

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-09-3705

LINA HONG
142 SOUTH BELLEVUE AVENUE
NON-CONFORMING USE CERTIFICATION

APPLICANT SEEKS NON-CONFORMING USE
CERTIFICATION TO ALLOW TWO RESIDENTIAL DWELLING
UNITS.

THE PROPERTY IS LOCATED AT 142 SOUTH BELLEVUE
AVENUE, ALSO KNOWN AS BLOCK 35, LOT 77 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE RESORT COMMERCIAL DISTRICT (RC).

THURSDAY, NOVEMBER 7, 2024
10:04 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 10:04 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:

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 I think is also Mr. Callaghan's. It is
7 Application 2024-09-3705, Lina Hong, 142 South
8 Bellevue Avenue, a non-conforming use certification
9 application for two residential dwelling units.

10 The property is located, as I said, 142
11 South Bellevue Avenue. It's also known as Block
12 36, Lot 30 -- Lot 77 in the City of Atlantic City.
13 It's in the RC District.

14 Rob, we have proper notice on this one?

15 ROBERT REID: Yes, we do.

16 LANCE LANDGRAF: And you're already
17 sworn in. And we're complete, as well?

18 ROBERT REID: That's correct.

19 LANCE LANDGRAF: Mr. Callaghan?

20 BRIAN CALLAGHAN: This is an
21 application -- it's technically a deconversion. We
22 have an existing three units which we're converting
23 back to two units. Mr. Dothe is in the process of
24 preparing deconversion plans. He'll secure
25 permits. I'm guessing it's going to take us eight

1 months to a year to get it fully deconverted to
2 have the properties done. It's attached to the
3 building next door.

4 So other than that, I'll turn it over to
5 Mr. Reid.

6 ROBERT REID: Lance, I'm going to refer
7 to my review memorandum dated September 13th.

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

9 ROBERT REID: B-1.

10 SCOTT COLLINS: Yes.

11 ROBERT REID: The applicant desires to
12 deconvert the three unit structure to a two unit.
13 The records indicate that it lawfully existed as a
14 two unit structure for numerous years. Let's see.
15 1961 -- I'm sorry. Yeah. 1961 to 2005 it was a
16 lawful two unit and then it evolved into a three
17 unit which doesn't qualify to be -- it's not
18 eligible for a certificate of non-conformity and
19 they're requesting to deconvert it back to what I
20 believe to be a lawful two unit building.

21 LANCE LANDGRAF: Okay.

22 ROBERT REID: I have no objection to
23 that.

24 LANCE LANDGRAF: All right. Anything,
25 Mr. Callaghan, on that one?

1 BRIAN CALLAGHAN: Nothing else.

2 LANCE LANDGRAF: All right. Anything
3 else?

4 All right. We'll open it up to the
5 public at this time. Anyone wishing to have any
6 comments on the Hong application, please step
7 forward, state your name, make your comments.

8 Seeing none, we'll close the public
9 portion and close the hearing on this matter.
10 Thank you.

11 (At 10:06 a.m. proceedings were
12 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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