood Commercial District Zone.

The grant of the application shall be expressly conditioned upon the applicant satisfying all applicable requirements of the City of Atlantic City Land Use Ordinances or other City Ordinances, and the requirements of any City Agency, Board or Authority. Further, the approval is conditioned upon the applicant obtaining any and all other necessary governmental approvals, and compliance with all Federal, State and Local laws. Pursuant to NJSA 5:12-183, Resolution 17-81 is to be delivered to the Governor's office. The approval takes effect 10 business days after the delivery to the Governor's office.

Copies of the Resolution are available for inspection at the office of the CRDA, Division of Land Use and Regulatory Enforcement, 15 South Pennsylvania Avenue, Atlantic City, New Jersey, during regular business hours, which are typically Monday through Friday, 9 am to 5 pm.

Robert L. Reid, AICP, PP  
Land Use Regulation Enforcement Officer