



Land Use Regulation and Enforcement Division

VIRTUAL PUBLIC MEETING AGENDA

Hearing Date: August 15, 2024 at 10:00 am

THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY, LAND USE REGULATION AND ENFORCEMENT DIVISION WILL CONDUCT A VIRTUAL PUBLIC MEETING ON August 15, 2024 AT 10:00 A.M. THE VIRTUAL PUBLIC MEETING WILL TAKE PLACE REMOTELY BY VIDEO CONFERENCE OR TELEPHONE CONFERENCE. INTERESTED MEMBERS OF THE PUBLIC CAN PARTICIPATE FREE OF CHARGE BY FOLLOWING THE INSTRUCTIONS SET FORTH BELOW AND/OR BY CONTACTING THE LAND USE REGULATION ENFORCEMENT OFFICER, ROBERT L. REID, IN ADVANCE OF THE VIRTUAL PUBLIC MEETING VIA TELEPHONE AT (609)402-8303 OR VIA ELECTRONIC MAIL (E-MAIL) AT RREID@NJCRDA.COM

MATTERS SCHEDULED AND RELIEF SOUGHT:
(Subject to Public Notice in accordance with N.J.S. 40:55D-12)

1. 2024-07-3666 – Nguctwyen T Nquyen – 31 N Florida Avenue – Non-Conforming Use Certification

Applicant seeks Non-Conforming Use Certification to allow single family detached dwelling. The property located at 31 N. Florida Avenue, also known as Block 279, Lot 74 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: 2024-07-3666 – Nguctwyen T Nquyen

2. 2024-03-3608 – Bridge City Collective Highlands, LLC – 3015 Atlantic Avenue - Cannabis Retail

Applicant seeks site plan approval along with “c” Variance relief for adult use retail sales of cannabis. The property located at 3015 Atlantic Avenue also known as Block 266, Lot 1 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: 2024-03-3608 – Bridge City Collective Highlands, LLC

3. 2023-06-3481 – Marvin’s Gardens, LLC – 1723 Pacific Avenue - Cannabis Retail

Applicant seeks site plan approval along with “c” Variance relief for adult use retail sales of cannabis. The property located at 1723 Pacific Avenue also known as Block 156, Lot 36 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: 2023-06-3481 – Marvin’s Gardens, LLC

TO PARTICIPATE IN THE VIRTUAL PUBLIC MEETING, YOU WILL NEED ACCESS TO A COMPUTER, MOBILE PHONE WITH INTERNET ACCESS, OR LAND LINE.
TO PARTICIPATE BY VIDEO CONFERENCE

Date Time: August 15, 2024 10:00 AM Eastern Time (US and Canada)

Topic: CRDA LURED August 15, 2024

Register in advance for this webinar:

<https://crda.zoomgov.com/j/1609151093?pwd=Geoxo2WfaTjo6ftmgswTU4LDJMuThV.1>

Meeting ID: 160 915 1093, Passcode: 756589

After registering, you will receive a confirmation email containing information about joining the webinar.

ANY INTERESTED PARTY OR MEMBER OF THE PUBLIC WILL HAVE THE OPPORTUNITY TO VIEW THE MEETING IN ITS ENTIRETY AND PRESENT OBJECTIONS, ASK QUESTIONS, PROVIDE COMMENTS OR OFFER EVIDENCE. IF YOU HAVE PREPARED QUESTIONS FOR THE APPLICANT, PLEASE EMAIL THEM TO THE LAND USE REGULATION ENFORCEMENT OFFICER AT LEAST 24 HOURS PRIOR TO THE VIRTUAL PUBLIC MEETING. YOUR QUESTIONS WILL BE ENTERED INTO THE RECORD AND ANSWERED DURING THE MEETING, IF POSSIBLE. IF YOU HAVE INFORMATION OR EXHIBITS YOU WISH TO BE ENTERED INTO THE RECORD, EMAIL THEM TO THE LAND USE REGULATION ENFORCEMENT OFFICER AT LEAST 24 HOURS PRIOR TO THE VIRTUAL PUBLIC MEETING.

ALL PLANS, MAPS AND OTHER DOCUMENTS RELATING TO THIS APPLICATION ARE ON FILE AND WILL BE AVAILABLE FOR PUBLIC INSPECTION FREE OF CHARGE ON THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY’S WEBSITE AT WWW.CRDA.COM AT LEAST 10 DAYS PRIOR TO THE VIRTUAL PUBLIC MEETING. THE VIRTUAL PUBLIC MEETING MAY BE CONTINUED WITHOUT FURTHER NOTICE ON SUCH ADDITIONAL OR OTHER DATES AS THE PLANNING BOARD MAY DETERMINE ANY INDIVIDUAL LACKING THE RESOURCES TO ACCESS TO THE APPLICATION MATERIALS OR THE August 15, 2024 VIRTUAL PUBLIC MEETING SHOULD CONTACT THE LAND USE REGULATION ENFORCEMENT OFFICER AT LEAST 24 HOURS PRIOR THERETO.