

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2025-04-3817

NextRes, LLC

111 N. Indiana Avenue

APPLICANT SEEKS NON-CONFORMING USE CERTIFICATION  
FOR SINGLE FAMILY DWELLING

- - -

APPLICATION: 2025-04-3813

Caring, Inc.

2712-2714 Atlantic Avenue

APPLICANT SEEKS SITE PLAN APPROVAL WITH C VARIANCE  
RELIEF FOR OFFICE USE WITH UPGRADED PARKING LOT

THURSDAY, May 15, 2025

10:00 A.M.

1  
2 Public Hearing in the above referenced  
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4 matter conducted at CASINO REINVESTMENT DEVELOPMENT  
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6 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City,  
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8 New Jersey, taken before Kara Hackett, Professional  
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10 Court Reporter and Notary Public of the State of New  
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12 Jersey, on Thursday May 15, 2025 commencing at 10:00  
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14 a.m.  
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1 A P P E A R A N C E S:

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3 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

4 LANCE D. LANDGRAF, JR.

CHAIRMAN

5 DIRECTOR, PLANNING DEPARTMENT

6 ROBERT REID

LAND USE ENFORCEMENT OFFICER

7

8 PROFESSIONALS TO THE BOARD:

9 SCOTT G. COLLINS, ESQ.

RIKER DANZIG

10

JEFFREY HANSEN, PE

11

12

13 COUNSEL FOR APPLICANT NEXTRES:

14 AMANDA MOSCILLO, ESQ.

DENNIS TUOHY

15 FOX ROTHSCHILD

FOR THE APPLICANT

16

17

COUNSEL FOR THE APPLICANT CARING, INC.:

18

HANK ROVILLAD, ESQ.

19 HNR, LLC

FOR THE APPLICANT

20

21 PROFESSIONALS TO THE APPLICANT:

22 THOMAS DASE

JOSEPH DOUGHERTY

23 JAY ADAMSON

MICHAEL SALERNO

24

25

1 I N D E X

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3 APPLICANT PAGE

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5 APPLICATION: 2025-04-3817 6

6 NextRes- 111 N. Indiana Avenue

7 Non-Conforming Use Certification

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17 E X H I B I T S

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19 A-1, B-1

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I N D E X

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E X H I B I T S

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## P R O C E E D I N G S

LANCE LANDGRAF: Good morning. I'd like to call to order the May 15, 2025 CRDA Land Use Regulation Enforcement Division Hearing.

Everyone please rise for the Pledge of Allegiance.

This hearing has been noticed in accordance with the Senator Byron M. Bear Open Public Meetings Act. We have three items on our agenda today; however, one of those are item number two, ACC Atlantic City Cannabis, 1714 Atlantic Avenue will not be heard today. There's an issue with their notice. They will be re-noticing for June 5, 2025. That item will not be heard today.

First item is Application 2025-04-3817. Next Res LLC, 111 North Indiana Avenue is a nonconforming use certification. The applicant seeks nonconforming use for a single family dwelling. As I said, the property is located at 111 North Indiana, also known as Block 328, Block 13 in the Central Business District.

Rob, we have proper notice here?

ROBERT REID: Yes, we were provided service of the applicant.

SCOTT COLLINS: Do you swear to tell the truth, the whole truth and nothing but the truth in your

1 testimony here today?

2 ROBERT REID: I do.

3 LANCE LANDGRAF: Our zoning officer and land  
4 use regulation enforcement officer, not zoning officer,  
5 and also licensed planner in The State of New Jersey.  
6 And we're complete on the application as well?

7 ROBERT REID: Correct.

8 AMANDA MOSCILLO: Good morning. Amanda  
9 Moscillo on behalf of the applicant, Next Res, LLC. As  
10 Mr. Landgraf put on the record, it's a nonconforming use  
11 certification. We are in receipt of Mr. Reid's report  
12 dated April 21, 2025 and are in agreement.

