

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2023-10-3640

SLAMN SAMMY'S, LLC
2616 PACIFIC AVENUE
NON-CONFORMING USE CERTIFICATION

APPLICANT SEEKS NON-CONFORMING USE
CERTIFICATION TO ALLOW APARTMENT OVER COMMERCIAL
USE.

THE PROPERTY IS LOCATED AT 2616 PACIFIC
AVENUE, ALSO KNOWN AS BLOCK 35, LOT 15 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE RESORT COMMERCIAL DISTRICT (RC).

THURSDAY, AUGUST 1, 2024

9:59 A.M.

CSR COURT REPORTING SERVICES, LLC
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Atlantic City, New Jersey 08401
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Public Hearing in the above-referenced matter
conducted at the CASINO REINVESTMENT DEVELOPMENT
AUTHORITY, 15 South Pennsylvania Avenue, Atlantic
City, New Jersey, taken before Michelle Gruendel, a
Certified Court Reporter and Notary Public of the
State of New Jersey, on Thursday, August 1, 2024
commencing at 9:59 a.m.

A P P E A R A N C E S:

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

SCOTT COLLINS, ESQ.

CHRISTINE COFONE, PP

CAROLYN FEIGIN, PE, PP

COUNSEL FOR THE APPLICANT:

BRIAN J. CALLAGHAN, ESQ.

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EXHIBITS MARKED AND/OR REFERRED TO:

A-1, B-1

1 [COURT REPORTER'S NOTE: THE FOLLOWING
2 TRANSCRIPT WAS PRODUCED FROM THE
3 AUDIO/VIDEO TAKEN BY THE VIDEOGRAPHER
4 PRESENT AT THE HEARING.]

5 LANCE LANDGRAF: All right. The next
6 application is for Application 2023-10-3640, Slamn
7 Sammy's, LLC, 2616 Pacific Avenue. The first
8 one -- part of this application is the
9 nonconforming use certification. Seeking
10 nonconforming use cert to allow apartment over
11 commercial use. Again, the property is at 2616
12 Pacific Avenue, Block 35, Lot 15.

13 Rob, was proper notice -- why don't you
14 swear him in first, before we get going with
15 anything else. Move that around.

16 SCOTT COLLINS: Good morning, Rob.
17 Raise your right hand.

18 ROBERT REID, having been first duly sworn according
19 to law, testified as follows:

20 LANCE LANDGRAF: All right. Rob is our
21 land use regulation officer. He is also a licensed
22 planner, AICP certified and we deem him an expert
23 in the field of land use planning and zoning.

24 ROBERT REID: Thank you, Lance.

25 LANCE LANDGRAF: So notice was proper?

1 ROBERT REID: Yes. We received proof of
2 service from the applicant and we have jurisdiction
3 to hear this application.

4 LANCE LANDGRAF: All right. We're
5 complete on it, as well?

6 ROBERT REID: We are also complete.

7 LANCE LANDGRAF: All right. Mr.
8 Callaghan.

9 BRIAN CALLAGHAN: Good morning. Brian
10 Callaghan on behalf of Slamn Sammy's, LLC. As
11 indicated, 2616 Pacific Avenue.

12 Step one is the certificate of
13 nonconformity. Based on my prior approvals here, I
14 turn it over to Mr. Reid.

15 ROBERT REID: Thank you.

16 I'm going to refer to my review
17 memorandum of July 22nd. In this document I list
18 the evidence that was provided by the applicant and
19 the conclusion of my research. It's been
20 demonstrated to me by information provided by the
21 applicant and the research I've conducted that the
22 second floor apartment lawfully existed before the
23 regulation was changed. The applicant asserts it
24 has been there since at least 1961 and I'm in
25 agreement with the evidence provided and I

1 recommend that a certificate of nonconformity be
2 issued for the one apartment over commercial use at
3 this property.

4 LANCE LANDGRAF: Just to be clear, that
5 letter date was August 22nd?

6 ROBERT REID: No. It was corrected to
7 July.

8 LANCE LANDGRAF: Okay.

9 ROBERT REID: The first one was August
10 but I corrected it. Don't ask me why I put August.

11 LANCE LANDGRAF: Okay. So it's
12 July 22nd. We're gonna mark that as B-1.

13 ROBERT REID: Yes.

14 LANCE LANDGRAF: And that went
15 through what was submitted with the application and
16 then the proofs on the record for the certificate
17 of nonconformity.

18 SCOTT COLLINS: While we're at it, why
19 don't we mark the application as A-1.

20 LANCE LANDGRAF: As A-1, okay. I'll do
21 that.

22 All right. Mr. Callaghan, do you have
23 any questions on that?

24 BRIAN CALLAGHAN: None.

25 LANCE LANDGRAF: Okay. I didn't think

1 so.

2 All right. We will open this
3 application up to the public. Anybody here to make
4 any comments or ask any questions, please step
5 forward, state your name and make your statement.

6 Seeing none, we'll close the public
7 portion and we'll -- anything else on this one?
8 Pretty simple.

9 SCOTT COLLINS: Yeah.

10 LANCE LANDGRAF: We will close the
11 hearing on this matter and we'll get it on our
12 board agenda. I'm not sure when that's gonna be at
13 this point. Hopefully sooner than later. We don't
14 meet in August. September's agenda is very full
15 for our board so most likely after that.

16 BRIAN CALLAGHAN: Very good.

17 (At 10:02 a.m. proceedings were
18 concluded.)

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2
3 CERTIFICATE

4 I, MICHELLE GRUENDEL, a Certified Court
5 Reporter and Notary Public of the State of New
6 Jersey, do hereby certify that the foregoing is a
7 true and accurate transcript of the testimony as
8 taken stenographically and digitally at the time,
9 place and on the date hereinbefore set forth, to
the best of my ability.

10 I DO FURTHER CERTIFY that I am neither a
11 relative nor employee nor attorney nor counsel of
12 any of the parties to this action, and that I am
13 neither a relative nor employee of such attorney or
14 counsel, and that I am not financially interested
15 in the action.

16
17 *Michelle Gruendel*
18



19 MICHELLE GRUENDEL, C.C.R.
20 C.C.R. License No. 30X100190500
21 Notary Public of the
22 State of New Jersey
23
24
25

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