

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-10-3723
SUZANNE CARVAJAL
37 SOUTH PRESBYTERIAN AVENUE
NONCONFORMING USE CERTIFICATION

APPLICANT SEEKS NONCONFORMING USE
CERTIFICATION TO ALLOW A SINGLE-FAMILY DWELLING.

THE PROPERTY IS LOCATED AT 37 SOUTH
PRESBYTERIAN AVENUE, ALSO KNOWN AS BLOCK 136, LOTS
22 AND 23 ON THE TAX MAP FOR THE CITY OF ATLANTIC
CITY, LOCATED WITHIN THE RESORT COMMERCIAL
DISTRICT.

THURSDAY, DECEMBER 5, 2024

10:00 A.M.

CSR COURT REPORTING SERVICES, LLC
Certified Court Reporters & Videographers
1125 Atlantic Avenue, Suite 543
Atlantic City, New Jersey 08401
609-641-7117 FAX: 609-641-7640

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, December 5, 2024
commencing at 10:00 a.m.

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR

CHAIRMAN

DIRECTOR, PLANNING DIRECTOR

ROBERT L. REID

LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

JANE FONTANA, ESQ.

INDEX

APPLICANT	PAGE
SUZANNE CARVAJAL	
37 SOUTH PRESBYTERIAN AVENUE	3

EXHIBITS MARKED AND/OR REFERRED TO:

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: Good morning. Call to
6 order the December 5th, 2024 CRDA Land Use
7 Regulation Enforcement Division hearing.

8 Would everyone please rise for the
9 Pledge of Allegiance?

10 (Pledge of Allegiance is recited.)

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

14 We have two items listed on our agenda,
15 however, only one is going to be heard today. The
16 application is for Application Number 2024-11-3739,
17 Nancy Claude, 30 South Florida Avenue for site plan
18 and variance application has been tabled to our
19 January 2nd meeting. She will be providing notice
20 to the property owners. I believe the notice has
21 been -- has gone in the newspaper for that date, so
22 we will not hear that application today.

23 What we will hear today is Application
24 24-10-3723, Suzanne Carvajal. Help me with last
25 name.

1 SUZANNE CARVAJAL: Carvajal.

2 LANCE LANDGRAF: Carvajal. I almost --
3 I went that way.

4 37 South Presbyterian Avenue for a
5 nonconforming use certificate. The applicant seeks
6 nonconforming use certificate to allow a
7 single-family dwelling. The property is located at
8 37 South Presbyterian Avenue, also known as Block
9 136, Lots 22 and 23 on the tax map of the City of
10 Atlantic City. It's in the Resort Commercial
11 District.

12 Rob, we have proper notice on this?

13 ROBERT REID: Yes, we do.

14 LANCE LANDGRAF: All right. Would you
15 swear in Rob, because he's gonna do the report?

16 JANE FONTANA: Sure.

17 Raise your right hand.

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

20 JANE FONTANA: Thank you.

21 LANCE LANDGRAF: And we're good on
22 completeness?

23 ROBERT REID: Yes. Correct.

24 LANCE LANDGRAF: All right. Suzanne,
25 why don't you step to the podium and introduce

1 yourself, get sworn in.

2 SUZANNE CARVAJAL: Yes. Hi. My name is
3 Suzanne Carvajal.

4 JANE FONTANA: Raise your right --

5 SUZANNE CARVAJAL: I'm the owner of 37
6 South Presbyterian Avenue in Atlantic City.

7 JANE FONTANA: Sure.

8 SUZANNE CARVAJAL, having been first duly sworn
9 according to law, testified as follows:

10 JANE FONTANA: Thank you.

11 LANCE LANDGRAF: Okay. Just briefly,
12 real quick, and then Rob's gonna go right to his
13 report, if you have anything other than that to
14 say, go ahead.

15 SUZANNE CARVAJAL: I actually was just
16 in the process of renovating the property and I had
17 to put a -- the city actually wanted me to take a
18 structure down on the side of my property, which I
19 did, and I put -- and I wanted to put a fence. In
20 order to do that I had to go through a process and
21 it resulted in doing this nonconforming, since the
22 house -- I think the district has changed zoning.

23 LANCE LANDGRAF: Okay. We're gonna go
24 to Rob's report, which is dated November 7th, 2024.
25 Rob, you want to go through your report?