13 And I'll let Mr. Reid give a summary of his  
14 report.

15 ROBERT REID: Thank you very much. Yes, I'll  
16 refer to the review memo in April 21st. What was  
17 provided was -- adequate evidence was provided to  
18 demonstrate that this property lawfully existed as a  
19 single family home before the regulations were changed  
20 deeming it nonconforming, and I recommend that  
21 certification be issued.

22 LANCE LANDGRAF: Okay.

23 ROBERT REID: That's all I have.

24 AMANDA MOSCILLO: Nothing further.

25 LANCE LANDGRAF: We'll open this hearing up to

1 the public. Anybody with any comments or questions,  
2 please step forward, state your name.

3 Seeing none, we'll close the public portion.  
4 Then we'll close the testimony on this matter.

5 SCOTT COLLINS: Before we close, just want to  
6 for the record, mark the application materials A1 and  
7 then Rob's memo or letter as B1.

8 LANCE LANDGRAF: All right. With that we will  
9 close the testimony on this matter and move to our next  
10 item which is application -- Thank you guys.

11 AMANDA MOSCILLO: Thank you.

12 LANCE LANDGRAF: Application 2025-04-3813  
13 Caring, Inc. 2712 for 2714 Atlantic Avenue site plan  
14 with C Variance relief for office use, upgraded parking  
15 lot. Property is located, as I said, at 2712 to 2714  
16 Atlantic, also known as Block 174, Lots 3, 4 and 8. Tax  
17 map of AC Central Business, it's located in the Central  
18 Business District.

19 Rob, we have proper notice.

20 ROBERT REID: Yes, we do. The service  
21 provided from the applicant and we have -- to hear the  
22 application.

23 LANCE LANDGRAF: All right. Swear in our  
24 consultant, Jeff Hansen.

25 SCOTT COLLINS: Do you swear to tell the



1 truth, the whole truth, and nothing but the truth in  
2 your testimony here today?

3 JEFFREY HANSEN: Sure do.

4 HANK ROVILLAD: Good morning, Mr. Landgraaf  
5 members. Hank Rovillad appearing this morning on behalf  
6 of Caring Incorporated. We're before you this morning  
7 seeking a final major site plan approval on the C  
8 Variance to permit the applicant to renovate the  
9 existing parking areas, renovate the existing building  
10 facade, replaced the site lighting, install new  
11 landscaping elements and wall signage, and to build a  
12 shed in the rear of the property located at Block 174,  
13 Lots 3, 4 and 8 on the official tax map of The City of  
14 Atlantic City, more commonly referred to as 2712 2714  
15 Atlantic Avenue and 11 South Iowa Avenue.

16 Applicants respectfully submit that the notice  
17 requirements have been met and the subject properties  
18 located in the RC Resort Commercial Zoning District.  
19 This morning in attendance in support of the application  
20 of the following individuals: Tom Dase, licensed  
21 professional engineering planner of Ponzio -- Arthur  
22 Ponzio Company who filed the site development plans in  
23 support of the application, Michael Salerno, a licensed  
24 architect from WAT SOSH, a licensed architect in the  
25 state whose office prepared the proposed floor plans and

1 existing exterior -- or the exterior elevations filed in  
 2 support of the application, and Jay Adamson, a licensed  
 3 professional landscape architect in the state who  
 4 prepared the landscape and site lighting plans filed in  
 5 support of the application, and Joseph Dougherty  
 6 Esquire, the Executive Director of Operations at Caring.

7 Without any further ado, Mr. Landgraf, may I  
 8 call Mr. Dase and request waiving formal qualification  
 9 as he's a licensed professional engineer and planner in  
 10 The State of New Jersey?

11 LANCE LANDGRAF: We will accept his  
 12 qualifications. Welcome, Tom. Thank you.

13 SCOTT COLLINS: Good morning do you swear to  
 14 tell the truth, the whole truth and nothing but the  
 15 truth in your testimony here today?

16 THOMAS DASE: Yes.

17 HANK ROVILLAD: Tom, you're a licensed  
 18 professional engineering planner in The State of New  
 19 Jersey, correct?

