

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

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3
4 LAND USE REGULATION and ENFORCEMENT DIVISION

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7
8 APPLICATION NO.: 2024-08-3695

9
10 NADY JOSEPHINE SOLANO

11
12 36 North Mississippi Avenue
13 Atlantic City, New Jersey

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16
17 Thursday - September 19, 2024
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1 Public hearing in the
2 above-referenced matter, taken via the video
3 conference software program Zoom, with all
4 participants in separate locations, before Karen
5 **A. Haworth, a New Jersey Certified Court**
6 **Reporter (CCR), nationally certified Registered**
7 **Professional Reporter (RPR), nationally**
8 **certified Certificate of Merit holder (CM),**
9 **nationally certified Certified Realtime Reporter**
10 **(CRR), nationally certified Certified LiveNote™**
11 **Reporter (CLR), and Notary Public of the State**
12 **of New Jersey, on the above date, commencing at**
13 **10:04 a.m., there being present:**

1 APPEARANCES:

2 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

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4
5 LANCE B. LANDGRAF, JR.

Chairman

6 Director, Planning Department

7
8 ROBERT L. REID

Land Use Enforcement Officer

9 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

10 SCOTT G. COLLINS, ESQUIRE

11 RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

12
13
14 COUNSEL FOR THE APPLICANT:

15 BRIAN J. CALLAGHAN, ESQUIRE

16 LAW OFFICE OF BRIAN J. CALLAGHAN

17
18 ALSO PRESENT:

19 LIZA BARRICK

20 Administrative Assistant to Lance Landgraf

21 TETJE LINSK

22 Administrative Assistant to Lance Landgraf

I N D E X

WITNESS (ES)

PAGE NO.

ROBERT L. REID

8

EXHIBITS MARKED AND/OR REFERRED TO:

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B-1

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17 (Time noted: 10:04 a.m.)
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21 LANCE LANDGRAF: I'll call to order
22 the September 19th, 2024 CRDA Land Use
23 Regulation and Enforcement Division
24 hearing.

25 Would everyone please rise for the

1 Pledge of Allegiance?

2 (The Pledge of Allegiance was
3 recited at this time.)

4 LANCE LANDGRAF: All right. Thank
5 you.

6 This hearing has been noticed in
7 accordance with the Senator Byron M. Baer
8 Open Public Meetings Act.

9 We do have three items on our
10 agenda today, the first being
11 Application 2024-08-3695, Nady Josephine
12 Solano, 36 North Mississippi Avenue.

13 It's for a
14 Non-Conforming Use Certificate --
15 Certification.

16 The applicant seeks non-conforming
17 use certification to allow a single family
18 detached dwelling.

19 The property is located at 36 North
20 Mississippi Avenue, also known as Block
21 280, Lot 19 on the tax map of the City of
22 Atlantic City.

23 It's located in the Ducktown Arts
24 District.

25 Rob, we have proper notice on this

1 application?

2 ROBERT REID: Yes. I've reviewed
3 the Proof of Service provided by the
4 applicant, and we have jurisdiction to
5 hear the application.

6 LANCE LANDGRAF: Okay. And can --
7 Scott, can we swear in Mr. Reid?
8 Because he's gonna be doing the -- the
9 review on this.

10 SCOTT COLLINS: Sure.

11 Rob, can you please raise your
12 right hand?

13 Do you swear to tell the truth, the
14 whole truth, and nothing but the truth in
15 your testimony here today?

16 ROBERT REID: I do.

17 SCOTT COLLINS: Okay.

18 ROBERT REID: Thank you.

19 SCOTT COLLINS: Thank you.

20 LANCE LANDGRAF: Okay. With that

21 --

22 And we are complete, Rob? They did
23 submit the complete application?

24 ROBERT REID: Yes. Complete
25 application.

1 LANCE LANDGRAF: All right.

2 All right. Mr. Callaghan, I
3 believe you represent the applicant here?

4 BRIAN CALLAGHAN: I do.

5 Good morning. Brian Callaghan, on
6 behalf of the applicant, Nady Josephine
7 Solano.

8 As -- as you indicated, 36 North
9 Mississippi Avenue. Block 280, Lot 46.

10 We're seeking a single-family
11 detached dwelling in the Ducktown Arts
12 District.

13 It's a little weird because
14 single-family attached is permitted, but
15 single-family detached is not permitted.

16 We've had the chance to review Mr.
17 Reid's memorandum, and we agree with same.
18 And I will turn it over to him for -- for
19 his input.

