

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION AND ENFORCEMENT DIVISION

HEARING

RE: BASHU DEV

2017-09-2285

Thursday - December 7, 2017

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
HEARING, taken in the offices of CASINO
REINVESTMENT DEVELOPMENT AUTHORITY, 15 South
Pennsylvania Avenue, Atlantic City, New Jersey,
before, Karen Winkler, a Certified Court Reporter
of the State of New Jersey, on the above
date, commencing at 10:15 A.M., there being present:



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1 APPEARANCES :

2

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LANCE B. LANDGRAF JR.,
Hearing Officer

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RYKER, DANZIG, SCHERER, HYLAND
& PERRETTI, LLP

12

BY: SCOTT G. COLLINS, ESQUIRE
Attorney for CRDA

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ROBERT L. REID,
Land Use Regulation Enforcement
Officer

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CHRISTINE A. COFONE, PP, AICP
Cofone Consulting Group, LLC
Professional Planner

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1 APPEARANCES - CONTINUED:

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ROBERT J. CATALANO

Robert J. Catalano & Associates

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Surveyor

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1 MR. LANDGRAF: This is the last
2 application of the morning which is for Bashu Dev.
3 We've seen this before. This is 2017-09-2285. 123
4 North Georgia Avenue rear with frontage on Blake
5 Street, block 338, lot 9. R-3 residential zone
6 which permits single-family detached dwellings.
7 Seeking relief from bulk and area requirements to
8 allow the reconstruction of a single-family dwelling
9 damaged by Superstorm Sandy.

10 Mr. Dev.

11 Let me check one thing. Rob, we're good
12 on notice?

13 MR. REID: Yes, I reviewed the proof of
14 service and we have jurisdiction to hear the
15 application.

16 MR. LANDGRAF: Thank you.

17

18 BASHU DEV, sworn.

19

20 MR. CATALANO: Bob Catalano, I'm the
21 surveyor. I'm wearing two hats in here. I'm within
22 200 feet. I'm also the person who prepared the
23 application.

24 MR. LANDGRAF: Okay. All right.

25 MR. COLLINS: I'll swear you in too,

1 please.

2

3 ROBERT J. CATALANO, sworn.

4

5 MR. LANDGRAF: I will stipulate to his
6 expertise. I've known Bob a long time.

7 MR. REID: He's also a planner.

8 MR. LANDGRAF: Also a planner. Why
9 don't you present what you guys are doing? You're
10 changing it up from the last time you were in, I
11 understand?

12 MR. REID: Yeah. They're just slightly
13 expanding the building from what they previously
14 received an approval for.

15 MR. LANDGRAF: Why don't you go through
16 and tell us a little bit about what you're doing and
17 why you're doing it. Either Bob or Mr. Dev.

18 MR. CATALANO: Unfortunately, the
19 architect who did the work, Mr. Bolton's, in the
20 hospital. He was taken in. He's doing better
21 today, Mark?

22 MR. RODIO: No, he's in serious
23 condition.

24 MR. LANDGRAF: Okay. Please, wish him
25 our best.

1 MR. CATALANO: What he was attempting
2 to do is to take a plan from a previous house that
3 was in there and enlarge it and make it bigger so he
4 could put an additional bedroom on the second floor
5 and, in order to do that, he needed to go up to a
6 length of 55 feet, where the other house was
7 somewhat shorter than that, but they had said with
8 the second over in the front and a porch and
9 everything in the rear and we're not increasing
10 setback relief in the rear in actuality, although it
11 is an existing nonconforming use.

12 And the existing building prior,
13 January 2016, went right up to Blake Street. We're
14 proposing to come back with a front yard setback on
15 Blake Street of 4.3 feet.

