



October 7, 2024

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

NOTICE OF DECISION

Applicant name: 1517-1519 Boardwalk QOZB, LLC

Application #: 2024-04-3637

Please take notice that pursuant to Resolution 24-99 adopted September 17, 2024, the Casino Reinvestment Development Authority (CRDA) approved a preliminary and final site plan with variances pursuant to N.J.S.A. 40:55D-70(c) to convert the former James Candy Company building to a 32-room boutique hotel and 442-seat restaurant and bar. The property located at 1517, 1519, & 1523 Boardwalk and 120 S. New York Avenue also known as Block 50, Lots 27, 28 & 29 and Block 51, Lot 19.01 on the tax map for the City of Atlantic City, located within the Resort Commercial District (RC).

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 24-99 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