

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL 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 AT THE SUBJECT PROPERTY LOCATED AT 1517 BOARDWALK, 1519 BOARDWALK AND 1523 BOARDWALK, BLOCK 50 LOTS 27, 28 AND 29 AND 120 S. NEW YORK AVENUE, BLOCK 51, LOT 19.01 IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-04-3637**

**WHEREAS**, pursuant to P.L. 2011, c. 18, as amended (the “Act”), the Casino Reinvestment Development Authority (the “Authority”): (i) designated the Atlantic City Tourism District by Resolution 11-25, adopted April 19, 2011; (ii) established the Land Use Regulation and Enforcement Division to, among other matters, hear applications for development in the Tourism District by Resolution 11-33, adopted April 19, 2011; and (iii) adopted the master plan, zoning and land use ordinances and regulations, and zoning maps approved by the City by Resolution 11-34, adopted April 19, 2011; and

**WHEREAS**, pursuant to Resolution 12-14, adopted February 1, 2012, the Authority adopted the “New Jersey CRDA Atlantic City Tourism District Master Plan” prepared by Jones Lang LaSalle, LLC and dated February 1, 2012 (the “Master Plan”) (as affirmed and readopted pursuant to Resolution 12-23, adopted February 21, 2012), subject to further comment and revision, which master plan shall become effective upon the adoption of design, development and land use regulations on January 2, 2018; and

**WHEREAS**, 1517-1519 Boardwalk QOZB, LLC (the “Applicant”), seeks Preliminary and Final Site Approval 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 at the subject property located at 1517 Boardwalk, 1519 Boardwalk & 1523 Boardwalk, Block 50, Lots 27, 28 & 29 and 120 S. New York Avenue, Block 51, Lot 19.01, on the Tax Map of Atlantic City, located in the Resort Commercial (RC) Zoning District; and

**WHEREAS**, on June 20, 2024, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2024-04-3637 in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and the Act, and subsequently prepared and delivered a Hearing Officer’s Report and Recommendation dated August 14, 2024 (the “Report”), incorporated herein by this reference and appended hereto as Exhibit “A”; and

**WHEREAS**, the Authority intends to adopt the findings, conclusions and recommendations of the Hearing Officer, as detailed in the Report dated August 14, 2024.

**NOW THEREFORE, BE IT RESOLVED** by the Casino Reinvestment Development Authority that:

1. The above recitals are incorporated herein, as if set forth in full.

2. Based on the record in this matter, the Preliminary and Final Site Plan with Variances pursuant to N.J.S.A. 40:55D-70(c) under Application 2024-04-3637 is hereby approved in accordance with the Hearing Officer's Report and Recommendation dated August 14, 2024,
3. A copy of this Resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately, but no action authorized herein shall have force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution 24-99 of the Casino Reinvestment Development Authority.

*Michael Beson*  
**MICHAEL BESON, SECRETARY**

**MEETING OF SEPTEMBER 17, 2024**