16 MR. LANDGRAF: Okay. So improving
17 that. The lot coverage, what is that now versus
18 what's being proposed?

19 Christine, do you know that, by any
20 chance?

21 MS. COFONE: The existing lot coverage?

22 MR. LANDGRAF: Yeah.

23 MS. COFONE: It's nonconforming, but
24 he's demolished the structure. What was it before
25 he demolished it?

1 MR. LANDGRAF: Yes.

2 MS. COFONE: It was nonconforming
3 before he demolished it. I don't know exactly the
4 number. I think the structure on it has been
5 demolished, but prior to the demolition there was an
6 existing nonconformity with respect to lot coverage.
7 I mean, I would say in this particular application
8 you can clearly look at this as a hardship given the
9 fact that the applicant has less than half of the
10 required lot area, so the required lot area is 3,000
11 square feet in this zone and the applicant's at
12 1,224 square feet. He's got less than half of the
13 area for the zone. So would you say that that's a
14 hardship in complying with the lot coverage?

15 MR. CATALANO: Yeah, I would.

16 MS. COFONE: I would agree with you.

17 MR. CATALANO: In order to provide the
18 percentage coverage for a 424-foot lot, a house
19 would not even be livable.

20 MS. COFONE: Correct. You wouldn't be
21 able to build a conforming birdhouse on this lot.

22 Also, both properties on either side of
23 the subject properties are developed, correct?

24 MR. CATALANO: Yes.

25 MS. COFONE: So there's no ability to

1 acquire the additional property to cure the
2 deficiency. So you have a practical difficulty here
3 in developing the property for a conforming use, yet
4 still putting a structure that meets the Duck Town
5 Arts District that we're looking to envision here
6 creating with the density. I think that certainly
7 we can look at the hardship and the undersized
8 nature of the lot.

9 MR. CATALANO: This would be a benefit
10 to the neighborhood.

11 MR. REID: Mr. Catalano, would you say
12 that the proposed building is consistent with the
13 existing plan of the neighborhood?

14 MR. CATALANO: Yes, without a doubt.
15 All those homes on Blake Street go right up to Blake
16 Street. Blake Street was originally designed to be
17 a travel way. I don't know what they were bringing
18 horses and carriages back there, but it's only nine
19 foot wide. You can actually drive past there. You
20 can actually make it, but you're going to have to
21 back all the way out to Angelo's and back onto
22 Fairmount Avenue. Just doesn't work. It's a travel
23 way for pedestrians.

24 MR. LANDGRAF: There's obviously no
25 parking on the site so everything would be street

1 parking.

2 MR. REID: It's always been that way.

3 MS. COFONE: Mr. Catalano, is the
4 applicant proposing any landscaping on the property?

5 MR. CATALANO: I can't answer that, but
6 we can -- we could.

7 MS. COFONE: The last time this was
8 before us, I believe we required some landscaping.

9 MR. LANDGRAF: In the front yard,
10 four-foot strip there, put some shrubs in or
11 something.

12 MR. RODIO: The sides are all concrete.

13 MS. COFONE: I think we had asked for
14 some landscaping.

15 MR. RODIO: That's not a problem.

16 MR. CATALANO: Then, Mark, it's going
17 to end where your front door is?

18 MR. LANDGRAF: Just put some shrubs in
19 front to bring some green space.

20 MR. REID: Understanding you still have
21 to have access to the front door. We understand
22 that.

23 MR. LANDGRAF: Okay. Anything else?

24 MR. CATALANO: No, that's pretty much
25 all I know about it.

1 MR. LANDGRAF: Okay. We'll open this
2 application up to the public. You're a neighbor,
3 too, Bob. You can't object to one you're
4 presenting.

5 MR. CATALANO: I'm wearing two hats.

6 MR. REID: You can speak in favor of it
7 as a neighbor.

8 MR. CATALANO: Okay. Yeah, I like it.

9 MR. LANDGRAF: Okay. Seeing no public
10 comment, it is closed at this point. As you heard
11 with the previous two applications, we'll try to get
12 this on our January agenda if we do have a board
13 hearing that month and we'll notify you of same.

14 MR. CATALANO: Very good. Thank you
15 very much.

16 MR. LANDGRAF: Seeing nothing else on
17 the agenda, our next hearing is on December 21st at
18 10 A.M. As I indicated, we will make every effort
19 to get items on our January agenda. We will not be
20 getting these on the December 19th board meeting.

21 No further public comments, the
22 meeting's adjourned.

23 (The hearing was concluded at 10:23
24 A.M.)

25

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DATE: 12/7/2017 WEEK 4th

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