

CRDA

Casino Reinvestment Development Authority



August 16, 2018

Philip D. Murphy
Governor

VIA OVERNIGHT MAIL AND REGULAR FIRST CLASS MAIL

Robert E. Mulcahy, III
Chair

Mr. Sean Reardon
Mr. Mitchell Hassman
141 S. Texas Avenue
Atlantic City NJ 08401

Elizabeth M. Muoio
State Treasurer

RE: Land Use Approval Status for
138 S. Bellevue Avenue
Block 36, Lot 75
Atlantic City NJ
(the "Property")

Gurbir S. Grewal
Attorney General

Lt. Gov. Sheila Y. Oliver
DCA Commissioner

Dear Mr. Reardon and Mr. Hassman:

James T. Plousis
Casino Control Commission

On February 27, 2018, the city of Atlantic City (the "City"), Division of Construction issued a "Stop Work" order for illegal construction activities at the above-referenced Property. On March 2, 2018 you submitted a Construction Permit Application to the City to convert the existing building at the Property into a single family dwelling. On March 13, 2018, April 10, 2018 and April 24, 2018, the City Department of Licensing & Inspections requested additional information from you in order to process the Construction Permit Application. The City also requested that you provide proof of compliance with the land development regulations of the Casino Reinvestment Development Authority (the "Authority").

Mayor Frank M. Gilliam, Jr.
City of Atlantic City

On April 11, 2018, you filed an application with the Authority for a Certificate of Non-Conformity for a duplex use, which application was denied on May 3, 2018. You did not exercise your rights to appeal the Authority's decision. On July 27, 2018, the Authority issued a Notice of Violation and Order to Abate (the "Notice" or "NOV") 2018-151 for the construction of a non-conforming single family dwelling at the Property. On August 3, 2018 the City once again issued a "Stop Construction Order" for on-going illegal construction.

Debra P. DiLorenzo

Edward H. Gant

Since the Authority's action and the City's issuance of its Orders, you represented that you intend to make formal application for a use variance for the single family dwelling use at the Property. On July 27, 2018, you submitted an incomplete application for review, which was promptly returned to you for resubmission of a complete application package.

Mark Giannantonio

Michael I. Hanley

Gary L. Hill

Howard J. Kyle

William T. Mullen

As to NOV 2018-151, the Authority is willing to withdraw this Notice provided that you submit a complete land use application in accordance with the Authority's land use regulations no later than **August 31, 2018**. Your continued failure to seek appropriate relief in accordance with this letter and applicable Authority land use regulations will subject the Property to further enforcement action.

Kevin C. Ortzman

Frank G. Spencer

Richard E. Tolson

Please be guided accordingly.

Matthew J. Doherty
Executive Director

Respectfully,

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer