

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
2 LAND USE REGULATION ENFORCEMENT DIVISION

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4 **APPLICATION:** 2025-02-3783

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6 MOHAMMED U. BHULYAN  
7 2608 PACIFIC AVENUE  
8 NONCONFORMING USE CERTIFICATION FOR APARTMENT  
9 OVER COMMERCIAL.

10 APPLICANT SEEKS NONCONFORMING USE  
11 CERTIFICATION FOR APARTMENT OVER COMMERCIAL.

12 THE PROPERTY IS LOCATED AT 2608 PACIFIC  
13 AVENUE, ALSO KNOWN AS BLOCK 35, LOT 19 ON THE TAX  
14 MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN  
15 THE RESORT COMMERCIAL DISTRICT (RC).

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2	<p>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, March 6, 2025  7 commencing at 10:00 a.m.  8  9 <b>A P P E A R A N C E S:</b>  10 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:  11 LANCE D. LANDGRAF, JUNIOR  CHAIRMAN  12 DIRECTOR, PLANNING DEPARTMENT  13 ROBERT L. REID  LAND USE ENFORCEMENT OFFICER  14  PROFESSIONALS TO THE BOARD:  15  SCOTT G. COLLINS, ESQ.  16 RIKER DANZIG  17 CHRISTINE COFONE, PP  COFONE CONSULTING GROUP, LLC  18  CAROLYN FEIGIN, PE, PP  19 ARH ASSOCIATES  20 FOR THE APPLICANT:  21 ELIZABETH TERENIK  22  23  24  25</p>	4
3	<p>1 <b>I N D E X</b>  2 APPLICANT PAGE  3 <b>APPLICATION:</b> 2025-02-3783  MOHAMMED U. BHULYAN 4  4  5  6  7  8  9  10 <b>EXHIBITS MARKED AND/OR REFERRED TO:</b>  11 B-1  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p>	5
	<p>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 <b>LANCE LANDGRAF:</b> Quiet, please. We'll  6 get our meeting started. I'll call to order the  7 CRDA Land Use Regulations Enforcement Division  8 Hearing for March 6th, 2025.  9 If you would all please rise for the  10 Pledge of Allegiance. It is to our left -- my  11 left.  12 (Pledge of Allegiance is recited.)  13 <b>LANCE LANDGRAF:</b> Thank you. Sounds nice  14 to have a crowd say that, doesn't it? It's usually  15 us five people up here and a few people in the  16 audience so it's nice to have that with some --  17 This hearing has been noticed in  18 accordance with the Senator Byron M. Baer Open  19 Public Meetings Act.  20 We have three items on our agenda today.  21 The first is Application 2025-02-3783, Mohammed  22 U. -- I'm struggling with that -- Bhulyan. Thank  23 you. 2608 Pacific Avenue. It's a nonconforming  24 use certification of apartment over commercial.  25 The applicant seeks nonconforming use certification</p>	
	<p>1 for that apartment. The property is located at  2 2608 Pacific Avenue, also known as Block 35,  3 Lots -- Lot 19 on the tax map of the City of  4 Atlantic City. It's located in the Resort  5 Commercial District.  6 Rob, we have proper notice on this?  7 <b>ROBERT REID:</b> Yes. I reviewed the proof  8 of service provided by the applicant and we do have  9 jurisdiction to hear the application.  10 <b>LANCE LANDGRAF:</b> I think we have Miss  11 Terenik to address on this. Can we swear her in?  12 <b>SCOTT COLLINS:</b> Sure. Good morning.  13 <b>ELIZABETH TERENIK:</b> Good morning.  14 ELIZABETH TERENIK, having been first duly sworn  15 according to law, testified as follows:  16 <b>SCOTT COLLINS:</b> Thank you.  17 <b>LANCE LANDGRAF:</b> Okay. Review for  18 completeness, Rob, we're good?  19 <b>ROBERT REID:</b> Yes, we are.  20 <b>LANCE LANDGRAF:</b> All right. You're  21 representing Mr. Bhulyan today?  22 <b>ELIZABETH TERENIK:</b> I am, yes.  23 <b>LANCE LANDGRAF:</b> Okay. I think Rob  24 really does the review on this. I don't know we  25 need much testimony. You submitted an application</p>	

