

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY
2 LAND USE REGULATION ENFORCEMENT DIVISION HEARING

3 APPLICATION: 2024-11-3738
4 MUSA REAL ESTATE TRADERS
5 2614 PACIFIC AVENUE
6 NON-CONFORMING USE CERTIFICATE
7 COMMERCIAL WITH ONE APARTMENT ABOVE

8 APPLICANT SEEKS NON-CONFORMING USE
9 CERTIFICATION TO ALLOW ONE APARTMENT OVER
10 COMMERCIAL.

11 THE PROPERTY IS LOCATED AT 2614 PACIFIC
12 AVENUE, ALSO KNOWN AS BLOCK 36, LOT 16 ON THE TAX
13 MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
14 THE RESORT COMMERCIAL DISTRICT (RC).

15 THURSDAY, JANUARY 16, 2025
16 10:08 A.M.

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

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, January 16, 2025
commencing at 10:08 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:

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: All right. The next
6 item is very similar. It is Application
7 2024-11-3738, Musa Real Estate Traders, 2614
8 Pacific Avenue, which is right next door to the
9 previous applicant. Seeking non-conforming use
10 certification to allow an apartment over
11 commercial, as well as the address, 2614, it's also
12 known as Block 35, Lot 16, also in the RC District.

13 Rob, we are complete, right?

14 ROBERT REID: Yes. I reviewed proof of
15 service and we have jurisdiction to hear the
16 application.

17 LANCE LANDGRAF: Mr. Callaghan.

18 BRIAN CALLAGHAN: Once again, Brian
19 Callaghan.

20 Same proofs that we put on for 2612 we
21 would reiterate for 2614 and turn it over to Mr.
22 Reid.

23 LANCE LANDGRAF: All right.

24 ROBERT REID: Okay. I'll refer to my
25 review memorandum of January 6th. I did have an

1 opportunity to review the evidence provided by the
2 applicant and the historical record. The applicant
3 asserts the property lawfully exists as a
4 commercial use on the first floor with one
5 residential use above for at least the last
6 59 years. I agree with the assertion and recommend
7 that this certificate of non-conformity be granted
8 for this use.

9 LANCE LANDGRAF: Okay. Any feedback,
10 Mr. Callaghan?

11 BRIAN CALLAGHAN: Nothing.

12 LANCE LANDGRAF: We'll open this up to
13 the public. Anyone here with any comments or
14 questions, please step forward and make your
15 statement.

16 Seeing none, we will close the public
17 portion. I don't think we have anything on this.

18 SCOTT COLLINS: Did we mark A-1?

19 LANCE LANDGRAF: Mark A-1 as the
20 application.

21 SCOTT COLLINS: And B-1 --

22 LANCE LANDGRAF: And then B-1 for Rob's
23 report dated January 6th, 2025.

24 All right. We'll close the testimony on
25 this matter and --

1 BRIAN CALLAGHAN: Thank you, very much.

2 ROBERT REID: Thank you.

3 LANCE LANDGRAF: -- again, try to get
4 this on for our February board meeting.

5 (At 10:10 a.m. proceedings were
6 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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