

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2024-03-3616

MICHAEL MICHAELIDIS

APPLICANT SEEKS NON-CONFORMING USE
CERTIFICATION TO ALLOW AN APARTMENT OVER COMMERCIAL
USE.

THE PROPERTY IS LOCATED AT 509 ATLANTIC
AVENUE, ALSO KNOWN AS BLOCK 306, LOT 23 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE LH-1 DISTRICT.

THURSDAY, APRIL 18, 2024

9:59 A.M.

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Atlantic City, New Jersey 08401
609-641-7117 FAX: 609-641-7640

1 Public Hearing in the above-referenced matter
2 conducted at the CASINO REINVESTMENT DEVELOPMENT
3 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic
4 City, New Jersey, taken before Michelle Gruendel, a
5 Certified Court Reporter and Notary Public of the
6 State of New Jersey, on Thursday, April 18, 2024
7 commencing at 9:59 a.m.

8
9 A P P E A R A N C E S:

10 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

11 LANCE D. LANDGRAF, JUNIOR
12 CHAIRMAN
13 DIRECTOR, PLANNING DEPARTMENT

14 ROBERT L. REID
15 LAND USE ENFORCEMENT OFFICER

16 PROFESSIONALS TO THE BOARD:
17 JANE FONTANA
18 ASSISTANT GENERAL COUNSEL

19 COUNSEL FOR THE APPLICANT:

20 BRIAN CALLAGHAN, ESQ.
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MICHAEL MICHAELIDIS	
BY LANCE LANDGRAF	4

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: Good morning. I'll
6 call to order the April 18th, 2024 CRDA Land Use
7 Regulation Enforcement Division Hearing.

8 Everyone please rise for the Pledge of
9 Allegiance.

10 (Pledge of Allegiance is recited.)

11 LANCE LANDGRAF: Thank you and good
12 morning.

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

16 We have three items on the agenda today.
17 They're all certificates of nonconformity. I think
18 Mr. Callaghan is representing each of those.

19 The first of which is the Application
20 Number 2024-03-3616, Michael Michaelidis.

21 BRIAN CALLAGHAN: Michaelidis.

22 LANCE LANDGRAF: Okay. The applicant is
23 seeking nonconforming use certification to allow an
24 apartment over a commercial use.

25 The property is located at 509 Atlantic

1 Avenue, also known as Block 306, Lot 23 on the tax
2 map of the City of Atlantic City. It's located
3 within the LH-1 District.

4 Rob, we have proper notice on this?

5 ROBERT REID: Yes, we have.

6 LANCE LANDGRAF: You want to swear Rob
7 in --

8 JANE FONTANA: Sure.

9 LANCE LANDGRAF: -- for these purposes?

10 JANE FONTANA: Would you raise your
11 right hand?

12 ROBERT REID, LAND USE ENFORCEMENT OFFICER, having
13 been first duly sworn according to law, testified
14 as follows:

15 JANE FONTANA: Thank you.

16 LANCE LANDGRAF: Thank you.

17 We're complete, as well? We got --

18 ROBERT REID: Yes.

19 LANCE LANDGRAF: -- them on the agenda?

20 ROBERT REID: Yes. That's fine.

21 LANCE LANDGRAF: Okay. Mr. Callaghan,
22 you want to --

23 BRIAN CALLAGHAN: Good morning.

24 LANCE LANDGRAF: -- present your
25 application?

1 BRIAN CALLAGHAN: Brian Callaghan on
2 behalf of Fatula and Michael Michaelidis for the
3 property at 509 Atlantic Avenue.

4 We've turned in our application and
5 we've had the opportunity to review Mr. Reid's
6 review memorandum, so it's my understanding I can
7 just turn the process over to Mr. Reid for his
8 report.

9 ROBERT REID: Yes. I'll refer to my
10 review memorandum. It's dated April 5 and I
11 revised it with a typo so it's dated April 15 and I
12 will say that --

13 LANCE LANDGRAF: One second. We're
14 going to mark that as B-1 and that is Rob Reid's
15 report on the application, on the certificate of
16 nonconforming request. The revision is dated
17 April 15th.

18 ROBERT REID: The applicant has provided
19 significant -- satisfactory information that
20 sufficiently demonstrates that the one apartment
21 over commercial has lawfully existed before the
22 zoning was changed and the records go back to at
23 least 1961, so I certainly recommend that the board
24 consider approving this certificate of
25 nonconformity for an apartment over an existing

1 commercial based on the evidence that I was able to
2 research and provided by the applicant.

3 BRIAN CALLAGHAN: And also, I'd just add
4 for the record, we had submitted a land use for the
5 commercial which Rob was gracious enough to grant
6 pending the certificate of nonconformity for the
7 apartment above.

8 LANCE LANDGRAF: Okay. All right. That
9 works.

10 All right. Anything else from us?
11 Jane, do you have anything on this one?

12 JANE FONTANA: Nope.

13 LANCE LANDGRAF: Brian, do you have
14 anything else?

15 BRIAN CALLAGHAN: Nothing else.

16 LANCE LANDGRAF: With that, we'll open
17 it to the public. Any public comment, please step
18 forward, state your name and make your comments.

19 Seeing none, we'll close the public
20 portion and we'll bring it back to our panel. We
21 don't have anything else to say. We'll close the
22 testimony on this matter and it looks like this
23 will -- I don't think I can get it on for May. It
24 looks like it's gonna be the June meeting, because
25 our hearing officer reports are due yesterday for

1 May, so it will be on for our June board meeting.

2 BRIAN CALLAGHAN: Thank you, very much.

3 LANCE LANDGRAF: All right.

4 (At 10:02 a.m. proceedings were
5 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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