20 THOMAS DASE: Correct.

21 HANK ROVILLAD: And have you personally viewed  
 22 and inspected the subject property?

23 THOMAS DASE: Yes.

24 HANK ROVILLAD: And are familiar with the CRDA  
 25 land development rules?

1 THOMAS DASE: Yes.

2 HANK ROVILLAD: Did you or someone under your  
3 control prepare the site development plans filed in  
4 support of this application?

5 THOMAS DASE: Yes.

6 HANK ROVILLAD: Would you describe the  
7 property as it exists today?

8 THOMAS DASE: All right. I have an exhibit  
9 which is a Google Earth aerial which is just showing the  
10 area in question here between Atlantic and Pacific  
11 avenues, more specifically between Atlantic and Monterey  
12 Avenues. And even more specific than that, the part of  
13 the property that we're discussing today is on Iowa  
14 Avenue, fronts on Iowa Avenue.

15 LANCE LANDGRAF: Tom, if I could interrupt  
16 you. Is this part of the submission package?

17 THOMAS DASE: This was not. This is just  
18 things for today.

19 LANCE LANDGRAF: We'll mark the submission  
20 packet as A-1, and this is A-2, which is a Google Earth  
21 image of the site with some property outlined on it.

22 THOMAS DASE: All right. And like I said,  
23 it's the Iowa Avenue frontage is where, you know, this  
24 project is focused. And what this project consists of  
25 is reconfiguring the parking lot, taking out if there's

1 a divider down the middle of it, taking that out,  
2 repaving the parking lot with new asphalt, putting up a  
3 wall around the property, you know, and as part of that,  
4 we mentioned in our -- show in our plan some scuppers.  
5 That's just to allow the existing drainage patterns to  
6 continue, you know, once this wall is erected. The  
7 parking lot will be graded so that these scuppers allow  
8 storm water to leave the site and enter into the  
9 municipal storm water system exactly as it does today.  
10 This just again, it just creates specific channels for  
11 it. I don't know if we'll hear from Mr. Adamson, but he  
12 presented a landscape package. There's some  
13 landscaping. And all-in-all, the proposed improvements  
14 to the site are a major upgrade to the site. Like I  
15 said, facade enhancements. One of the things that we  
16 had pointed out was the variance -- you pointed out that  
17 we were incorrect on that was two signs on the Iowa  
18 frontage. That is permitted. We don't exceed the area  
19 of those signs. So there is no need for variance relief  
20 there.

21 HANK ROVILLAD: So with respect to the  
22 variance relief, would you describe the requested  
23 variance and provide you justification?

24 THOMAS DASE: So that leaves one variance, and  
25 that is for a storage shed, which is tough. It's hard

1 to see on here because it's kind of tucked into the  
2 corner, and it's the one spot on the property where we  
3 can fit the shed. We can't meet the 20 foot rear yard  
4 setback. There's nowhere -- The only place we could  
5 have a 20 foot rear yard setback on this portion of the  
6 site is right in the middle of the parking lot. Where  
7 we tucked it away, you know, it's up against the wall.  
8 It's not, certainly not violating any of our neighbors,  
9 light, air and open space. So at that point we don't  
10 think it presents any issues for any of the surrounding  
11 properties.

12 HANK ROVILLAD: So finally, can this variance  
13 be granted, as you said, without substantial detriment  
14 to the public good, without substantially impairing the  
15 intended purposes of --

16 THOMAS DASE: Yeah, absolutely. I think, like  
17 I said, the only variance really we see, we think is  
18 handled in a way that has very little impact on the  
19 neighbors and certainly nothing on the plan.

20 HANK ROVILLAD: Nothing more from Mr. Dase.  
21 We don't anticipate in calling any other professionals  
22 except for going through the review memo of Mr. Hansen.

23 LANCE LANDGRAF: Okay. Just a question on the  
24 parking. We gain parking spaces.

25 JEFFREY HANSEN: I can -- I can answer that.

1 I believe it stays the exact same based on my count, in  
2 that specific area. It was 22 spaces, which includes  
3 one handicap space. And then if you look at the -- At  
4 the rear up by the -- What is that? California Avenue  
5 up there at the top, there's actually 25 more spaces.  
6 They're not touching that. There's a total of 47 spaces  
7 is what I counted. Is that correct?

