



## Land Use Regulation and Enforcement Division

### AGENDA

**Hearing Date:** June 20, 2024 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. 2024-05-3647 – Shao Hong / Gui Ye – 6 S. Florida Avenue – Non-Conforming Use Certification**

*Applicant seeks Non-Conforming Use Certification to allow single family dwelling use. The property located at 6 S. Florida Avenue, also known as Block 166, Lot 9 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: 2024-05-3647 – Shoa Hong / Gui Ye

**2. 2024-03-3620 – Puffsie, LLC - 1536 Atlantic Avenue - Cannabis Retail**

*Continuation from May 16, 2024 Hearing – Discussion on loading area issue -Applicant seeks site plan approval along with “c” Variance relief for adult use retail sales of cannabis. The property located at 1536 Atlantic Avenue also known as Block 151, Lot 3 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: 2024-03-3620 – Puffsie, LLC

**3. 2024-04-3637 – 1519 Boardwalk QOZB, LLC. – 1517-1519 Boardwalk – Mix Use -Hotel / Restaurant.**

*Applicant seeks preliminary and final site plan approval along with “c” Variance relief for the conversion of the former James Candy Company Building into 32 room hotel and a 442-seat restaurant and bar. The property located at 1517 Boardwalk, 1523 Boardwalk, 1523 Boardwalk RR also known as Block 50, Lots 27,28,29, on the tax map for the City of Atlantic City and 120 S. New York Avenue. Block 51, lot 19.01 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: 2024-04-3637 – 1519 Boardwalk QOZB, LLC

**4. 2024-02-3592 – Nice Guys AC, LLC. – 1622 Atlantic Avenue – Cannabis Retail.**

*Applicant seeks site plan approval along with “c” Variance relief for cannabis retail and cannabis manufacturing. The property located at 1622 Atlantic Avenue also known as Block 155, Lot 5 on the tax map for the City of Atlantic City, located within the Central Business Commercial District (CBD).*

Go to the LINK below to view the application documents:

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

Select: 2024-02-3592 – Mr. Nice Guys AC, LLC