

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY**

**LAND USE REGULATION and ENFORCEMENT DIVISION**

APPLICATION NUMBER 2015-07-1573

REM REAL ESTATE, INC.

SEEKING CERTIFICATE OF NON-CONFORMITY TO ALLOW THE  
CONTINUED USE AS A SINGLE-FAMILY DWELLING  
BLOCK 126, LOT 67  
14 Belle Haven Court, Atlantic City, NJ

Thursday - August 20, 2015  
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1 above-referenced matter, taken at the CASINO  
2 REINVESTMENT DEVELOPMENT AUTHORITY, 15 South  
3 Pennsylvania Avenue, Atlantic City, New Jersey,  
4 before Karen A. Haworth, a New Jersey Certified  
5 Court Reporter (CCR), nationally certified  
6 Registered Professional Reporter (RPR),  
7 nationally certified Certificate of Merit holder  
8 (CM), nationally certified Certified Realtime  
9 Reporter (CRR), a Delaware Certified Shorthand  
10 Reporter (CSR), nationally certified Certified  
11 LiveNote™ Reporter (CLR), and Notary Public of  
12 the State of New Jersey, on the above date,  
13 commencing at 9:57 a.m., there being present:

14  
15  
16  
17 APPEARANCES:

18 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

19  
20 LANCE B. LANDGRAF, JR.  
21 Chairman

22 BEVERLY TIZZANO  
23 Administrative Assistant to Mr. Landgraf  
24  
25

1     PROFESSIONALS TO THE BOARD FOR THIS HEARING:

2     SCOTT G. COLLINS, ESQUIRE  
3     Riker, Danzig, Scherer, Hyland & Perretti

4  
5     CHRISTINE COFONE  
6     Cofone Consulting Group

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8     WILLIAM ENGLAND  
9     Adams, Rehmann & Heggan

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COUNSEL FOR THE APPLICANT:

BRIAN J. CALLAGHAN, ESQUIRE  
Callaghan, Thompson & Thompson, Esquires

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I N D E X

WITNESS (ES)

PAGE NO.

NONE

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

B-1

1 (Time noted: 9:57 a.m.)

2

3 LANCE LANDGRAF: I call the August  
4 20th, 2015 land use regulation board meeting to  
5 order.

6 Please rise for the salute to the  
7 flag.

8 (The Pledge of Allegiance was  
9 recited at this time.)

10 LANCE LANDGRAF: Thank you.

11 This hearing has been noticed in  
12 accordance with the Senator Byron M. Baer Open  
13 Public Meetings Act.

14 And today, we have three items on  
15 our agenda; Application Number 2015-07-1573, REM  
16 Real Estate. It's for a Certificate of  
17 Non-Conformity. We have Application Number  
18 2014-07-1574. I'm going to try the name. I  
19 apologize if I mispronounce it. Phero Dai Huu  
20 Nguyen. We'll call you up in a few minutes.  
21 You're second on the agenda. And the last one  
22 is Application Number 2014-06-1535, California  
23 Avenue Ventures, for preliminary and final site  
24 plan.

25 Okay. The first application is REM

1 Real Estate. Mr. Callaghan, I believe you're  
2 here for it.

3 BRIAN CALLAGHAN: Good morning.  
4 Brian Callaghan, of the law firm Callaghan,  
5 Thompson & Thompson, on behalf of REM Real  
6 Estate, LLC.

7 This is for the property known as  
8 14 Belle Haven Court, Atlantic City. It's Block  
9 126, Lot 67.

10 Just for the record, all  
11 jurisdictional requirements have been met.

12 We're seeking a Certificate of  
13 Non-Conformity to maintain the property as a  
14 single-family dwelling.

15 Current zoning is RS-C.

16 Our test year is 1979.

17 On the package that we submitted,  
18 we had the '61 property record card showing it a  
19 single-family, '81 property record card showing  
20 it a single-family, 1992 card showing a  
21 single-family, '61 Polk Directory and '65 Polk  
22 Directory showing single-family.

