

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

3 APPLICATION: 2023-12-3571

4
5 JERRY ZHANG

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7
8 APPLICANT SEEKS NONCONFORMING USE
9 CERTIFICATION TO ALLOW A SINGLE-FAMILY DWELLING
10 USE.

11 THE PROPERTY IS LOCATED AT 120 NORTH
12 GEORGIA AVENUE, ALSO KNOWN AS BLOCK 339, LOT 36 ON
13 THE TAX MAP FOR THE CITY OF ATLANTIC CITY, LOCATED
14 WITHIN THE DUCKTOWN ARTS DISTRICT (DA).

15 THURSDAY, FEBRUARY 1, 2024

16 10:05 A.M.

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22 CSR COURT REPORTING SERVICES, LLC
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25 Atlantic City, New Jersey 08401
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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, before Michelle
Gruendel, a Certified Court Reporter and Notary
Public of the State of New Jersey, on Thursday,
February 1, 2024 commencing at 10:05 a.m.

APPEARANCES:

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JR.
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

SCOTT G. COLLINS, ESQUIRE
RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

CHRISTINE COFONE, PP

CHRISTOPHER MORRIS, PE, PP

G. JEFFREY HANSON, PE

COUNSEL FOR THE APPLICANT:

BRIAN CALLAGHAN, ESQUIRE

I N D E X

WITNESS PAGE

APPLICANT: JERRY ZHANG

BY BRIAN CALLAGHAN, ESQUIRE 5

EXHIBITS MARKED AND/OR REFERRED TO:

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. Next item
6 is Application 2023-12-3571 for Jerry Zhang.
7 Again, the applicant seeks nonconforming use
8 certificate to allow a single-family dwelling. The
9 property is located at 120 North Georgia Avenue,
10 Block 339, Lot 36, also in the Ducktown Arts
11 District.

12 Rob, we have proper notice and we're
13 complete?

14 ROBERT REID: Yes. I reviewed the proof
15 of service provided by the applicant and we have
16 jurisdiction to hear the application and I -- it's
17 deemed complete with the adequate information that
18 was provided for review.

19 LANCE LANDGRAF: Okay. Mr. Reid, you're
20 still under oath from the last application. We're
21 good with that?

22 SCOTT COLLINS: Yes.

23 LANCE LANDGRAF: Okay.

24 SCOTT COLLINS: Why don't we go ahead
25 and mark your memo B-1.

1 LANCE LANDGRAF: Okay.

2 SCOTT COLLINS: Same date, January 25th?

3 ROBERT REID: Yes.

4 LANCE LANDGRAF: It is.

5 All right. Mr. Callaghan.

6 BRIAN CALLAGHAN: Good morning again.

7 Brian Callaghan on behalf of Jerry Zhang for the
8 property at 120 North Georgia, two doors down from
9 the previous one.

10 Once again, the gentleman is seeking a
11 single family in the Arts District. Reviewed Mr.
12 Reid's report, we concur and I would defer, once
13 again, to Mr. Reid.

14 LANCE LANDGRAF: Okay. Rob.

15 ROBERT REID: Yes. I'm going to refer
16 to my review memorandum of January 25. I did have
17 an opportunity to review the evidence provided by
18 the applicant and reviewed other public files and
19 the applicant asserts that it was a single-family
20 home going back as far as 1952, similar to the
21 other, and would like to continue to maintain an
22 existing detached single-family home. Evidence was
23 provided that demonstrates that that can continue
24 as a single-family dwelling and I recommend the
25 certification be approved by the board.

1 LANCE LANDGRAF: Okay. Any questions,
2 Mr. Callaghan?

3 BRIAN CALLAGHAN: Nothing further.

4 LANCE LANDGRAF: We're good on our end
5 for that?

6 SCOTT COLLINS: Yup.

7 LANCE LANDGRAF: All right. Just as a
8 note, when we do renew or update our regulations we
9 will probably put another caveat in there that will
10 extend that period out another five or however many
11 years we can.

12 SCOTT COLLINS: Yeah. I just think it's
13 administrative.

14 LANCE LANDGRAF: Yeah. I think we can
15 do it administratively, yeah. That's good idea.

16 So we will be making that change. Sorry
17 to take a little bit of work from you but it will
18 be easier on the applicant.

19 BRIAN CALLAGHAN: Well, as you know, I'm
20 semi-retired so it doesn't matter.

21 LANCE LANDGRAF: Well, that semi thing,
22 you're getting a little busy, though, I got to say.

23 With that, we'll open it up to the
24 public. Anybody here for this application, please
25 come forward, state your name and make your comment

1 or ask your questions.

2 Seeing none, we will close the public
3 portion.

4 And again, Mr. Callaghan, this will be
5 on for our March, March agenda.

6 BRIAN CALLAGHAN: Thank you, very much.

7 LANCE LANDGRAF: All right. Thank you.

8 (At 10:07 a.m. proceedings were
9 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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