

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY  
PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT  
205 N. FLORIDA AVENUE, BLOCK 385 LOT 1, IN THE CITY OF  
ATLANTIC CITY UNDER APPLICATION #2024-10-3730**

**WHEREAS**, pursuant to P.L. 2011, c. 18, as amended (the “Act”), the Casino Reinvestment Development Authority (the “Authority”): (i) designated the Atlantic City Tourism District by Resolution 11-25, adopted April 19, 2011; (ii) established the Land Use Regulation and Enforcement Division to, among other matters, hear applications for development in the Tourism District by Resolution 11-33, adopted April 19, 2011; and (iii) adopted the master plan, zoning and land use ordinances and regulations, and zoning maps approved by the City by Resolution 11-34, adopted April 19, 2011; and

**WHEREAS**, pursuant to Resolution 12-14, adopted February 1, 2012, the Authority adopted the “New Jersey CRDA Atlantic City Tourism District Master Plan” prepared by Jones Lang LaSalle, LLC and dated February 1, 2012 (the “Master Plan”) (as affirmed and readopted pursuant to Resolution 12-23, adopted February 21, 2012), subject to further comment and revision, which master plan shall become effective upon the adoption of design, development and land use regulations on January 2, 2018; and

**WHEREAS**, Misty Sparks (the “Applicant”), seeks a Certificate of Non-conformity pursuant to N.J.S.A. 40:55D-68 for the subject property located at 205 N. Florida Avenue, Block 385, Lot 1 on the Tax Map of Atlantic City, located in the Thorofare Waterfront (TWD) Zoning District; and

**WHEREAS**, on November 7, 2024, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2024-10-3730 in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and the Act, and subsequently prepared and delivered a Hearing Officer’s Report and Recommendation dated December 5, 2024, incorporated herein by this reference and appended hereto as Exhibit “A”; and

**WHEREAS**, the Authority intends to adopt the findings, conclusions, and recommendations of the Hearing Officer, as detailed in the Report dated December 5, 2024.

**NOW THEREFORE, BE IT RESOLVED** by the Casino Reinvestment Development Authority that:

1. The above recitals are incorporated herein, as if set forth in full.
2. Based on the record in this matter, a Certificate of Non-conformity pursuant to N.J.S.A. 40:55D-68 under Application 2024-10-3730 is hereby approved in accordance with the Hearing Officer’s Report and Recommendation dated December 5, 2024.

3. A copy of this Resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately, but no action authorized herein shall have force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays, and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution 24-156 of the Casino Reinvestment Development Authority.

*Michael Beson*  
MICHAEL BESON, SECRETARY

**MEETING OF DECEMBER 17, 2024**



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

### EXHIBIT "A" TO RESOLUTION 24- , ADOPTED 12/17/2024

**TO:** Members of the Authority

**FROM:** Lance B. Landgraf, Jr., Land Use Hearing Officer

**COPY:** Eric Scheffler, Executive Director  
Maisha Moore, Deputy Executive Director

**SUBJECT:** **Hearing Officer's Report and Recommendation**  
**Application #2024-10-3730**  
**Applicant: Misty Sparks**  
**205 N. Florida Avenue**  
**Block 385, Lot 1**  
**Atlantic City, NJ**  
**Thorofare Waterfront District (TWD)**  
**Certificate of Nonconformity**

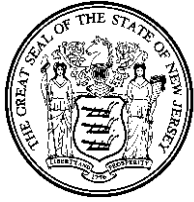
**DATE:** December 5, 2024

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On November 07, 2024, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The applicant, Misty Sparks (the "Applicant"), seeks a Certificate of Non-Conformity pursuant to the Municipal Land Use Law for a single-family residential dwelling at 205 N. Florida Avenue, Lot 1 in Block 385, located in the TW District.

The Certificate of Non-Conformity would certify that the residential use that existed lawfully prior to a zoning change that rendered the use non-conforming and permit it to continue on the subject property.

During the hearing, the Applicant presented evidence and testimony to explain the history of the use. Specifically, the Applicant provided evidence and testimony that the structure contains a single-family residential dwelling, lawfully existed prior to the adoption of the current zoning



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

ordinance, and that such use has been continuous and was not abandoned. Therefore, as more fully outlined below, the Applicant has met its burden for the relief requested under the Municipal Land Use Law and the Hearing Officer recommends that the application be approved by the Authority.

