



## Land Use Regulation and Enforcement Division

### AGENDA

**Hearing Date:** June 1, 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. 2023-02-3396 – Tree Breeze Cannabis, LLC**

*Applicant seeks Non-conforming Use Certification for two apartments and minor site plan approval along with “c” Variance relief for adult use retail sales of cannabis. The property located at 27 S Christopher Columbus Blvd. also known as Block 161, Lot 8 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: 2023-02-3396 – Tree Breeze Cannabis, LLC

**2. 2023-04-3442 – Daniel Fast LLC**

*Applicant seeks use variance to construct eight fee simple single-family dwellings, Preliminary and Final major subdivision and site plan with bulk variances. The property located at 10 S. New Hampshire Avenue, also known as Block 126, Lots 12, 13, 60 on the tax map for the City of Atlantic City, located within the Lighthouse (LH-1) District.*

Go to the LINK below to view the application documents:

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

Select: 2023-04-3442 – Daniel Fast LLC

**3. 2023-05-3455 – Starboard Industries 2 NJ LLC**

*Applicant seeks Major Preliminary and Final Site Plan Approval and variance relief to renovate building at 1810 Baltic Avenue; 122, 124, 128 N Indiana Avenue; 1809, 1811, 1813, 1815 Garfield Avenue into cannabis dispensary and cultivation area with office. Property is also known as Block 329, Lots 2 to 11 on the tax map for the City of Atlantic City, located within the Central Business District (CBD) and subject to the 1810 Baltic Avenue Redevelopment Plan.*

Go to the LINK below to view the application documents:

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

Select: 2023-05-3455 – Starboard Industries 2 NJ LLC

**4. 2023-04-3441 – MASA Investments LLC**

*Applicant seeks Non-Conforming Use Certification to allow three units to be converted into two units. The property located at 106 S. Georgia Avenue, also known as Block 339, Lot 44 on the tax map for the City of Atlantic City, located within the Ducktown Arts District (DA).*

Go to the LINK below to view the application documents:

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

Select: 2023-04-3441 – MASA Investments LLC