1 2	CASINO REINVESTMENT DEVELOPMENT AUTHORITY LAND USE REGULATION AND ENFORCEMENT DIVISION
3	APPLICATION: 2023-12-3571
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5	JERRY ZHANG
6	
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8	APPLICANT SEEKS NONCONFORMING USE
9	CERTIFICATION TO ALLOW A SINGLE-FAMILY DWELLING USE.
10	
11	THE PROPERTY IS LOCATED AT 120 NORTH GEORGIA AVENUE, ALSO KNOWN AS BLOCK 339, LOT 36 ON THE TAX MAP FOR THE CITY OF ATLANTIC CITY, LOCATED
12	WITHIN THE DUCKTOWN ARTS DISTRICT (DA).
13	
14	THURSDAY, FEBRUARY 1, 2024
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16	10:05 A.M.
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23	CSR COURT REPORTING SERVICES, LLC Certified Court Reporters & Videographers 1125 Atlantic Avenue, Suite 543
24	Atlantic City, New Jersey 08401
25	609-641-7117 FAX: 609-641-7640

1	Public Hearing in the above-referenced
2	matter conducted at the CASINO REINVESTMENT
3	DEVELOPMENT AUTHORITY, 15 South Pennsylvania
4	Avenue, Atlantic City, New Jersey, before Michelle
5	Gruendel, a Certified Court Reporter and Notary
6	Public of the State of New Jersey, on Thursday,
7	February 1, 2024 commencing at 10:05 a.m.
8	
9	APPEARANCES:
10	CASINO REINVESTMENT DEVELOPMENT AUTHORITY:
11	LANCE D. LANDGRAF, JR.
12	CHAIRMAN DIRECTOR, PLANNING DEPARTMENT
13	ROBERT L. REID
14	LAND USE ENFORCEMENT OFFICER
15	PROFESSIONALS TO THE BOARD:
16	SCOTT G. COLLINS, ESQUIRE RIKER, DANZIG, SCHERER, HYLAND & PERRETTI
17	CHRISTINE COFONE, PP
18	CHRISTOPHER MORRIS, PE, PP
19	G. JEFFREY HANSON, PE
20	COUNSEL FOR THE APPLICANT:
21	BRIAN CALLAGHAN, ESQUIRE
22	
23	
24	
25	

I N D E X WITNESS PAGE APPLICANT: JERRY ZHANG BY BRIAN CALLAGHAN, ESQUIRE 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.

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1	LANCE LANDGRAF: Okay.
2	SCOTT COLLINS: Same date, January 25th?
З	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.

LANCE LANDGRAF: Okay. Any questions, 1 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 administrative. 13 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 to take a little bit of work from you but it will 17 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

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or ask your questions. Seeing none, we will close the public portion. And again, Mr. Callaghan, this will be on for our March, March agenda. BRIAN CALLAGHAN: Thank you, very much. LANCE LANDGRAF: All right. Thank you. (At 10:07 a.m. proceedings were concluded.)

	8
1	CERTIFICATE
1 2	
3	I, MICHELLE GRUENDEL, a Certified Court
4	Reporter and Notary Public of the State of New
5	Jersey, do hereby certify that the foregoing is a
6	true and accurate transcript of the testimony as
7	taken stenographically and digitally at the time,
8	place and on the date hereinbefore set forth, to
9	the best of my ability.
10	I DO FURTHER CERTIFY that I am neither a
11	relative nor employee nor attorney nor counsel of
12	any of the parties to this action, and that I am
13	neither a relative nor employee of such attorney or
14	counsel, and that I am not financially interested
15	in the action.
16	a north and a start and a start
17	michelle Graendel
18	munder smerker
19	MICHELLE GRUENDEL, C.C.R.
20	C.C.R. License No. 30X100190500 Notary Public of the
21	State of New Jersey
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