### **INTRODUCTION**

Application Information:  
205 N. Florida Avenue

A hearing on the Application was conducted in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and P.L. 2011, c. 18.

The Applicant seeks a Certificate of Non-Conformity pursuant to the Municipal Land Use Law for the property located at Block 385, Lot 1 in the City of Atlantic City. The property is improved with an existing single-family structure, where such single-family residential use is no longer permitted in the zoning district.

Relief Requested

Certificate of Nonconformity pursuant to N.J.S.A. 40:55D-68.

Exhibits

A-1 Application materials

B-1 Review memo from Robert L. Reid, AICP, P.P., dated October 29, 2024.

### **FINDINGS OF FACT**

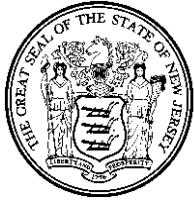
The Applicant seeks a Certificate of Non-Conformity pursuant to the Municipal Land Use Law for the property located at Block 385, Lot 1 in the City of Atlantic City. The property is improved with an existing single-family dwelling, where such single-family residential use is no longer permitted in the zoning district.

The Applicant asserted the following based on the documents submitted in connection with the application:

- Application Form for Certificate of Non-Conformity, dated 10/22/2024;
- Sanborn Map Company Atlas dated 1921, updated 1926;
- Sanborn Map Company Atlas dated 1952, updated 1964;

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## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

- Polk Directory dated 1961, 1965;
- Sanborn Map Company Atlas dated 1997;
- Property Record Card assessment records, dated 06/30/1961 to 1982;
- Property Record Card assessment records dated 07/17/1981 – 12/28/2006;
- Deed Filed 10/12/2021;
- Property Record Card assessment records dated 10/16/2024;

Robert L. Reid, AICP, PP was sworn and provided testimony on behalf of the Authority. Mr. Reid referenced his review memo dated October 29, 2024, and indicated that there is adequate evidence within the Applicant's evidence and research of the public record documents, demonstrate that the building was originally a single-family dwelling from before 1921 to 1964 (over 43 years).

The documents listed above have been reviewed and the following is offered:

Plate 42 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1921, updated 1926, depicts a two-story brick dwelling. This was before the first land development ordinance was adopted in 1929. Ord. # 23 of 1929 permitted single-family dwelling uses. Plate 42 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1952, updated 1964, depicts a two-story brick dwelling. Plate 42 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1997, depicts a two-story brick dwelling. Property Record card (Building Record card reverse) dated 06/30/1961 through 1982 indicates a single-family dwelling. Property Record card (Building Record card reverse) dated 10/12/1981 indicates a one living unit. Property Record Card assessment records dated 10/16/2024 indicate one family.

It appears that the residential use existed before 1977 and before N.J.A.C. 19:66 was in effect on 01-02-2018, which rendered such use nonconforming.

### **CONCLUSIONS OF LAW**

The Applicant seek a Certificate of Nonconformity pursuant to the Municipal Land Use Law. A nonconforming use is one which existed on the property prior to the adoption of a zoning ordinance, but which the ordinance does not now permit in the particular zone. N.J.S.A. 40:55D-5. The Municipal Land Use Law provides in part that any nonconforming use or structure existing at the time of the passage of an ordinance may be continued upon the lot or in the structure so occupied. N.J.S.A. 40:55D-68.

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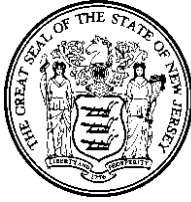
## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

