

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

3 APPLICATION NO: 2024-12-3750
4 31 S. PRES, LLC
5 31 SOUTH PRESBYTERIAN AVENUE
6 NON-CONFORMING USE CERTIFICATE
7 SINGLE FAMILY DWELLING

8 APPLICANT SEEKS NON-CONFORMING USE
9 CERTIFICATION TO ALLOW A SINGLE-FAMILY DWELLING.

10 THE PROPERTY IS LOCATED AT 31 SOUTH
11 PRESBYTERIAN AVENUE, ALSO KNOWN AS BLOCK 136, LOT
12 27 ON THE TAX MAP FOR THE CITY OF ATLANTIC CITY,
13 LOCATED WITHIN THE RESORT COMMERCIAL DISTRICT (RC).

14
15 THURSDAY, JANUARY 16, 2025
16 10:01 A.M.

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20
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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 10:01 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:

TARA VARGO, ESQ.

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BY MS. VARGO	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: Good morning. I want
6 to call to order the January 16th, 2025 CRDA Land
7 Use Regulation Enforcement Division Hearing.

8 Would everyone please rise for the flag?
9 It is to the left, my left now. We've moved it.

10 (Pledge of Allegiance is recited.)

11 LANCE LANDGRAF: Two weeks ago I turned
12 the other way.

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

16 We do have five items on our list today,
17 on our agenda today. The first being Application
18 2024-12-3750, 31 South Presbyterian, LLC, or Pres,
19 LLC. Its address is 31 South Presbyterian Avenue.
20 Non-conforming use certificate for a single-family
21 dwelling. The applicant seeks the non-conforming
22 use to allow a single-family dwelling located at 31
23 South Presbyterian, which is also known as Gordon's
24 Alley, which is right behind us here, also known as
25 Block 136, Lot 27 on the tax map of the City of

1 Atlantic City. It's in the Resort Commercial
2 District.

3 Rob, we have proper notice on this
4 application?

5 ROBERT REID: Yes. We have proper
6 notice. We have jurisdiction to hear the
7 application.

8 LANCE LANDGRAF: Okay. Can we have
9 Carolyn sworn in?

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

12 LANCE LANDGRAF: She's accepted as our
13 engineer and planner today.

14 SCOTT COLLINS: Engineer and planner.

15 LANCE LANDGRAF: Review for
16 completeness, we're good -- complete on this?
17 Actually, Rob, you probably did this.

18 ROBERT REID: Yes.

19 LANCE LANDGRAF: Good.

20 Tara -- Miss Vargo.

21 TARA VARGO: All right. Tara Vargo on
22 behalf of the applicant, 31 S. Pres, LLC.

23 Very straightforward. As you mentioned,
24 it's one of the row homes back here behind the CRDA
25 on 31 South Presbyterian, also known as Gordon's

1 Alley. The applicant -- the building was built as
2 row homes. We've submitted the Sanborn map that
3 showed that it was residential use and basically
4 we've submitted several property record cards
5 through the years to show that it's continued for
6 the last 100 years or more to be used as a
7 residential building. I also submitted some, you
8 know, more recent photographs of the interior of
9 the building showing, you know, there's one kitchen
10 in there, one single heating unit and, you know,
11 the mechanical system, there's one gas meter
12 outside. The whole setup is -- continuous to be
13 single-family residential use and that's -- he just
14 wants that to continue.

15 LANCE LANDGRAF: Okay. Swear Rob in, as
16 well, if he's gonna give his report that we're
17 gonna mark as B-1 and that is dated January 6th,
18 2025 and it's a letter from Rob Reid to myself.

19 SCOTT COLLINS: Okay. Sure. Lance, I
20 marked the application itself as A-1.

21 LANCE LANDGRAF: Okay. Thank you.

22 SCOTT COLLINS: Rob, raise your right
23 hand, please.

24 ROBERT REID, having been first duly sworn according
25 to law, testified as follows:

1 SCOTT COLLINS: Thank you.

2 ROBERT REID: I'm gonna refer to my
3 January 6th review memorandum. The applicant has
4 provided substantial evidence and my independent
5 research also demonstrates that the property has,
6 at least since 1921, has been a single-family
7 dwelling and continues to be a single-family
8 dwelling and the applicant requested it continue
9 and the evidence provided in the public record and
10 the applicant demonstrates that it should be
11 approved as a certificate of non-conformity for the
12 single-family home.

13 LANCE LANDGRAF: Okay. Anything else,
14 Miss Vargo?

15 TARA VARGO: No. Thank you.

16 LANCE LANDGRAF: We'll open this up to
17 the public. Anybody here with any comments, please
18 step forward, state your name and make your
19 comments or ask any questions.

20 Seeing none, we'll close the public
21 portion. Anything more from you?

22 SCOTT COLLINS: We're good.

23 LANCE LANDGRAF: All right. We'll close
24 the hearing on this matter and we'll get it on
25 our -- probably our February board meeting.

1 TARA VARGO: Thank you.

2 LANCE LANDGRAF: Thank you.

3 (At 10:04 a.m. proceedings were
4 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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