

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
2 LAND USE REGULATION ENFORCEMENT DIVISION  
3

4 APPLICATION: 2023-12-3565  
5

6 YANG PENG  
7

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

11 THE PROPERTY IS LOCATED AT 122 NORTH GEORGIA  
12 AVENUE, ALSO KNOWN AS BLOCK 339, LOT 16 ON THE TAX  
13 MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN  
14 THE DUCKTOWN ARTS DISTRICT (DA.)

15 THURSDAY, FEBRUARY 1, 2024  
16

17 10:03 A.M.  
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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 10:03 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

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I N D E X

WITNESS	PAGE
APPLICANT: 2023-12-3565, YANG PENG	
BY BRIAN CALLAGHAN, ESQ.	5

EXHIBITS MARKED AND/OR REFERRED TO:

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[COURT REPORTER'S NOTE: THE FOLLOWING  
TRANSCRIPT WAS PRODUCED FROM THE  
AUDIO/VIDEO TAKEN BY THE VIDEOGRAPHER  
PRESENT AT THE HEARING.]

LANCE LANDGRAF: All right. I'll call  
to order the February 1st, 2024 CRDA Land Use  
Meeting to order.

Everyone, please rise for the Pledge of  
Allegiance.

(Pledge of Allegiance is recited.)

LANCE LANDGRAF: This hearing has been  
noticed in accordance with the Senator Byron M.  
Baer Open Public Meetings Act.

We have four items on our agenda today.  
The first two should be rather quick. They are  
applications for nonconforming use certification  
for a single-family dwelling, the first one, as  
well as the second one. We'll get right into that  
first one.

It's Application Number 2023-12-3565 for  
Yang Peng. The applicant seeks a nonconforming use  
certificate to allow a single-family home. The  
property is located at 122 North Georgia Avenue,  
Block 339, Lot 16. It's in the Ducktown Arts

1 District.

2 Rob, do we have notice --

3 ROBERT REID: Yes.

4 LANCE LANDGRAF: -- proper notice?

5 ROBERT REID: I reviewed the proof of  
6 service provided by the applicant and we have  
7 jurisdiction to hear the application.

8 LANCE LANDGRAF: And also on  
9 completeness, we're good there, too, right?

10 ROBERT REID: That's correct.

11 LANCE LANDGRAF: As with these  
12 applications, Rob does these in-house and reviews  
13 them for everything. We don't use our outside  
14 consultant for those.

15 Mr. Callaghan.

16 BRIAN CALLAGHAN: Good morning. Brian  
17 Callaghan on behalf of Virginia Peng, 122 North  
18 Georgia Avenue rear.

19 Based on my conversation with Mr. Reid,  
20 I concur with his report. I would defer to Mr.  
21 Reid.

22 LANCE LANDGRAF: Do we have to swear Rob  
23 in?

24 SCOTT COLLINS: Yes. We probably  
25 should.

1                   Raise your right hand, please.

2       ROBERT REID, having been first duly sworn according  
3       to law, testified as follows:

4                   SCOTT COLLINS: All right. Thank you.

5                   ROBERT REID: The reports and my review  
6       memorandum dated January 25, which is part of the  
7       record. I did review the evidence provided by the  
8       applicant and did my own research with -- by  
9       reviewing public records and it's clear that this  
10      property, from the public record going back as far  
11      as 1952, was a single-family dwelling and the  
12      applicant provided evidence and asserts that it  
13      was, in fact, a single-family home going back to  
14      1952 and they would like to continue to maintain it  
15      as a single-family home and evidence certainly  
16      bears that out.

17                  I recommend the board consider granting  
18      the certificate of nonconformity request for a  
19      single-family home.

20                  LANCE LANDGRAF: Okay. And this -- what  
21      was the test year on this? It would have been --

22                  ROBERT REID: Well, the test year  
23      probably was 1977.

24                  LANCE LANDGRAF: Okay.

25                  ROBERT REID: And also, they demonstrate

1     that it continued up until --

2                   LANCE LANDGRAF:   Right.

3                   ROBERT REID:   -- the regulations changed  
4     in 2018.

5                   LANCE LANDGRAF:   Gotcha.   Okay.   I like  
6     to put that on the record just so we know what that  
7     test year date was.

8                   ROBERT REID:   Okay.

9                   LANCE LANDGRAF:   All right.   Good.

10                   Brian, do you have anything else?

11                   BRIAN CALLAGHAN:   I have Mr. Zhang,  
12     which is the second one up.

13                   LANCE LANDGRAF:   Well, wait a minute.  
14     Let me finish this one first.

15                   BRIAN CALLAGHAN:   Oh, okay.

16                   LANCE LANDGRAF:   I mean anything further  
17     on this one.

18                   BRIAN CALLAGHAN:   I have Miss Peng here  
19     if anybody wants any testimony, but no --

20                   LANCE LANDGRAF:   Okay.

21                   BRIAN CALLAGHAN:   -- nothing further.

22                   LANCE LANDGRAF:   All right.   Anything  
23     from you, Scott?   Anything on there?

24                   SCOTT COLLINS:   No.

25                   LANCE LANDGRAF:   All right.   We'll open

1 it to the public. Anyone here for this  
2 application, please step forward, state your name,  
3 make any comments or ask any questions you may  
4 have.

5 Seeing no one, we'll close the public  
6 portion.

7 And Rob, we're good with your report?

8 ROBERT REID: Yes.

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

10 ROBERT REID: Yes.

11 SCOTT COLLINS: Let me do that real  
12 quick.

13 LANCE LANDGRAF: That is a report dated  
14 January 25th, 2024 from Rob Reid, our Land Use  
15 Regulation Officer, to myself. We'll put that in  
16 with the file.

17 All right. With that, Mr. Callaghan,  
18 this will be on our March board agenda.

19 BRIAN CALLAGHAN: Thank you.

20 (At 10:05 a.m. proceedings were  
21 concluded.)  
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23  
24  
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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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