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1 for the certificate of nonconformity and Rob  
 2 reviews to see if that -- sorry. Have to change  
 3 glasses. Can't read what I have in front of me.  
 4 That's much better. Now I can read. Rob will  
 5 review the information and we'll put your report on  
 6 the record. We'll mark that as B-1, and that is a  
 7 letter dated February 7th, 2025 prepared by  
 8 Mr. Robert Reid addressed to myself.  
 9 Rob, you're on.  
 10 **ROBERT REID:** Yeah, sure.  
 11 **LANCE LANDGRAF:** You swear him?  
 12 **ROBERT REID:** I want to refer to my --  
 13 **LANCE LANDGRAF:** He'll swear you in.  
 14 ROBERT REID, having been first duly sworn according  
 15 to law, testified as follows:  
 16 **SCOTT COLLINS:** Thank you.  
 17 **ROBERT REID:** I'm referring to the  
 18 review memorandum dated February 7th. The  
 19 applicant is requesting a certificate of  
 20 nonconformity for an apartment over commercial  
 21 which is currently not a permitted use. I've  
 22 reviewed the evidence provided by the applicant  
 23 and -- in public record and agree that the property  
 24 does, in fact -- is, in fact, eligible for a  
 25 certificate of nonconformity. They assert that it

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1 has been an apartment over commercial for at least  
 2 the last 59 years and the recent regulations deemed  
 3 it nonconforming but there is more than adequate  
 4 evidence to -- that I can recommend that a  
 5 certificate of nonconformity be approved.  
 6 **LANCE LANDGRAF:** Okay.  
 7 **ROBERT REID:** That's it.  
 8 **LANCE LANDGRAF:** Anything else on your  
 9 end?  
 10 **ELIZABETH TERENIK:** I just want to add  
 11 that this property, 2608 Pacific Avenue, is part of  
 12 a project called Farmers' Row. I'm gonna take this  
 13 opportunity --  
 14 **LANCE LANDGRAF:** Sure.  
 15 **ELIZABETH TERENIK:** I know you have a  
 16 long meeting but just one minute.  
 17 Farmers' Row is a partnership between  
 18 CROPS, to whom which you have -- CRDA has given  
 19 grants for indoor farming, Reed's Organic Farm,  
 20 who's owned by Cookie Till, who's producing food.  
 21 That includes eight properties in the area between  
 22 Texas Avenue and Iowa Avenue. Just two blocks of  
 23 Pacific Avenue. We'll have eight properties that  
 24 have -- that are part of Farmers' Row, which is  
 25 indoor and outdoor farming, food distribution and

8

1 other food related growing opportunities and we're  
 2 really excited about this project. The first store  
 3 is open, 2608. Thank you for the land use approval  
 4 for that several months ago and we're excited to  
 5 continue to grow that project, so please, everyone,  
 6 keep an eye out for it and please be supportive.  
 7 **LANCE LANDGRAF:** Thank you, Elizabeth.  
 8 **ELIZABETH TERENIK:** Thank you.  
 9 **LANCE LANDGRAF:** With that, we'll open  
 10 it up to the public. Anybody here on this  
 11 application, please step forward, state your name  
 12 and ask your question or make any comments.  
 13 Seeing none, we'll close the public  
 14 portion on that application.  
 15 Anything else from our end?  
 16 **SCOTT COLLINS:** No.  
 17 **LANCE LANDGRAF:** All right. Thank you.  
 18 We should have it on our -- probably our April  
 19 board meeting.  
 20 **ELIZABETH TERENIK:** Thank you.  
 21 **LANCE LANDGRAF:** Thank you.  
 22 (At 10:03 a.m. proceedings were  
 23 concluded.)  
 24  
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1 CERTIFICATE  
 2  
 3 I, MICHELLE GRUENDEL, a Certified Court  
 4 Reporter and Notary Public of the State of New  
 5 Jersey, do hereby certify that the foregoing is a  
 6 true and accurate transcript of the testimony as  
 7 taken stenographically and digitally at the time,  
 8 place and on the date hereinbefore set forth, to  
 9 the best of my ability.  
 10 I DO FURTHER CERTIFY that I am neither a  
 11 relative nor employee nor attorney nor counsel of  
 12 any of the parties to this action, and that I am  
 13 neither a relative nor employee of such attorney or  
 14 counsel, and that I am not financially interested  
 15 in the action.  
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*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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