8 THOMAS DASE: Yes, 25 exist. The 22 is going  
9 to be 22 going to -- 22 staying the same.

10 JEFFREY HANSEN: Just a reconfiguration.  
11 They're going to. There's actually three existing --  
12 that access that specific portion of the parking lot.  
13 They're going to close all those off. They're going to  
14 provide a new one down there towards the -- I guess if  
15 that's facing north and that would be towards the  
16 easterly property boundary along Iowa Avenue there, the  
17 part of the parking lot closest to Atlantic Avenue along  
18 Iowa. If you do a two-way ingress anyway, I believe  
19 there's one that comes off of Monterey now and two  
20 existing ones on Iowa. Those are going to be shut off.  
21 And then see where the new ingress.

22 THOMAS DASE: The new ingress --

23 JEFFREY HANSEN: The striping arrows are --  
24 That's where the new driveway is going to go.

25 LANCE LANDGRAF: Okay. So the loading area

1 where the shed is going to go is actually behind some  
2 gates for the loading area. So it's really kind of  
3 cordoned off from everybody anyway, right?

4 THOMAS DASE: That's correct. Yeah. Like I  
5 said, it's tucked into the corner of the property, about  
6 as hidden as we could get it.

7 JEFFREY HANSEN: The trash, the trash and  
8 recycling will be -- is also going to be back there.  
9 It'll be screened in the -- of the sixth final gate, I  
10 think.

11 THOMAS DASE: Yes, yes.

12 LANCE LANDGRAF: The building behind there is  
13 right on the property line, looks like anyway.

14 JEFFREY HANSEN; I believe that's correct.  
15 Yeah, correct.

16 LANCE LANDGRAF: All right. I don't have  
17 anything further of Tom. If you want to -- Mark that as  
18 B-1 dated May 8, 2025 for the environmental  
19 resolution --

20 JEFFREY HANSEN: I'll give a brief overview of  
21 the letter of import if you'd like me to at this point.

22 LANCE LANDGRAF: Sure.

23 JEFFREY HANSEN: The first page just lists  
24 applicant information, going on to page two, documents  
25 submitted. There were several submission waivers that

1 were required from the major preliminary and final site  
2 plan and the C Variance checklist. We only we  
3 recommended numbers 8, 12, 13 and 17 on the preliminary  
4 major site plan for completeness only. And then 8, 12,  
5 13, 17 for completeness only on the major final site  
6 plan checklist. And 32, 34, 35, 36 again for  
7 completeness only. Those related to bonding et cetera,  
8 they'll have to be addressed prior to CLUC being issued.  
9 So should be getting approval here today. And then also  
10 9, 12, 13, 17 for completeness only for the C Variance  
11 checklist. All the other ones are either not applicable  
12 or sufficient information provided by the applicant for  
13 the purposes of our review.

14 Rob covered the loan -- He covered that notice  
15 was provided in accordance with the regulation. So we  
16 have jurisdiction and that we don't have any objection  
17 to completeness provided that everything is addressed  
18 here today.

19 And as Mr. -- already did and the gentleman  
20 from Ponzio's office said it's an existing site for  
21 Caring Inc. So we're going to do selective sidewalk,  
22 granite curb -- concrete curbing, and concrete gutter  
23 replacement along the Iowa and Monterey Avenue  
24 frontages. Like I said before, they're going to close  
25 off the three existing ingresses to that parking area



1 and provide a new one along the Iowa Avenue frontage.  
2 There's going to be a 30 foot high -- or not 30 foot, 30  
3 inch high -- That might require -- built one like that  
4 in Berlin I believe. With a 30 inch high ornamental  
5 fence along the top of the wall. And then I think  
6 there's a six foot high fence along the northerly  
7 property line that's shared with lot one. And then the  
8 drainage scupper system that Tom alluded to is also  
9 along the -- adjacent to the wall along the Iowa Avenue  
10 frontage with Monterey.