20 ROBERT REID: Thank you, Brian.

21 I'm referring to my review
22 memorandum dated September 11th. I won't
23 read it verbatim. It's a matter of
24 record.

25 As stated, they're seeking a

1 Certificate of Non-Conformity --

2 LANCE LANDGRAF: Rob, hold on one
3 second.

4 ROBERT REID: -- for a
5 single-family dwelling.

6 LANCE LANDGRAF: Hold on one
7 second.

8 So, --

9 ROBERT REID: Yes.

10 LANCE LANDGRAF: -- for that --
11 We're gonna mark that report as
12 B-1. Scott.

13 And then we will mark the entire
14 application as A-1.

15 SCOTT COLLINS: Yep. Sorry about
16 that.

17 ROBERT REID: Thank you.

18 LANCE LANDGRAF: Sorry, Rob. Go
19 ahead.

20 ROBERT REID: That's okay.

21 I've reviewed all the documentation
22 provided by the applicant and did my own
23 research of the public record.

24 And the applicant asserts that the
25 property lawfully existed as a detached

1 dwelling from at least back to 1961.

2 My research tells me I am in
3 agreement with their review of the
4 documents.

5 They have provided adequate
6 evidence to demonstrate that it lawfully
7 existed at the time the regulations were
8 changed.

9 And I recommend a Certificate of
10 Non-Conformity be approved.

11 LANCE LANDGRAF: Okay. With that,
12 Brian, do you have anything else on that?

13 BRIAN CALLAGHAN: Nothing else.

14 LANCE LANDGRAF: All right. Scott,
15 do you have anything on this one?

16 We've -- we've been doing a lot of
17 these lately.

18 Hopefully, by the beginning of the
19 year, we'll have this -- regs updated and
20 we won't have to do a lot of these
21 anymore. But...

22 SCOTT COLLINS: Yeah. Agreed.

23 I have nothing.

24 This is something that we
25 definitely need to address.

1 LANCE LANDGRAF: Okay.

2 All right. With that, we'll open
3 this meeting up to the public.

4 If there -- anyone wishes to
5 comment or make a statement on this
6 application, please step forward or turn
7 on your -- your -- unmute your mic and let
8 us know if you have any comments.

9 LIZA BARRICK: If you're in the
10 public, you can use the raised hand
11 function.

12 I don't think we have any public
13 comment, Lance.

14 LANCE LANDGRAF: Okay. Seeing
15 none, we will close the public portion on
16 this.

17 And I don't see any other reason
18 from the CRDA for any more comments, so we
19 will close the testimony on this matter.

20 And we will get this on a board
21 agenda as soon as we can, Mr. Callaghan.

22 BRIAN CALLAGHAN: Thank you very
23 much.

24

25 (This hearing concluded at 10:08

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C E R T I F I C A T I O N

I, KAREN A. HAWORTH, a New Jersey Certified Court Reporter (CCR), nationally certified Registered Professional Reporter (RPR), nationally certified Certificate of Merit holder (CM), nationally certified Certified Realtime Reporter (CRR), a Delaware Certified Shorthand Reporter (CSR), nationally certified Certified LiveNote™ Reporter (CLR), and Notary Public of the State of New Jersey, hereby certify that the proceedings were reported by me fully and accurately stenographically, reduced to typewritten form under my personal direction and supervision and that this is a true and correct transcript of the proceedings in this matter.

I further certify that I am neither an attorney nor counsel of any of the parties in the subject proceedings, nor a relative or employee of any attorney or counsel employed by the parties hereto, nor financially interested in the outcome of the subject proceedings.

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