1 ROBERT REID: Yeah, sure.

2 LANCE LANDGRAF: We'll mark that as B-1.

3 ROBERT REID: B-1.

4 My review memo dated is November 7th.

5 What I did is I had an opportunity to review the
6 evidence provided by the applicant and the evidence
7 that I have on file on the property. The property
8 has been -- from the records, has been a
9 single-family home since 1921, at least 1921 and
10 has continued as that and, as you know, our current
11 zoning eliminated that as a permitted use --

12 LANCE LANDGRAF: Right.

13 ROBERT REID: -- but there is adequate
14 evidence on record that this was a lawful
15 single-family home since 1921 and I recommend a
16 certificate of nonconformity be issued based on the
17 history that we have on file.

18 LANCE LANDGRAF: Okay.

19 ROBERT REID: That's all I have, unless
20 you have any questions.

21 LANCE LANDGRAF: Suzanne, do you have
22 any questions on that at all?

23 SUZANNE CARVAJAL: No. No questions.

24 LANCE LANDGRAF: All right. With that,
25 we'll open it up to the public. Anybody here to

1 comment on this application, please step forward,
2 state your name.

3 Seeing no one here, we will close the
4 public portion and we'll get this on our agenda as
5 soon as we can for our full board to vote on it.

6 SUZANNE CARVAJAL: Okay.

7 LANCE LANDGRAF: This is kind of a
8 nuance. I'm sure Rob explained to you, the city
9 had taken residential units out of the RC District
10 back in 1978 --

11 SUZANNE CARVAJAL: Umm-hum.

12 LANCE LANDGRAF: -- because they thought
13 everything was gonna be casinos.

14 SUZANNE CARVAJAL: Yeah.

15 LANCE LANDGRAF: We're trying to rectify
16 that in our new regs and we anticipate having that
17 in the next -- in the new year. It's not gonna
18 help you, but anybody else down the road, we hope
19 to have that resolved in the first quarter of 2025.

20 SUZANNE CARVAJAL: Okay.

21 LANCE LANDGRAF: So like I said, we'll
22 get this on our board agenda as soon as we can and
23 get you what you need.

24 SUZANNE CARVAJAL: Okay.

25 LANCE LANDGRAF: All right?

1 SUZANNE CARVAJAL: Thank you, so much.

2 LANCE LANDGRAF: Thank you.

3 ROBERT REID: Thank you.

4 LANCE LANDGRAF: With that, we'll close
5 the matter -- the testimony on this matter and, if
6 nothing else, our next meeting is January 2nd, 2024
7 at 10 a.m. in this room. We're adjourned.

8 ROBERT REID: Thank you.

9 (At 10:05 a.m. proceedings were
10 concluded.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

