



Land Use Regulation and Enforcement Division

AGENDA

Hearing Date: January 19, 2023 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. 2022-12-3344 – High Rollers Dispensary LLC

Applicant seeks Site Plan approval, variance relief for building coverage, roof sign, and setback to renovate a portion of the former commercial/meeting space into a Class 5 cannabis dispensary NJSA 40:55D-70 c. The property located at 112 -120 Park Place, 1800-1804 Pacific Avenue, 106 -112 S. Indiana Avenue also known as Block 44, Lots 1,2,3 & 6, Block 46, lots 1,2,3 & 4 on the tax map for the City of Atlantic City, located within the Resort Commercial District (RC).

Go to the LINK below to view the application documents:

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

Select: 2022-12-3344 – High Rollers Dispensary LLC

2. 2022-12-3345 – BL 51 QOZF, LLC

Applicant seeks use variance to permit single family attached units, Preliminary Major Subdivision, Final Major Subdivision, Preliminary Site Plan, Final Site Plan approval, variance relief for bulk area requirements including lot area, lot depth, lot width, site coverage, building coverage, setbacks, and sign variance for parking lot in accordance with NJSA 40:55D-70d and NJSA 40:55D-70 c. The property located at Westminster Avenue and New York Avenue also known as Block 51, Lots 19 through 38 on the tax map for the City of Atlantic City, located within the Resort Commercial District (RC).

Go to the LINK below to view the application documents:

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

Select: 2022-12-3345 – BL 51 QOZF, LLC

3. 2022-12-3346 – CCAM Realty, LLC

Applicant seeks preliminary and final site plan approval, along with certain "d(5)" variance relief for maximum dwelling density for midrise buildings, "c" variance relief for parking, and site plan waiver approval in order to legalize previously constructed third residential unit and fourth floor. The property located at 2805 Atlantic Avenue, Block 271, Lot 20, on the tax map of City of Atlantic City, located in the Resort Commercial District (RC).

Go to the LINK below to view the application documents:

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

Select: 2022-12-3346 – CCAM Realty, LLC

4. 2022-11-3333 – Long River Atlantic LLC

Applicant seeks use variance and variance relief for pre-existing non-conforming bulk and area requirements to maintain the existing restaurant use and convert multi-unit residential to duplex in accordance with NJSA 40:55D-70 d and NJSA 40:55D-70 c. The property located at 1729 Atlantic Avenue, also known as Block 289, Lot 32 on the tax map for the City of Atlantic City, located within the Central Business District (CBD).

Go to the LINK below to view the application documents:

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

Select: 2022-11-3333 – Long River Atlantic LLC

5. 2022-11-3334– Amor Real Estate Holdings LLC

Applicant seeks minor site plan approval, along with "c" variance relief, in order to renovate and construct a new mixed-use, apartments and restaurant in accordance with NJSA 40:55D-70 c. The property located at 147 S. Texas Avenue as known as Block 36, Lot 25 on the tax map of the City of Atlantic City, located within the Resort Commercial District (RC).

Go to the LINK below to view the application documents:

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

Select: 2022-11-3334 – Amor Real Estate Holdings LLC