The burden of proving the existence of a nonconforming use is always on the applicant asserting such use. Ferraro v. Zoning Bd. of Keansburg, 321 N.J. Super. 288, 291 (App. Div. 1999); Weber v. Pieretti, 72 N.J. Super. 184, 195 (Ch. Div. 1962), aff'd 77 N.J. Super. 423 (App. Div. 1962), cert. den. 39 N.J. 236 (1963); Grundlehner v. Dangler, 51 N.J. Super. 53 (App. Div. 1958), aff'd 29 N.J. 256 (1959). The Applicant must show through testimony and documentary evidence what the use, including its character, extent, intensity, and incidents, on the property was at the time of the adoption of the zoning ordinance which rendered it prohibited. After the Applicant has established that the use was lawful at the time of the adoption of zoning, such use must be shown to have been continuous and not have been abandoned during the period in which it was made nonconforming. See Villari v. Zoning Bd. of Adj., 277 N.J. Super. 130, 135 (App. Div. 1994); Poulathas v. Atlantic City Zoning Bd. of Adj., 282 N.J. Super. 310, 313 (App. Div. 1995); Camara v. Bd. of Adj. of Tp. of Belleville, 239 N.J. Super. 51, 57 (App. Div. 1990); Borough of Saddle River v. Bobinski, 108 N.J. Super. 6, 13 (Ch. Div. 1969); Cox, Zoning and Land Use Administration, §11-3, 302 (2014).

The Hearing Officer concludes that the Applicant's evidence and testimony demonstrate that the use of the subject property as a structure comprised of one residential unit, lawfully existed until the amendment of the zoning district regulations in 1977, which rendered the residential use nonconforming. The evidence and testimony further demonstrate the continuation of such use from such time to present, and that such use was not abandoned. Accordingly, the Applicant has satisfied the legal requirements for the grant of the requested relief.

### **RECOMMENDATION**

For all of the foregoing reasons, the Hearing Officer recommends that the application for a Certificate of Nonconformity be approved. The grant of approval of this Application shall be expressly conditioned upon the Applicant satisfying all representations made by the Applicant or by others on its behalf during the course of the hearing on this matter before the Hearing Officer, all applicable requirements of the city of Atlantic City Land Use Ordinances, or other City Ordinances, and the requirements of any City agency, board or authority. Any approval granted in accordance herewith shall be further expressly conditioned upon the Applicant obtaining all other necessary governmental approvals, and compliance with all Federal, State and local laws.



Casino Reinvestment Development Authority  
Land Use Regulation and Enforcement  
Division

**Review Memorandum**

**TO:** Lance Landgraf, AICP, PP, Land Use Hearing Officer

**FROM:** Robert L. Reid, AICP, PP, Land Use Regulation Officer

**COPY:** Applicant, Scott Collins, Esq., File

**SUBJECT:** Certificate of Nonconformity Request  
Review Application and Support Documents  
**Application #2024-10-3730**  
**Applicant: Misty Sparks**  
205 N. Florida Avenue  
Block 385, Lot 1  
Atlantic City, NJ

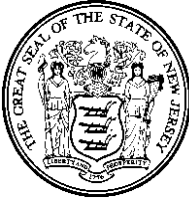
**DATE:** October 29, 2024

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The applicant, Misty Sparks has submitted an application to the Casino Reinvestment Development Authority "Authority" requesting a Certificate of Non-Conformity for a single-family dwelling at 205 N. Florida Avenue, Lot 1 in Block 385. The Applicant seeks a Certificate of Non-Conformity pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-68) for the single-family dwelling on the property where such use is no longer permitted. The Certificate of Non-Conformity would certify that the use existed lawfully prior to a zoning change that rendered the use non-conforming and permit it to continue on the property.

According with the CRDA Land Use Regulations, adopted 2017, effective on 01/02/2018 the subject property is located in the Thorofare Waterfront District (TW). NJAC 19:66-5.12, 1., i, does not permit single-family dwelling in the TW District. The proposed use as a single-family dwelling does not comply with the permitted uses listed in NJAC 19:66-5.12, 1., i of the CRDA Land Use Regulations for Atlantic City.

