

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

3 APPLICATION NO: 2024-11-3737
4 MUSA REAL ESTATE TRADERS
5 2612 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 2612 PACIFIC
12 AVENUE, ALSO KNOWN AS BLOCK 35, LOT 17 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 10:04 A.M.

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22 CSR COURT REPORTING SERVICES, LLC
23 Certified Court Reporters & Videographers
24 1125 Atlantic Avenue, Suite 543
25 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 10:04 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
CAROLYN FEIGIN, PE, PP
ARH ASSOCIATES

PROFESSIONALS FOR THE APPLICANT:

BRIAN CALLAGHAN, ESQ.

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BY MR. CALLAGHAN	4

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 application is another certificate of
7 non-conformity for Application 2024-11-3737, Musa
8 Real Estate Traders, 2612 Pacific Avenue. They
9 seek a certificate of non-conformity to allow one
10 apartment over a commercial property. It is
11 located at 2612 Pacific, known as Block 35, Lot 17,
12 also located in the Resort Commercial District.

13 Rob, we're good on notice on this one,
14 as well?

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

18 LANCE LANDGRAF: And Rob remains sworn
19 from the last application, correct?

20 Mr. Callaghan.

21 BRIAN CALLAGHAN: Good morning. Brian
22 Callaghan on behalf of Musa Real Estate.

23 This is 2612. Technically it's
24 commercial with one apartment above. We've
25 provided you folks the records, we provided the

1 property record cards and I indicated -- it was
2 kind of interesting this morning, in looking back
3 at the Polk directories, for the 2612 the
4 downstairs was a tailor by the name of Sam
5 Silverman and the upstairs owner was Sam Silverman.
6 The property right next door, which we're doing the
7 next one for, was Henry Gordon, a barber shop
8 downstairs with Henry Gordon, the barber, upstairs.
9 I mentioned that to Rob. Rob says that was normal
10 back in the day, '50s and '60s, where all the
11 commercial downstairs had the owners living above
12 it. You talk with Jon Barnhart and Nick Talvacchia
13 today, they said the same thing. Nick was on top
14 of the bar on Georgia Avenue and everything else.
15 So once again, if you looked at all three of these
16 buildings, the ones we did last month with the
17 cannabis for Slammin Sammy's, all three buildings
18 look to be built identical. All three commercial
19 downstairs and all three apartments upstairs.

20 I'll turn it over to Rob.

21 LANCE LANDGRAF: All right.

22 ROBERT REID: Yes. I'm gonna refer to
23 my January 6th memorandum.

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

25 ROBERT REID: B-1.

1 SCOTT COLLINS: So I can get the
2 application marked as A-1, as well.

3 LANCE LANDGRAF: Sorry. We keep
4 skipping that part.

5 ROBERT REID: I reviewed the evidence
6 provided by the applicant, reviewed the historical
7 record. The applicant asserts the property has
8 lawfully existed commercial use on the first floor
9 with one residential use above for at least
10 59 years. I agree with their assertion and I
11 recommend that certificates of non-conformity be
12 granted for this use.

13 LANCE LANDGRAF: Okay. Anything else,
14 Mr. Callaghan?

15 BRIAN CALLAGHAN: Nothing.

16 LANCE LANDGRAF: All right. Anyone
17 here -- we'll open this up to the public. Anyone
18 here with any comments or questions, please step
19 forward and make your statement or ask your
20 questions.

21 Seeing none, we'll close the public
22 portion. Anything on this one?

23 Okay. We will close this application
24 and, again, we'll try to get this one on for our
25 February board meeting.

(At 10:08 a.m. proceedings were
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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