



Land Use Regulation and Enforcement Division

AGENDA

Hearing Date: November 7, 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. 2024-07-3666 – Ngoctuyen T. Nguyen – 31 N Florida Avenue - Non-Conforming Use Certification

Applicant seeks Non-Conforming Use Certification to for detached single family 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 – Ngoctuyen T. Nguyen

2. 2024-09-3705 – Lina Hong – 142 S Bellevue Avenue - Non-Conforming Use Certification

Applicant seeks Non-Conforming Use Certification to allow two residential dwelling units. The property located at 142 S Bellevue Avenue, also known as Block 36, Lot 77 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: 2024-09-3705 – Lina Hong

3. 2024-09-3704 – Ali Kaamran – 2510 Atlantic Avenue – Non-Conforming Use Certification

Applicant seeks Non-Conforming Use Certification to allow two residential dwelling units over commercial. The property located at 2510 Atlantic Avenue, also known as Block 165, 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: 2024-09-3704 – Ali Kaamran

4. 2024-08-3686 – Starboard Industries 2 NJ LLC

Applicant seeks Amended Site Plan Approval to add Cannabis Outlet LLC, elimination of the dispensary use and continue manufacturing use 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: 2024-08-3686 – Starboard Industries 2 NJ LLC

5. 2024-10-3730 – Misty Sparks – 205 N. Florida Avenue – Non-Conforming Use Certification

Applicant seeks Non-Conforming Use Certification to allow single family dwelling use. The property located at 205 S. Florida Avenue, also known as Block 385, Lot 1 on the tax map for the City of Atlantic City, located within the Thorofare Waterfront District (TW).

Go to the LINK below to view the application documents:

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

Select: 2024-10-3730 – Misty Sparks – 205 N. Florida Avenue