The Municipal Land Use Law provides in part that any nonconforming use or structure existing at the time of the passage of an ordinance may be continued upon the lot or in the structure so occupied. (NJSA 40:55D-68) The owner can submit an application to the city for a Certificate of Land Use Compliance. A nonconforming use is one which existed on the property prior to the adoption of a zoning ordinance but which the ordinance does not now permit in the particular zone. (NJSA 40:55D-5)



## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

Evidence List / Documents submitted and/or researched to support the request for Certificate of Non-Conformity:

Application Form for Certificate of Non-Conformity, dated 10/22/2024;  
Sanborn Map Company Atlas dated 1921, updated 1926;  
Sanborn Map Company Atlas dated 1952, updated 1964;  
Polk Directory dated 1961, 1965;  
Sanborn Map Company Atlas dated 1997;  
Property Record Card assessment records, dated 06/30/1961 to 1982;  
Property Record Card assessment records dated 07/17/1981 – 12/28/2006;  
Deed Filed 10/12/2021;  
Property Record Card assessment records dated 10/16/2024;

The document listed above have been reviewed and the following is offered:

Plate 42 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1921, updated 1926, depicts a two-story brick dwelling.

This was before the first land development ordinance was adopted in 1929.

Ord. # 23 of 1929 permitted single-family dwelling uses.

Plate 42 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1952, updated 1964, depicts a two-story brick dwelling.

Plate 42 in Atlas of Atlantic City prepared by the Sanborn Map Company, dated 1997, depicts a two-story brick dwelling.

Property Record card (Building Record card reverse) dated 06/30/1961 through 1982 indicates a single family dwelling.

Property Record card (Building Record card reverse) dated 10/12/1981 indicates a one living unit.

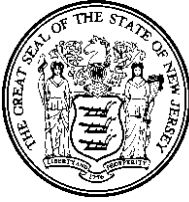
Property Record Card assessment records dated 10/16/2024 indicate one family.

It should be acknowledged that the map atlases were based on exterior inspection only, and not an interior inventory of units as the common practice with tax assessment inspections.

The Applicant must meet the burden of proof for the relief requested. The Applicant has the obligation to present evidence to explain the history of the use. Specifically, the Applicant must provide evidence and testimony that the single-family dwelling lawfully existed prior to the adoption of the current zoning regulations. The Applicant must meet the burden of proof for the relief requested under the Municipal Land Use Law in order for the Hearing Officer to recommend that the application be approved by the Authority.

The applicant asserts that the property lawfully existed as a single-family dwelling from 1921 to the present and desires to continue the use as a single-family dwelling.





## Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

The documentary evidence provided by the Applicant appears to be sufficient (subject to testimony by the Applicant at the hearing) to consider the granting the requested relief.

The Applicant's evidence and research of the public record documents, demonstrate that the building was a two-story building before the first land development ordinance was adopted in 1929 and at the time N.J.A.C. 19:66 was in effect on 01/02/2018, which rendered such use nonconforming.

For all of the foregoing reasons, the Land Use Regulation Enforcement Officer recommends the request for a Non-Conformity Use Certification for a single-family dwelling be considered. Should the Authority grant of approval of this Application, it should be expressly conditioned upon all applicable requirements of the city of Atlantic City Code, NJAC 19:66 Land Use Regulations, and the requirements of any City agency, board or authority. Any approval granted in accordance herewith shall be further expressly conditioned upon the Applicant obtaining all other necessary governmental approvals, and compliance with all Federal, State and local laws. This includes the requirement to secure Certificate of Land Use Compliance.



**DATE: DECEMBER 17, 2024**

**MISTY SPARKS** - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NON-CONFORMITY PURSUANT TO N.J.S.A. 40:55D-68 FOR THE PROPERTY LOCATED AT 205 N. FLORIDA AVENUE, BLOCK 385 LOT 1, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-10-3730

**Motion:** DC

**Second:** MH

Michael Beson	<u>Y</u>
Chris Brown <i>for the DCA Commissioner</i>	<u>Y</u>
Daniel Cosner	<u>Y</u>
Christopher Glaum <i>for the State Attorney General</i>	<u>Absent</u>
Michael Hanley	<u>Y</u>
Michael Laughlin	<u>Y</u>
Brett Matik	<u>Absent</u>
William Mullen	<u>Y</u>
Paulina O'Connor	<u>Y</u>
James Plousis	<u>Y</u>
Mayor Marty Small, Sr.	<u>Absent</u>
William Sproule	<u>Absent</u>
Ryan Feeney <i>for the State Treasurer</i>	<u>Y</u>
Joseph Tyrrell	<u>Y</u>
Chairman Mo Butler	<u>Absent</u>