

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-09-3704
ALI KAAMRAN
2410 ATLANTIC AVENUE
NON-CONFORMING USE CERTIFICATION

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

THE PROPERTY IS LOCATED AT 2510 ATLANTIC
AVENUE, ALSO KNOWN AS BLOCK 165, LOT 3 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE CENTRAL BUSINESS DISTRICT (CBD).

THURSDAY, NOVEMBER 21, 2024
10:03 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 21, 2024
commencing at 10:03 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
CAROLYN FEIGIN, PE, PP
ARH ASSOCIATES

PROFESSIONALS FOR THE APPLICANT:

MICHAEL LERNER, 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: Good morning. We'll
6 call to order the CRDA Land Use Regulation
7 Enforcement Division Hearing for November -- I
8 almost said July, jeez -- November 21st, 2024.

9 Please join me in the flag salute.
10 (Pledge of Allegiance is recited.)

11 LANCE LANDGRAF: Thank you.

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

15 We have just two items on the agenda
16 today. First application is 2024-09-3704, Ali
17 Kaamran, 2510 Atlantic Avenue, nonconforming use
18 certification. The applicant seeks nonconforming
19 use cert to allow two residential dwelling units
20 over commercial.

21 The property is located at 2510 Atlantic
22 Avenue, known as Block 165, Lot 3 in the City of
23 Atlantic City. It's in the Central Business
24 District.

25 Rob, we have proper notice on the

1 application?

2 ROBERT REID: Yes, we do.

3 LANCE LANDGRAF: We want to -- actually,
4 want to swear him in and --

5 SCOTT COLLINS: Sure. Both of them.

6 ROBERT REID, having been first duly sworn according
7 to law, testified as follows:

8 CAROLYN FEIGIN, PE, PP, having been first duly
9 sworn according to law, testified as follows:

10 SCOTT COLLINS: Rob, just identify your
11 position.

12 ROBERT REID: Yes. Land use regulation
13 officer for the CRDA and I prepared the review
14 memorandum dated September 12th.

15 SCOTT COLLINS: Thank you, very much.
16 And Carolyn's our engineer?

17 CAROLYN FEIGIN: Engineer, yeah. Unless
18 you need me to act as a planner today, too, because
19 Christine's --

20 LANCE LANDGRAF: You might, yeah.

21 CAROLYN FEIGIN: -- not here. So
22 potentially planner, as well.

23 SCOTT COLLINS: Okay.

24 LANCE LANDGRAF: Planner and engineer.

25 CAROLYN FEIGIN: Thank you.

1 LANCE LANDGRAF: And we're complete on
2 this, as well?

3 ROBERT REID: Yes. Yes, sir.

4 LANCE LANDGRAF: Good.

5 All right. Mr. Lerner, welcome.

6 MICHAEL LERNER: Good morning, Mr.
7 Chairman, Board Members. Michael Lerner, Law Firm
8 of Brian Callaghan appearing on behalf of the
9 applicant, Ali Kaamran, who is with me present
10 today in the event any testimony is necessary.

11 You succinctly stated the nature of the
12 application in your introduction, Mr. Chairman.
13 This is your classic commercial residential urban
14 development building, approximately 100 years old,
15 based upon the evidence in Mr. Reid's report, with
16 the commercial unit in the first floor, second
17 story occupied by residential -- residential units,
18 in this case a studio apartment and a separate two
19 bedroom apartment.

20 I will defer to Mr. Reid. I reviewed
21 his report of September 12th, 2024. We concur with
22 his statements therein and after he reads his
23 report and makes his recommendation I'd like to add
24 one little piece of additional evidence that Mr.
25 Callaghan would if he was present today, so I'll

1 offer it for whatever it's worth.

2 LANCE LANDGRAF: All right. Thank you.

3 We'll mark that report of September 12th
4 as B-1.

5 SCOTT COLLINS: B-1, and let's mark the
6 submission material as A-1.

7 LANCE LANDGRAF: Okay. Mr. Reid.

8 ROBERT REID: Yes. I'll refer to my
9 review memorandum of September 12th. I reviewed
10 all of the documents that were submitted by the
11 applicant and did my own research of the public
12 record and they assert that the use as described,
13 commercial with two apartments above, has existed
14 at least since 1961, and I concur with that, and
15 the evidence demonstrates to me that they're
16 eligible and should be granted a certificate of
17 nonconformity for the two units over the
18 commercial.

19 LANCE LANDGRAF: Great. All right.

20 ROBERT REID: That's all I have.

21 LANCE LANDGRAF: All right. Mr. Lerner,
22 you had something to add?

23 MICHAEL LERNER: Yes. The only thing is
24 Mr. Callaghan, if he was here today and was
25 testifying, would tell you that he actually

1 occupied this building as his first law office with
2 Gennaro Consalvo back in 1977, '78, before he moved
3 slightly up the street to his offices for many
4 years.

5 ROBERT REID: Oh, okay.

6 MICHAEL LERNER: He wanted to confirm
7 that the first floor was occupied by the law firm
8 and the second story units were occupied by young
9 ladies who worked the burlesque shows at the Apollo
10 Theatre and the Capitol Theatre and Mr. Callaghan,
11 being the broad-minded person that he is, found
12 that one could actually type and hired her as a
13 secretary. So I don't know what better evidence I
14 could offer than the established uses of these
15 buildings.

16 ROBERT REID: Okay.

17 LANCE LANDGRAF: That's great. You
18 learn something new every day. Thank you, Mike.

19 MICHAEL LERNER: That rests our
20 presentation.

21 ROBERT REID: Thank you.

22 LANCE LANDGRAF: That's too funny.

23 All right. With that, we'll open it up
24 to the public. Anybody here with any comments or
25 questions on this application, please step forward,

1 state your name and ask your question or make your
2 comment.

3 No one is jumping up to make any
4 comments, we will close the public portion.

5 Anything else on our side?

6 ROBERT REID: That's it. We're good.

7 LANCE LANDGRAF: All right. We'll close
8 this matter and we'll try to get this on as soon as
9 possible to our board meeting.

10 MICHAEL LERNER: Thank you, Mr.
11 Chairman.

12 LANCE LANDGRAF: Good seeing you,
13 Michael.

14 MICHAEL LERNER: Thank you.

15 (At 10:08 a.m. proceedings were
16 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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