



November 22, 2017

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

NOTICE OF DECISION

Applicant Name: 17 North Florida LLC

Application #2015-09-2258

Please take notice that pursuant to Resolution 17-118 adopted November 21, 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 17,000 square foot structure used as a warehouse 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 17 N. Florida Avenue, Block 279 Lot 63, Atlantic City, in the R-3 Residential 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 17-118 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