

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2024-03-3619
MARC ZARYCH

APPLICANT SEEKS NONCONFORMING USE
CERTIFICATION TO ALLOW TWO UNIT RESIDENTIAL
BUILDING.

THE PROPERTY IS LOCATED AT 220 S. SEASIDE
AVENUE, ALSO KNOWN AS BLOCK 76, LOT 10 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE LH-2 DISTRICT.

THURSDAY, APRIL 18, 2024
10:02 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, taken before Michelle Gruendel, a Certified Court Reporter and Notary Public of the State of New Jersey, on Thursday, April 18, 2024, commencing at 10:05 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:

JANE FONTANA
ASSISTANT GENERAL COUNSEL

COUNSEL FOR THE APPLICANT:

BRIAN CALLAGHAN, ESQ.

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BY LANCE LANDGRAF	4
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EXHIBITS MARKED AND/OR REFERRED TO:

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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: Third and final
6 application this morning is 2024-03-3619, Marc
7 Zarych. The applicant is seeking certificate of
8 nonconformity to allow two unit residential
9 building. Property is located at 220 South Seaside
10 Avenue, also known as Block 76, Lot 10. It's
11 within the LH-2 District.

12 Rob, we have proper notice?

13 ROBERT REID: Yes. Correct.

14 LANCE LANDGRAF: You're already sworn
15 in.

16 And we're also complete?

17 ROBERT REID: Yes.

18 LANCE LANDGRAF: All right. Mr.
19 Callaghan.

20 BRIAN CALLAGHAN: Once again, Brian
21 Callaghan on behalf of Marc Zarych. Unfortunately,
22 he's not here again today. He's in the Ukraine
23 doing humanitarian aid. He's been back and forth.

24 Just as a quick, I mean, we reviewed on
25 this -- on the review memorandum, but this is --

1 Marc Zarych has been -- owns about eight or ten
2 properties in this area which he's been trying to
3 package together. He's had a couple people buying
4 it so I think this is, like, the last certificate
5 of nonconformity under land use that we need, so
6 that we now will have a complete set of packages to
7 present to a prospective purchaser and say, are you
8 interested in Seaside Avenue or South Vermont
9 Avenue, so I turn it over to Mr. Reid.

10 LANCE LANDGRAF: Good to hear.

11 Before he starts we'll mark his report
12 dated April 5th, 2024. Again, it's Mr. Robert
13 Reid's, Land Use Regulation Officer, report on this
14 matter.

15 Rob.

16 ROBERT REID: Yes.

17 Okay. I'll refer to my review
18 memorandum of April 5. The applicant's requesting
19 a certificate of nonconformity for a two-unit
20 residential dwelling. They assert that it's been
21 that at least since 1961, that's been documented,
22 and the documentary evidence provided by the
23 applicant appears to be sufficient to consider the
24 granting of this and I make that recommendation for
25 the two unit approval.

1 LANCE LANDGRAF: Okay. Anything to add,
2 Mr. Callaghan?

3 BRIAN CALLAGHAN: Nothing else.

4 LANCE LANDGRAF: All right. We'll open
5 it to the public. Anybody here wishes to comment,
6 please step forward, state your name and make your
7 comments.

8 Seeing none, we'll close the public
9 portion and the testimony on this matter.

10 Thank you, very much.

11 BRIAN CALLAGHAN: Thank you, very much.

12 LANCE LANDGRAF: For the public's
13 benefit, CRDA's next scheduled Land Use Hearing is
14 on May 2nd, 2024 at 10 a.m. in this location.

15 No further public comment, we will close
16 this meeting. We are adjourned.

17 BRIAN CALLAGHAN: Thank you again.

18 LANCE LANDGRAF: All right.

19 JANE FONTANA: Thank you.

20 (At 10:08 a.m. proceedings were
21 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 from the videographer's footage 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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