



Land Use Regulation and Enforcement Division

AGENDA

Hearing Date: October 16, 2025 at 10:00 am

Hearing Location: Board Room of the
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue, Atlantic City, NJ 08401

MATTERS SCHEDULED AND RELIEF SOUGHT:

(Subject to Public Notice in accordance with N.J.S. 40:55D-12)

1. 2025-08-3890 – Caspian Pointe Urban Renewal Company LLC – NE New Hampshire Avenue and Caspian Avenue – Site Plan for 180 market-rate rental midrise residential apartment units.

Applicant seeks Preliminary and Final Site Plan approval for 180 market-rate rental midrise residential apartment units, with clubhouse, pool and recreation amenities. The property located at NE New Hampshire Avenue and Caspian Avenue. Also known as Block 102, Lots 4, 5 and 6 on the tax map for the City of Atlantic City, located within the Garwood Mills Midrise Residential Planning Unit “GMMR” Zoning District.

Go to the LINK below to view the application documents:

<https://njcrda.com/land-use-applications/>

Select: 2025-08-3890 – Caspian Pointe Urban Renewal Company LLC

2. 2025-01-3772 - SECAA LLC, DBA Goldfish Beach Club, FKA Cocorico, FKA Chelsea Beach Bar - Beach Lease area between Morris Ave and Montpelier Ave. – Amended Site Plan for expansion of beach bar.

Applicant seeks Amended Site Plan approval for expansion of existing 5,000 SF beach bar deck area to 9,300 SF along with two story structures on the beach. The property located on the beach between Morris Ave and Montpelier Ave. Also known as Block 1, lots 43-47 on the tax map for the City of Atlantic City, located within the Beach District (B).

Go to the LINK below to view the application documents:

<https://njcrda.com/land-use-applications/>

Select: 2025-01-3772 - SECAA LLC

3. *Proposed Amendments to the CRDA Tourism District Land Use Regulations at N.J.A.C. 19:66*

The Authority seeks to make amendments to the regulations at N.J.A.C. 19:66 in order to:

- (1) make minor corrections to address grammatical/typographical errors, provide clarification, and promote consistency throughout,*
- (2) address new uses such as licensed cannabis businesses through the creation of the Cannabis Overlay Zone (COZ) which shall conditionally permit the operation of licensed cannabis businesses,*
- (3) amend zoning district boundaries, resulting in the removal of the Thorofare Waterfront District (TW) and the inclusion of this former district in the Ducktown Arts District (DA); and*
- (4) promote consistency with the ordinances of the City of Atlantic City.*

Go To CRDA Website for the complete document:

Public Hearings & Notices

Public Notices

Select: Notice of Proposed Amendments to N.J.A.C. 19:66

Link -

<https://njcrda.com/wp-content/uploads/documents/2025/09/PRN-2025-128-57-N.J.R.-2234a.pdf>