

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

KURT KWART

SEEKING CERTIFICATE OF NON-CONFORMITY

TO ALLOW THE CONTINUED USE AS A

SINGLE-FAMILY DWELLING

BLOCK 164, LOT 96

2418 Trenwith Terrace, Atlantic City, NJ

Thursday - June 15, 2017

Public hearing in the



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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 10:06 A.M., there being present:
14
15
16

17 APPEARANCES:

18 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

19

20 LANCE B. LANDGRAF, JR.

Chairman

21 Director, Planning Department

22

23 ROBERT L. REID

Land Use Enforcement Officer

24

25

1 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

2

3 SCOTT G. COLLINS, ESQUIRE

RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

4 (Present via conference call)

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WITNESS(ES)

PAGE NO.

KURT KWART

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

B-1

1 (Time noted: 10:06 A.M.)

2

3 LANCE LANDGRAF: So, with that,
4 we're gonna move to the second one, which is
5 also yours.

6 This is application number
7 2017-05-2210. It's for 2418 Trenwith Terrace;
8 Block 164, Lot 96.

9 Also within the RSC Resort
10 Commercial District.

11 That is seeking a Certificate of
12 Non-Conformity to allow the continued use as a
13 single-family dwelling.

14 Rob, proper notice is good on this
15 one as well?

16 ROBERT REID: Yes. I've reviewed
17 the Proof of Service provided by the applicant,
18 and we have jurisdiction to hear this
19 application.

20 LANCE LANDGRAF: Okay. Kurt, same
21 kind of questions to you; what you're doing
22 here.

23 THE WITNESS: This was this --
24 basically, the same story. Purchased on May
25 10th.

1 And all of the evidence and
2 research I did shows that it has been a
3 single-family home since it was built.

4 The property record card from 1910
5 shows that -- the Sanborn map from 1952, the map
6 atlas from 1938, and the Polk directory listings
7 from '61 and '65. And also, property record
8 cards from 1982 and 1966 all show that it's been
9 a single-family use.

10 And I would continue to use it as a
11 single-family.

12 LANCE LANDGRAF: Okay. That was my
13 next question. Same through -- same through
14 today.

15 All right. Rob, he kind of went
16 through your report there --

17 ROBERT REID: Yeah. He went
18 through the report.

19 LANCE LANDGRAF: -- for you.
20 So...

21 ROBERT REID: And I agree with all
22 of his testimony, and agree that there's
23 adequate evidence to demonstrate that this
24 property was originally built as a single-family
25 home in 1910 and has continued through the test

1 year of 1979 till today.

2 LANCE LANDGRAF: You didn't live in
3 this neighborhood?

4 ROBERT REID: No. Not --

5 I hung out in this neighborhood,
6 but I didn't live in this neighborhood.

7 LANCE LANDGRAF: That happens a lot
8 with --

9 Rob grew up in the city. So...

10 Scott, I guess we'll mark the
11 applicant's package as A-1.

12 SCOTT COLLINS: A-1 for the
13 applicant's package, B-1 for Rob's submission.

14 And just note for the record that
15 the applicant was previously sworn and remained
16 under oath for his testimony during this
17 hearing.

18 LANCE LANDGRAF: Okay. All right.

19 And do you have anything else?

20 I'm going to open it up to the
21 public.

22 Seeing no public here, we'll close
23 the public portion and bring it back to the
24 board.

25 Any final comments on our side? I

1 don't believe so.

2 ROBERT REID: No. We're good.

3 SCOTT COLLINS: Nothing for me.

4 LANCE LANDGRAF: The same thing --
5 the same thing as the other one, Kurt. We'll
6 get this on our July board.

7 THE WITNESS: Okay.

8 LANCE LANDGRAF: You can attend.
9 You don't have to.

10 THE WITNESS: Right.

11 LANCE LANDGRAF: This is a fairly
12 simple, straightforward --

13 I'll prepare a hearing officer
14 report that puts together today's testimony and
15 provide that outline to the board.

16 You're certainly welcome to attend.
17 Those meetings are at 2 o'clock on July 18th --

18 THE WITNESS: Okay.

19 LANCE LANDGRAF: -- for the board
20 meeting.

21 With that, for the public's
22 benefit, the next CRDA land use hearing is on
23 July 6th at 10 A.M.

24 And like I indicated, we will try
25 to get today's items on the July 18th board

1 member -- board meeting for action.

2 So, with that, no public comment,
3 I'll close the meeting.

4 And we are adjourned.

5

6 (This public hearing concluded at
7 10:09 A.M.)

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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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June 15, 2017 - LURED

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