

CRDA

Casino Reinvestment Development Authority



April 20, 2021

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Executive Director

Armando Martinez
CCAM Realty LLC
982 Splitrock Road
Pelham NY 10803

Re: Notice of Rescinding CLUC # 2020-03-2821
2805 Atlantic Avenue; Block 271, Lot 20
Atlantic City NJ (the "Property")

Dear Mr. Martinez:

It has been determined that the building has been expanded with a fourth floor including the addition of a third residential unit has been constructed without proper land use approvals and without construction approvals. This has resulted in violations, including but not limited to, non-conforming building without Certificate of Land Use Compliance (CLUC) and non-conforming parking, etc.

The CLUC was issued on 3/16/2020 with the reliance that the representation made by you was true and accurate.

THE CLUC WAS ISSUED WITH THE RELIANCE ON INFORMATION PROVIDED BY THE APPLICANT THAT THE 3 APARTMENTS LAWFULLY EXISTED. THE CLUC ISSUED INCLUDES THE FOLLOWING NOTATION:
"THIS CERTIFICATE IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS EXIST."

After the review of the record it has been determined that three story building with two apartments lawfully existed, and that the fourth floor and third apartment was added without proper approvals by the regulatory authorities having jurisdiction.

The Casino Reinvestment Development Authority "the Authority" hereby rescinds CLUC # 2020-03-2821 issued on 3/16/2020 for a two commercial units and three apartment units.

You are hereby directed to seek proper approvals immediately.

Please be guided accordingly,

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