

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

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3  
4 LAND USE REGULATION and ENFORCEMENT DIVISION

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7  
8 APPLICATION NO.: 2024-08-3700

9  
10 FIRST INVESTMENT HOLDINGS, LLC

11  
12 321 Atlantic Avenue  
13 Atlantic City, New Jersey

14  
15  
16  
17 Thursday - September 19, 2024  
18 -----

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20  
21 CSR COURT REPORTING SERVICES, LLC  
22 Certified Court Reporters & Videographers  
23 1125 Atlantic Avenue  
24 Suite 543  
25 Atlantic City, New Jersey 08401  
609-641-7117 Fax 609-641-7640

1                   Public hearing in the  
2                   above-referenced matter, taken via the video  
3                   conference software program Zoom, with all  
4                   participants in separate locations, before Karen  
5                   **A. Haworth, a New Jersey Certified Court**  
6                   **Reporter (CCR), nationally certified Registered**  
7                   **Professional Reporter (RPR), nationally**  
8                   **certified Certificate of Merit holder (CM),**  
9                   **nationally certified Certified Realtime Reporter**  
10                   **(CRR), nationally certified Certified LiveNote™**  
11                   **Reporter (CLR), and Notary Public of the State**  
12                   **of New Jersey, on the above date, commencing at**  
13                   **10:08 a.m., there being present:**

1 APPEARANCES:

2 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

3  
4  
5 LANCE B. LANDGRAF, JR.

Chairman

6 Director, Planning Department

7  
8 ROBERT L. REID

Land Use Enforcement Officer

9 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

10 SCOTT G. COLLINS, ESQUIRE

11 RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

12  
13  
14 COUNSEL FOR THE APPLICANT:

15 BRIAN J. CALLAGHAN, ESQUIRE

16 LAW OFFICE OF BRIAN J. CALLAGHAN

17 ALSO PRESENT:

18  
19 LIZA BARRICK

Administrative Assistant to Lance Landgraf

20  
21 TETJE LINSK

Administrative Assistant to Lance Landgraf

22 Administrative Assistant to Lance Landgraf

## I N D E X

WITNESS (ES)

PAGE NO.

ROBERT L. REID

7

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

B-1

1 [COURT REPORTER'S NOTE:

2 THIS HEARING WAS CONDUCTED VIA  
3 THE VIDEO CONFERENCE SOFTWARE PROGRAM  
4 ZOOM.

5 ALL ATTENDEES TO THIS HEARING  
6 WERE PARTICIPATING FROM THEIR OWN  
7 WORKSPACE THROUGH THEIR COMPUTER OR  
8 CELLULAR TELEPHONE.

9 THE COURT REPORTER WILL  
10 ACKNOWLEDGE WITHIN THIS TRANSCRIPT ANY  
11 POOR INTERNET CONNECTION AND VIDEO  
12 CONFERENCE PLATFORM CUTOUTS WHERE  
13 TESTIMONY DID NOT CEASE.]

14  
15 (Time noted: 10:08 a.m.)  
16  
17  
18

19 LANCE LANDGRAF: All right. The  
20 next application is very similar. It's  
21 Application 2024-08-3700. First  
22 Investment Holdings, LLC. 321 Atlantic  
23 Avenue. Non-Conforming Use Certification.  
24 The property is located at 321  
25 Atlantic Avenue, also known as Block 124,

1 Lot 58.

2 It is within the Light House, LH-1,  
3 zoning district.

4 Rob, we have proper notice and the  
5 application's complete?

6 ROBERT REID: Yes. The application  
7 is complete. And I've reviewed the  
8 documentation provided by the applicant's  
9 Proof of Service, and we have jurisdiction  
10 to hear this application.

11 LANCE LANDGRAF: And, Mr. Reid, you  
12 are still under oath from the previous  
13 swearing in.

14 ROBERT REID: Yes.

15 LANCE LANDGRAF: Mr. Callaghan, you  
16 represent this applicant as well?

17 BRIAN CALLAGHAN: I do.

18 The applicant's First Investment  
19 Holdings.

20 The property is 321 Atlantic  
21 Avenue. Block 124, Lot 58.

22 We're seeking commercial at the  
23 ground floor with the two apartments  
24 above.

25 I would ask that our application be

1           marked as A-1, Mr. Reid's review  
2           memorandum as B-1.

3                   We've had the opportunity to review  
4           his memorandum, and we would agree with  
5           same.

6                   And I would turn it over to  
7           Mr. Reid.

8                   LANCE LANDGRAF:   Okay.   Rob?

9                   ROBERT REID:   Thank -- thank you,  
10          Brian.   Thank you -- thank you, Lance.

11                   Yeah.   I'm referring again to my  
12          review memorandum of September 11th.

13                   The applicant's seeking a  
14          Certificate of Non-Conformity for two  
15          residential apartments over commercial.

16                   I've reviewed the documents  
17          provided by the applicant and did my own  
18          research on the public record.

19                   And the applicant asserts that the  
20          property lawfully existed going back as  
21          far as 1961; two apartments above a  
22          commercial.

23                   And I agree with the documentation  
24          that was provided.   They have provided  
25          adequate evidence to demonstrate that the

1 property as utilized as -- did lawfully  
2 exist at the time of the change.

3 And I recommend a Certificate of  
4 Non-Conformity be approved.

5 LANCE LANDGRAF: Okay. With that,  
6 we'll open it up to the public.

7 Anybody here from the public,  
8 please raise your hand using the Zoom app,  
9 and we will recognize you for any  
10 comments.

11 LIZA BARRICK: I --

12 LANCE LANDGRAF: Seeing --

13 LIZA BARRICK: Yeah.

14 LANCE LANDGRAF: Yeah.

15 Seeing none, we will close the  
16 public portion on this matter.

17 Brian, any closing comments?

18 BRIAN CALLAGHAN: No closing  
19 comments.

20 LANCE LANDGRAF: Scott, anything on  
21 your end?

22 SCOTT COLLINS: I'm all set.

23 LANCE LANDGRAF: Okay. With that,  
24 we'll close the testimony on this matter  
25 and move to our last item.

1                   Thank you, Mr. Callaghan. Have a  
2                   good afternoon.

3                   BRIAN CALLAGHAN: Thank you --  
4                   thank you very much.

5  
6                   (This hearing concluded at 10:11  
7                   a.m.)

C E R T I F I C A T I O N

I, KAREN A. HAWORTH, a New Jersey Certified Court Reporter (CCR), nationally certified Registered Professional Reporter (RPR), nationally certified Certificate of Merit holder (CM), nationally certified Certified Realtime Reporter (CRR), a Delaware Certified Shorthand Reporter (CSR), nationally certified Certified LiveNote™ Reporter (CLR), and Notary Public of the State of New Jersey, hereby certify that the proceedings were reported by me fully and accurately stenographically, reduced to typewritten form under my personal direction and supervision and that this is a true and correct transcript of the proceedings in this matter.

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.

KAREN A. HAWORTH, CCR, RPR, CM, CRR, CSR, CLR  
 Certified Court Reporter (NJ)  
 (License No. 915)  
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 Certificate of Merit holder (CM)  
 Certified Realtime Reporter (CRR)  
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