<p>A</p> <p>a.m 1:15 2:7 9:7, 9</p> <p>ability 10:9</p> <p>above-refe... 2:1</p> <p>accurate 10:6</p> <p>Act 4:13</p> <p>action 10:12 10:15</p> <p>adequate 7:13</p> <p>adjourned 9:7</p> <p>agenda 4:14 8:4, 22</p> <p>ahead 6:14</p> <p>Allegiance 4:9 4:10</p> <p>allow 1:6 5:6</p> <p>AND/OR 3:14</p> <p>anticipate 8:16</p> <p>anybody 7:25 8:18</p> <p>applicant 1:6 3:2 5:5 7:6</p> <p>application 1:3 4:16, 16 4:18, 22, 23 8:1</p> <p>Atlantic 1:9 1:22, 22 2:3 5:10 6:6</p> <p>attorney 10:11 10:13</p> <p>AUDIO/VIDEO 4:3</p> <p>AUTHORITY 1:1 2:3, 10</p> <p>Avenue 1:4, 8 1:22 2:3 3:4 4:17 5:4, 8 6:6</p>	<p>Baer 4:13</p> <p>based 7:16</p> <p>believe 4:20</p> <p>best 10:9</p> <p>Block 1:8 5:8</p> <p>board 2:16 8:5 8:22</p> <p>briefly 6:11</p> <p>Byron 4:12</p> <p>C</p> <p>C 2:9</p> <p>C.C.R 10:20, 20</p> <p>Call 4:5</p> <p>Carvajal 1:3 3:3 4:24 5:1 5:1, 2 6:2, 3 6:5, 8, 15 7:23 8:6, 11 8:14, 20, 24 9:1</p> <p>CASINO 1:1 2:2 2:10</p> <p>casinos 8:13</p> <p>certificate 5:5, 6 7:16 10:1</p> <p>CERTIFICATION 1:4, 6</p> <p>Certified 1:21 2:5 10:3</p> <p>certify 10:5 10:10</p> <p>CHAIRMAN 2:12</p> <p>changed 6:22</p> <p>city 1:9, 9, 22 2:4 5:9, 10 6:6, 17 8:8</p> <p>Claude 4:17</p> <p>close 8:3 9:4</p> <p>commencing 2:7</p> <p>comment 8:1</p> <p>Commercial 1:9 5:10</p> <p>completeness 5:22</p>	<p>concluded 9:10</p> <p>conducted 2:2</p> <p>continued 7:10</p> <p>Correct 5:23</p> <p>counsel 10:11 10:14</p> <p>Court 1:21, 21 2:5 4:1 10:3</p> <p>CRDA 4:6</p> <p>CSR 1:21</p> <p>current 7:10</p> <p>D</p> <p>D 2:11</p> <p>date 4:21 10:8</p> <p>dated 6:24 7:4</p> <p>December 1:13 2:6 4:6</p> <p>DEVELOPMENT 1:1 2:2, 10</p> <p>digitally 10:7</p> <p>DIRECTOR 2:13 2:13</p> <p>district 1:10 5:11 6:22 8:9</p> <p>Division 1:1 4:7</p> <p>doing 6:21</p> <p>duly 5:18 6:8</p> <p>dwelling 1:6 5:7</p> <p>E</p> <p>E 2:9, 9</p> <p>eliminated 7:11</p> <p>employee 10:11 10:13</p> <p>Enforcement 1:1 2:15 4:7</p> <p>ESQ 2:17</p> <p>evidence 7:6, 6 7:14</p> <p>EXHIBITS 3:14</p> <p>explained 8:8</p>	<p>F</p> <p>FAX 1:23</p> <p>fence 6:19</p> <p>file 7:7, 17</p> <p>financially 10:14</p> <p>first 5:18 6:8 8:19</p> <p>Florida 4:17</p> <p>FOLLOWING 4:1</p> <p>follows 5:19 6:9</p> <p>FONTANA 2:17 5:16, 20 6:4 6:7, 10</p> <p>foregoing 10:5</p> <p>forth 10:8</p> <p>forward 8:1</p> <p>full 8:5</p> <p>FURTHER 10:10</p> <p>G</p> <p>go 6:12, 14, 20 6:23, 25</p> <p>going 4:15</p> <p>gonna 5:15 6:12, 23 8:13 8:17</p> <p>good 4:5 5:21</p> <p>Gruendel 2:4 10:3, 20</p> <p>H</p> <p>hand 5:17</p> <p>hear 4:22, 23</p> <p>heard 4:15</p> <p>hearing 2:1 4:4, 7, 11</p> <p>help 4:24 8:18</p> <p>hereinbefore 10:8</p> <p>Hi 6:2</p> <p>history 7:17</p> <p>home 7:9, 15</p> <p>hope 8:18</p> <p>house 6:22</p>
<p>B</p> <p>B-1 3:15 7:2, 3</p> <p>back 8:10</p>			

