

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-07-3666

NGOCTUYEN T. NGUYEN

31 NORTH FLORIDA AVENUE
NON-CONFORMING USE CERTIFICATION

APPLICANT SEEKS NON-CONFORMING USE
CERTIFICATION FOR DETACHED SINGLE FAMILY DWELLING.

THE PROPERTY IS LOCATED AT 31 N. FLORIDA
AVENUE, ALSO KNOWN AS BLOCK 279, LOT 74 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE DUCKTOWN ARTS DISTRICT (DA).

THURSDAY, NOVEMBER 7, 2024

10:02 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 10:02 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:

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: Okay. So our first
6 application is Application 2024-07-3666. I'm gonna
7 pass on the first name. I apologize. The last
8 name is Nguyen, 31 North Florida Avenue,
9 non-conforming use certification.

10 The applicant seeks a certificate of
11 non-conforming use for a detached single family
12 dwelling. The property is located at 31 North
13 Florida Avenue, known as Block 279, Lot 24. It is
14 in the Ducktown Arts District.

15 Rob, we have proper notice on this
16 application?

17 ROBERT REID: Yes, we do.

18 LANCE LANDGRAF: If you could -- do you
19 have any witnesses?

20 BRIAN CALLAGHAN: I have Miss Nguyen
21 here. She goes by Kelly.

22 LANCE LANDGRAF: Okay.

23 BRIAN CALLAGHAN: So she is here. We've
24 had the opportunity to review the plans. It's a
25 single family. I would turn it over to Mr. Reid

1 for his report.

2 LANCE LANDGRAF: Okay. Could we have
3 Rob sworn in?

4 SCOTT COLLINS: Raise your right hand,
5 please.

6 ROBERT REID, LAND USE ENFORCEMENT OFFICER, having
7 been first duly sworn according to law, testified
8 as follows:

9 SCOTT COLLINS: Thank you.

10 ROBERT REID: Thank you.

11 LANCE LANDGRAF: We're good on
12 completeness, as well, Rob?

13 ROBERT REID: That's correct.

14 LANCE LANDGRAF: All right.

15 ROBERT REID: I want to refer to my
16 review memorandum from October 1st. As stated,
17 they're requesting the certificate of
18 non-conformity for a single family detached
19 dwelling. They have provided adequate evidence.
20 They assert that it's been a detached single family
21 dwelling from 1921 till present and the evidence
22 provided demonstrates that and I recommend this
23 certificate of non-conformity be approved for a
24 single family detached dwelling.

25 LANCE LANDGRAF: Okay. Anything else,

1 Mr. Callaghan?

2 BRIAN CALLAGHAN: Nothing else.

3 LANCE LANDGRAF: All right. We received
4 that full application and Rob has reviewed it.

5 SCOTT COLLINS: For the record, we
6 should probably mark the application A-1 and Rob's
7 memo as B-1.

8 LANCE LANDGRAF: Okay. Thank you. Oh,
9 sorry.

10 All right. With that, we'll open this
11 up to the public. Anyone here from -- here on this
12 application, please step forward, state your name
13 and make any comments.

14 Seeing none, we'll close the public
15 portion.

16 We have nothing else here? We're good?

17 SCOTT COLLINS: Yup.

18 LANCE LANDGRAF: All right. We'll close
19 the testimony on this matter. Thanks, Mr.
20 Callaghan.

21 BRIAN CALLAGHAN: Thank you.

22 (At 10:04 a.m. proceedings were
23 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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