23 Mr. Reid, through his review, also  
24 pulled the Sanborn map, which is located here at  
25 CRDA, which showed it as single-family. And the

1 tax records show that it was built in 1924.

2 Also, it's interesting to note,  
3 even from your own tax map, it clearly -- it's  
4 -- Belle Haven Court is just that. It's a  
5 little court located off of Atlantic Avenue,  
6 between New Hampshire and Vermont. It has eight  
7 single-family attached houses on that little  
8 court area that comes -- that's tucked in there.  
9 So, it's been a large part of Atlantic City  
10 since the 1920s. It just got caught up in the  
11 zoning switch for RS-C, which wanted the casinos  
12 and everything else, and unfortunately or  
13 fortunately, nothing has ever happened to this  
14 particular area, so it still is maintained as  
15 eight single-family attached homes on the court.

16 I have Mr. Mantin here in the event  
17 that anybody has any questions of him, but other  
18 than that, it's a single-family attached home.  
19 We think we meet the 1979 test year.

20 LANCE LANDGRAF: Okay. Just one --  
21 just to confirm with Bev.

22 Beverly Tizzano is my  
23 administrative assistant today. Mr. Reid is on  
24 vacation.

25 She went through the property



1 notifications on this.

2 All properties have been notified  
3 correctly? Okay.

4 BEVERLY TIZZANO: Correct.

5 LANCE LANDGRAF: Do you need to  
6 swear him in?

7 SCOTT COLLINS: No.

8 LANCE LANDGRAF: Okay.

9 SCOTT COLLINS: We should just,  
10 Mr. Callaghan, mark your application and all the  
11 attachments to it. We'll mark that as Exhibit  
12 A-1.

13 BRIAN CALLAGHAN: That would be  
14 fine.

15 SCOTT COLLINS: Then do we want to  
16 mark the review?

17 LANCE LANDGRAF: Yeah. I'll go  
18 through Mr. Reid's report. We'll mark that B-1?

19 SCOTT COLLINS: Yeah.

20 LANCE LANDGRAF: And it is dated  
21 July 20th, 2015.

22 Just very briefly, Mr. Callaghan  
23 has gone through most of what's stated in here,  
24 but he did go through the documents that were  
25 submitted, and those are the ones that we

1 reviewed. And it does show that the property  
2 was constructed in 1924 and that it was  
3 continuously used through that time period  
4 through the present day, obviously, through  
5 1979, as a single-family home.

6 So, with that, we'll put that on  
7 the record and we'll prepare a hearing officer  
8 report.

9 I've got to do the public.

10 SCOTT COLLINS: Public.

11 LANCE LANDGRAF: Is there any  
12 public portion at this point? If you need to  
13 speak on this application, please step forward.

14 Seeing none, we'll close that.

15 And anything else from our side?

16 SCOTT COLLINS: No.

17 LANCE LANDGRAF: Okay. All right.  
18 With no additional testimony, Mr. Callaghan,  
19 anything else?

20 BRIAN CALLAGHAN: Nothing further.

21 LANCE LANDGRAF: All right. We'll  
22 prepare a hearing officer report. And I am  
23 trying to get all of these as well as last  
24 month's -- last week's meeting, two weeks ago's  
25 meeting on the September board meeting.

1                   BRIAN CALLAGHAN: Very good. Thank  
2 you once again.

3                   LANCE LANDGRAF: All right.  
4 Thanks.

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6                   (This public hearing concluded at  
7 10:02 a.m.)

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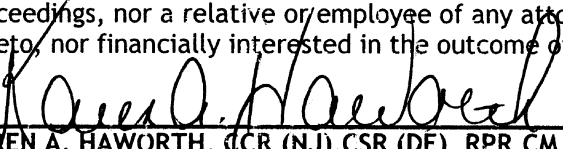
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I further certify that I am neither an attorney nor counsel of any of the parties in the subject proceedings, nor a relative or employee of any attorney or counsel employed by the parties hereto, nor financially interested in the outcome of the subject proceedings.

  
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