

CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2024-04-3632

FARMERS NEW JERSEY, LLC  
1618-1622 PACIFIC AVENUE  
NONCONFORMING USE CERTIFICATION

APPLICANT SEEKS NONCONFORMING USE  
CERTIFICATION TO ALLOW TWO APARTMENTS OVER  
COMMERCIAL USE.

THE PROPERTY IS LOCATED AT 1618-1622 PACIFIC  
AVENUE, ALSO KNOWN AS BLOCK 48.01166, LOTS 3 and 4  
ON THE TAX MAP FOR THE CITY OF ATLANTIC CITY,  
LOCATED WITHIN THE RESORT COMMERCIAL DISTRICT (RC).

THURSDAY, JULY 18, 2024

10:04 A.M.

CSR COURT REPORTING SERVICES, LLC  
Certified Court Reporters and Videographers  
1125 Atlantic Avenue, Suite 543  
Atlantic City, New Jersey 08401  
609-641-7117 FAX: 609-641-7640

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, July 18, 2024, commencing at 10:04 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, ESQ.

G. JEFFREY HANSON, PE

COUNSEL FOR THE APPLICANT:

DAMON R. TYNER, ESQ.

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EXHIBITS MARKED AND/OR REFERRED TO:

A-1, 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: So we will move into  
6 our second item on the agenda, which is Application  
7 2024-04-3632, Farmers New Jersey, LLC, 1618-1622  
8 Pacific Avenue.

9 It's a nonconforming use certification.  
10 The applicant seeks nonconforming use to allow two  
11 apartments over a commercial use. The property is  
12 located, as I said, at 1618-1622 Pacific Avenue,  
13 also known as Block 48.01, Lots 3 and 4 on the tax  
14 map of the City of Atlantic City, located in the  
15 Resort Commercial District.

16 Rob, we have proper notice on this  
17 application?

18 ROBERT REID: Yes. I reviewed the proof  
19 of service and we have jurisdiction to hear this  
20 application.

21 LANCE LANDGRAF: Jane, would you swear  
22 in Rob for this, because he's --

23 JANE FONTANA: Sure.

24 ROBERT REID, having been first duly sworn according  
25 to law, testified as follows:

1                   LANCE LANDGRAF: All right. And we're  
2 complete? We're good with that, as well?

3                   ROBERT REID: Yes, sir.

4                   LANCE LANDGRAF: All right. Why don't  
5 you -- Mr. Tyner.

6                   DAMON TYNER: Good morning. May it  
7 please the committee, my name is Damon Tyner of the  
8 Law Firm -- the Law Offices of Damon G. Tyner, LLC.  
9 I do, in fact, represent Farmers New Jersey, LLC,  
10 or Farmers NJ, LLC on behalf of the application.

11                   You guys really did a great job of doing  
12 my job. You just gave the location. Notice has,  
13 in fact, been provided by publication in the  
14 Courier-Post July 7th and by certified mail on  
15 July 5th so thank you for finding that jurisdiction  
16 is, in fact, proper.

17                   I have read and reviewed the report  
18 issued on the application for a nonconforming use.  
19 If you recall specifically, this project -- this  
20 property was the old Fischer Florist and it was a  
21 florist on the ground floor forever and there were  
22 always two residential apartments that were used  
23 for various uses, whether office space or  
24 apartments or workers over the years. So I've read  
25 Mr. Reid's report and I will turn it over to him.

1 ROBERT REID: Thank you.

2 LANCE LANDGRAF: We'll move Mr. Reid's  
3 report of April 25th, 2024 -- we'll mark that as  
4 B-1.

5 JANE FONTANA: Do we have -- wait. The  
6 application and --

7 LANCE LANDGRAF: The application --

8 JANE FONTANA: That will be B-1.

9 LANCE LANDGRAF: A-1 will be the  
10 application.

11 JANE FONTANA: A-1 is the application.

12 LANCE LANDGRAF: And B-1 is our report.

13 JANE FONTANA: Okay.

14 LANCE LANDGRAF: Rob's report. Sorry.  
15 I missed it, the application.

16 JANE FONTANA: It's okay. What was the  
17 date on the report?

18 LANCE LANDGRAF: April 25th, 2024.

19 JANE FONTANA: Thank you.

20 LANCE LANDGRAF: Rob.

21 ROBERT REID: Sure. I'm gonna refer to  
22 my review memo dated April 25th. As Mr. Tyner  
23 indicated, the property for years was the two  
24 resident units on the second floor. It is  
25 currently not a permitted use. I have reviewed the

1 evidence provided by the applicant and the  
2 information found in the public record and agree  
3 and recommend that a certificate of nonconformity  
4 is, in fact, applicable in this particular case.

5 LANCE LANDGRAF: Okay. Documentation  
6 that we reviewed were the Mueller Atlas, the  
7 Sanborn maps, building zoning ordinance from 1929.  
8 This is old stuff.

9 ROBERT REID: Yeah.

10 LANCE LANDGRAF: And another Sanborn map  
11 from '52, property record cards, those are all the  
12 things that you reviewed?

13 ROBERT REID: That's correct.

14 LANCE LANDGRAF: Good.

15 All right. So that recommendation is  
16 that we approve this -- recommend approval of the  
17 CNC.

18 Mr. Tyner, do you have anything else?

19 DAMON TYNER: No, I do not. Thank you.

20 LANCE LANDGRAF: Okay. With that, we  
21 will open this up to the public. If there's any  
22 public comment on this application, please step  
23 forward, state your name and ask any questions or  
24 make any comments.

25 Seeing none, we'll close the public

1     portion on this matter.

2                     And since there is no August board  
3     meeting this will be on our September -- we'll  
4     shoot to have it on our September board agenda.

5                     DAMON TYNER:    Okay.

6                     LANCE LANDGRAF:  All right.   That will  
7     be with everything on today's agenda.

8                     (At 10:08 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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