I	listed 4:14 LLC 1:21 located 1:8, 9 5:7 Lots 1:8 5:9	nuance 8:8 Number 4:16	providing 4:19 public 2:1, 5 4:13 7:25 8:4 10:4, 21 put 6:17, 19, 19
INDEX 3:1 interested 10:14 introduce 5:25 issued 7:16 items 4:14	M M 4:12 map 1:9 5:9 mark 7:2 MARKED 3:14 matter 2:1 9:5 9:5 meeting 4:19 9:6 Meetings 4:13 memo 7:4 Michelle 2:4 10:3, 20 morning 4:5	O OFFICER 2:15 Okay 6:11, 23 7:18 8:6, 20 8:24 open 4:13 7:25 opportunity 7:5 order 4:6 6:20 owner 6:5 owners 4:20	Q quarter 8:19 questions 7:20 7:22, 23 quick 6:12
J JANE 2:17 5:16 5:20 6:4, 7 6:10 January 4:19 9:6 Jersey 1:22 2:4, 6 10:5 10:21 JUNIOR 2:11	N N 2:9 name 4:25 6:2 8:2 Nancy 4:17 need 8:23 neither 10:10 10:13 new 1:22 2:4, 6 8:16, 17 10:4 10:21 newspaper 4:21 nonconforming 1:4, 6 5:5, 6 6:21 nonconformity 7:16 Notary 2:5 10:4, 21 NOTE 4:1 notice 4:19, 20 5:12 noticed 4:12 November 6:24 7:4	P P 2:9, 9 PAGE 3:2 parties 10:12 Pennsylvania 2:3 permitted 7:11 place 10:8 plan 4:17 PLANNING 2:13 please 4:8 8:1 Pledge 4:9, 10 podium 5:25 portion 8:4 Presbyterian 1:4, 8 3:4 5:4, 8 6:6 PRESENT 4:4 proceedings 9:9 process 6:16 6:20 PRODUCED 4:2 PROFESSIONALS 2:16 proper 5:12 property 1:8 4:20 5:7 6:16, 18 7:7 7:7 provided 7:6	R R 2:9 Raise 5:17 6:4 RC 8:9 real 6:12 recited 4:10 recommend 7:15 record 7:14 records 7:8 rectify 8:15 REFERRED 3:14 regs 8:16 Regulation 1:1 4:7 REID 2:14 5:13 5:18, 23 7:1 7:3, 13, 19 9:3, 8 REINVESTMENT 1:1 2:2, 10 relative 10:11 10:13 renovating 6:16 report 5:15 6:13, 24, 25 Reporter 2:5 10:4 REPORTER'S 4:1 Reporters 1:21 REPORTING 1:21 residential 8:9 resolved 8:19
K kind 8:7 know 7:10 known 1:8 5:8			
L L 2:14 LANCE 2:11 4:5 4:11 5:2, 14 5:21, 24 6:11 6:23 7:2, 12 7:18, 21, 24 8:7, 12, 15, 21 8:25 9:2, 4 Land 1:1 2:15 4:6 LANDGRAF 2:11 4:5, 11 5:2 5:14, 21, 24 6:11, 23 7:2 7:12, 18, 21 7:24 8:7, 12 8:15, 21, 25 9:2, 4 law 5:19 6:9 lawful 7:14 License 10:20			

Resort 1:9 5:10 resulted 6:21 review 7:4,5 right 5:14,17 5:24 6:4,12 7:12,24 8:25 rise 4:8 road 8:18 Rob 5:12,15 6:25 8:8 Rob's 6:12,24 ROBERT 2:14 5:13,18,23 7:1,3,13,19 9:3,8 room 9:7	6:8,15 7:21 7:23 8:6,11 8:14,20,24 9:1 swear 5:15 sworn 5:18 6:1 6:8	1:21 vote 8:5	24-10-3723 4:24 2nd 4:19 9:6
S	T	W	3
S 2:9 Seeing 8:3 seeks 1:6 5:5 Senator 4:12 SERVICES 1:21 set 10:8 side 6:18 single-family 1:6 5:7 7:9 7:15 site 4:17 soon 8:5,22 South 1:4,8 2:3 3:4 4:17 5:4,8 6:6 state 2:6 8:2 10:4,21 stenograph... 10:7 step 5:25 8:1 structure 6:18 Suite 1:22 sure 5:16 6:7 7:1 8:8 Suzanne 1:3 3:3 4:24 5:1 5:24 6:2,3,5	tabled 4:18 take 6:17 taken 2:4 4:3 8:9 10:7 tax 1:9 5:9 testified 5:19 6:9 testimony 9:5 10:6 Thank 5:20 6:10 9:1,2,3 9:8 think 6:22 thought 8:12 Thursday 1:13 2:6 time 10:7 today 4:15,22 4:23 transcript 4:2 10:6 true 10:6 trying 8:15 two 4:14	want 6:25 wanted 6:17,19 way 5:3 we'll 7:2,25 8:4,21 9:4 we're 5:21 6:23 8:15 9:7 went 5:3	3 3:4 30 4:17 30X100190500 10:20 37 1:4,8 3:4 5:4,8 6:5
		X	4
		Y	5
		Yeah 7:1 8:14 year 8:17	5 1:13 2:6 543 1:22 5th 4:6
		Z	6
		zoning 6:22 7:11	609-641-7117 1:23 609-641-7640 1:23
		0	7
		08401 1:22	7th 6:24 7:4
		1	
		10 9:7 10:00 1:15 2:7 10:05 9:9 1125 1:22 136 1:8 5:9 15 2:3 1921 7:9,9,15 1978 8:10	
	U	2	
	Umm-hum 8:11 units 8:9 use 1:1,4,6 2:15 4:6 5:5 5:6 7:11	2024 1:13 2:6 4:6 6:24 9:6 2024-10-3723 1:3 2024-11-3739 4:16 2025 8:19 22 1:9 5:9 23 1:9 5:9	
	V		
	variance 4:18 VIDEOGRAPHER 4:3 Videographers		