



January 6, 2025

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

NOTICE OF DECISION

Applicant name: Ngocuyen T. Nguyen

Application #: 2024-07-3666

Please take notice that pursuant to Resolution 24-155 adopted December 17, 2024, the Casino Reinvestment Development Authority (CRDA) approved a Non-Conforming Use Certification for a detached single-family dwelling. The property located at 31 N. Florida Avenue also known as Block 279, Lot 74 on the tax map for the City of Atlantic City, is located within the Ducktown Arts District (DA).

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 24-155 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