



October 24, 2014

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

NOTICE OF DECISION

Application #2014-07-1146

Lynelle Bard-Hairston

127 Wilson Avenue

Block 24, Lot 4

Certificate of Nonconformity

Please take notice that pursuant to Resolution 14-139 adopted October 21, 2014, the Casino Reinvestment Development Authority approved a Certificate of Non-Conformity pursuant to N.J.S.A. 40:55D-68 of the Municipal Land Use Law, for a residential duplex on the property where such use is no longer permitted. The Certificate of Non-Conformity certifies that the use existed lawfully prior to a zoning change that rendered the use non-conforming, and permits it to continue on the property. The property is located in the RS-C Resort Commercial Zone.

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. Any approval granted in accordance herewith shall be further expressly conditioned upon the grant and recording or cross-easements allowing access between the two properties, contemporaneous with the approval of the subdivision.

Rose Ann Lafferty,
Land Use Regulation & Enforcement Officer