



## Land Use Regulation and Enforcement Division

### AGENDA

**Hearing Date:** March 19, 2026 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. 2025-12-3965 - Nhan Phan Ta – 2321 Arctic Avenue - Use Variance for duplex.***

Applicant seeks use variance to allow duplex. The property is located at 2321 Arctic Avenue. Also known as Block 337, Lot 44 on the tax map for the City of Atlantic City, located within the Ducktown Arts District.

Go to the LINK below to view the application documents:

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

Select: 2025-12-3965 - Nhan Phan Ta

***2. 2025-12-3966 - Iqbal Husaeen - 21 N Florida Avenue - Use Variance for duplex.***

Applicant seeks use variance and bulk variances to allow duplex. The property is located at 21 N Florida Avenue. Also known as Block 279, Lot 64 on the tax map for the City of Atlantic City, located within the Ducktown Arts District.

Go to the LINK below to view the application documents:

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

Select: 2025-12-3966 - Iqbal Husaeen

**3. 2025-12-3960 - Colosseo Atlantic City Inc. - Use Variance / Major Subdivision and Major Site plan for 76 lots and 74 single-family attached dwellings (townhouses).**

Applicant seeks use variance, bulk variances, major subdivision for 76 lots and 74 single-family attached dwellings (townhouses). The property is located at Atlantic Avenue, Montpelier Avenue, Pacific Avenue, and Sovereign Avenue. Also known as Block 183, Lots 9 – 19, Block 184, Lots 2 - 13 on the tax map for the City of Atlantic City, located within the Resort Commercial District.

Go to the LINK below to view the application documents:

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

Select: 2025-12-3960 - Colosseo Atlantic City Inc.

**4. 2026-01-3983 – 1829 Arctic Avenue RE LLC (Wendy's) – 1829 Arctic Avenue – Site Plan for Restaurant.**

Applicant seeks Site plan approval and variance relief for signage for proposed drive through fast food restaurant. The property is located at 1829 Arctic Avenue. Also known as Block 330, Lots 2-6, 24-29 on the tax map for the City of Atlantic City, located within the Commercial Business District.

Go to the LINK below to view the application documents:

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

Select: 2026-01-3983 – 1829 Arctic Avenue RE LLC

**5. 2026-02-3987 - Boardwalk Regency LLC – Beach Lease 25 - Site Plan for Beach Bar.**

Applicant seeks site plan approval with parking variance and bulk variances to allow Beach Bar Use. The development plan consists of seasonal amenities including container bar, restrooms, wood decking, trash storage area, signage, storage sheds. The property is located on the Beach on lease lot 25. Also known as Block 1, Lots 87-92 on the tax map for the City of Atlantic City, located within the Beach District.

Go to the LINK below to view the application documents:

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

Select: 2026-02-3987 - Boardwalk Regency LLC