



February 19, 2025

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

**NOTICE OF DECISION**

**Applicant name: Musa Real Estate Traders, LLC**

**Application #: 2024-11-3738**

**Please take notice** that pursuant to Resolution 25-17 adopted February 18, 2025, the Casino Reinvestment Development Authority (CRDA) approved a Certificate of Non-Conformity pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-68 for a residential unit over commercial. The property located at 2614 Pacific Avenue also known as Block 35, Lot 16 on the tax map for the City of Atlantic City, located within the Resort Commercial (RC) District.

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 25-17 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