

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-10-3730

MISTY SPARKS
205 NORTH FLORIDA AVENUE
NON-CONFORMING USE CERTIFICATION

APPLICANT SEEKS NON-CONFORMING USE
CERTIFICATION TO ALLOW SINGLE FAMILY DWELLING USE.

THE PROPERTY IS LOCATED AT 205 SOUTH 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).

THURSDAY, NOVEMBER 7, 2024

10:06 A.M.

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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, November 7, 2024,
commencing at 10:06 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 G. COLLINS, ESQ.
RIKER DANZIG

CHRISTINE COFONE, PP

CHRISTOPHER MORRIS, PE

COUNSEL FOR THE APPLICANT:

BRIAN CALLAGHAN, ESQ.

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EXHIBITS MARKED AND/OR REFERRED TO:

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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: The next item is
6 Application 2024-10-3730, Misty Sparks, 205 North
7 Florida Avenue. Also a non-conforming use
8 certification.

9 Mr. Reid, you want to review for
10 completeness -- or notice, please?

11 ROBERT REID: Yes. Notice -- notice was
12 adequate for this application.

13 LANCE LANDGRAF: And we're complete, as
14 well?

15 ROBERT REID: And it's also complete.

16 LANCE LANDGRAF: Mr. Callaghan, do you
17 have any preamble on this?

18 BRIAN CALLAGHAN: Once again, it's a
19 single family detached dwelling. Unfortunately,
20 you know, till you guys changed your rules and
21 regulations, the detached dwelling single family
22 are not permitted in the zone. We've had an
23 opportunity to review Mr. Reid's report. We concur
24 and we think that we satisfy the criteria for the
25 certificate of non-conformity. I'll turn it over

1 to Mr. Reid again.

2 LANCE LANDGRAF: Okay. Thank you.

3 ROBERT REID: Yes. The request for the
4 single family detached dwelling is justified in the
5 fact that the records show that it has existed as a
6 detached single family dwelling since 1921 and has
7 continued up until the present day, so it certainly
8 qualifies for a certificate of non-conformity.

9 LANCE LANDGRAF: Okay. We'll mark Mr.
10 Reid's October 29th report as B-1 and I think that
11 covers it, then. It's been there for quite some
12 time.

13 Just one point of clarification. We
14 mirrored the city's regulations in these zones, so
15 they were the ones who removed single families from
16 these zones back in the day, back in '78.

17 BRIAN CALLAGHAN: Well, that would make
18 sense as to the City of Atlantic City.

19 LANCE LANDGRAF: Well, no. They did
20 it -- not to justify it, but they did it when the
21 casinos came in.

22 BRIAN CALLAGHAN: I know.

23 LANCE LANDGRAF: They didn't think it
24 was appropriate to have homes next to casinos. We
25 get that. We carried that through. I will say

1 that the regulations that we hope to adopt in early
2 2025 will remove that restriction and allow single
3 family and even two families back in some of these
4 zones, so I'm hopeful that they'll be adopted some
5 time in early 2025. You won't have to come here.

6 BRIAN CALLAGHAN: I concur. It's just,
7 you know, strange, even when you talk to the city
8 back in that time. These are on the 200 block.
9 These weren't, like, beach block or these
10 weren't --

11 LANCE LANDGRAF: Right.

12 BRIAN CALLAGHAN: -- you know, two
13 blocks -- I guess maybe back in '78 they were
14 thinking, okay, casinos are gonna take over two or
15 three blocks of ground, which never happened.

16 LANCE LANDGRAF: Never happened.

17 All right. We'll open this one up to
18 the public. Any public comment, please step
19 forward, state your name, make any comments or ask
20 any questions.

21 Seeing none, we'll close the public
22 portion and close the testimony on this matter.

23 Thank you, Mr. Callaghan.

24 BRIAN CALLAGHAN: Thank you, very much.

25 ROBERT REID: Thank you.

(At 10:09 a.m. proceedings were
concluded.)

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CERTIFICATE

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

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

Michelle Gruendel



MICHELLE GRUENDEL, C.C.R.
C.C.R. License No. 30X100190500
Notary Public of the
State of New Jersey

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