11 Tom, where's that going to tie into? I didn't  
12 see -- Is that going to tie into the street? Is it  
13 going to discharge to the curb line or --

14 THOMAS DASE: Yes. Yeah. Basically you're  
15 maintaining the existing pattern. With the wall the  
16 scuppers would allow that --

17 JEFFREY HANSEN: If before just to the street  
18 with the wall, you need something to collect it and get  
19 to the street?

20 THOMAS DASE: Correct.

21 JEFFREY HANSEN: Okay, we did ask for some.  
22 You're going to provide details on that.

23 THOMAS DASE: Yeah.

24 JEFFREY HANSEN: Okay. And then also there's  
25 going to be a the aforementioned shed that's 120 square

1 feet that's what requires -- the rear yard building as  
2 you can see it there up against Lot 2 adjacent to the  
3 trash and recycling, and I believe that comes -- there's  
4 three EV spaces that they're going to provide here in  
5 the corner of Monterey Avenue. Landscaping and  
6 lighting, they provided a lighting plan that shows  
7 compliance with the rules.

8 Moving onto page four, review letter, the only  
9 variance that's required there's an existing non  
10 conformity for impervious coverage of a lot, that's not  
11 going to be changed with this proposal. And then the  
12 just the rear yard setback variance 2.5 feet required  
13 for the -- square foot shed. Tom did provide there was  
14 a variance that was a -- where they thought they needed  
15 1 for two wall signs along Iowa but a 196657 J3 permits  
16 two wall signs per frontage. URC provided that we're  
17 still less than 25 percent of the wall area which apply  
18 --

19 HANK ROVILLAD: So going on to the site plan,  
20 Tom, can you give a little background on what the  
21 operation --

22 THOMAS DASE: Yes, if I may can we call Mr.  
23 Doherty to respond to that.

24 SCOTT COLLINS: Good morning. Do you swear to  
25 tell the truth, the whole truth and nothing but the

1 truth in your testimony here today?

2 JOSEPH DOUGHTERY: I do.

3 HANK ROVILLAD: Joe, would you describe the  
4 hours, days, and operation, number of employees present,  
5 nature of all goods services provided?

6 JOSEPH DOUGHTERY: Sure. The Caring  
7 administrative office is in the entirety of the  
8 building. On that side on the Iowa Avenue side is the  
9 Human Resources Department and the training facility and  
10 then the new tenant space. So in both sides the  
11 operation days and hours are generally 8:00 to 5:00  
12 Monday through Friday. There's some, not enough, but  
13 there's some office traffic probably during the -- on  
14 the weekends, and then -- and then the tenant will  
15 probably be a 9:00 to 5:00 Monday through Friday  
16 primarily also. We do have --

17 JEFFREY HANSEN: Similar office use for the  
18 tenant probably?

19 JOSEPH DOUGHTERY: Similar office use. We do  
20 have folks come in during the week for training there.  
21 So there are more cars in and out than a typical office  
22 space, but not more than we have spaces for.

23 JEFFREY HANSEN: I understand they have a CLUC  
24 for the tenant space already.

25 I think that covers number two, the details of

1     tenant space, we talked about the drainage scupper  
2     number three on page five. Will you provide a sight  
3     triangle into Iowa --

4             HANK ROVILLAD: Yes.

5             JEFFREY HANSEN: Details for the metal fence  
6     along the Atlantic Avenue frontage that's going to be  
7     replaced. There's a gate along Atlantic Avenue on the  
8     if you're looking at the front of the building, the left  
9     side, it's going to be replaced with seven foot high  
10    gate. We just asked for details of that. Details for  
11    the EV charging station which were provided on the  
12    revised plan. Got to coordinate with Atlantic City  
13    regarding anything within their right of way with the  
14    concrete. There's paver sidewalk on there that they're  
15    going to match up according to the nodes.

16            HANK ROVILLAD: I think the resolution is  
17    already in the works, the license agreement will be  
18    forthcoming soon.

19            JEFFREY HANSEN: Okay. That covers number  
20    eight. You'll need street opening permits obviously for  
21    that work, right of way as well. How about the site  
22    security surveillance system and all that for the  
23    building?

24            JOSEPH DOUGHERTY: We do. We have currently  
25    we have cameras all around the building. This will be

1 maintained.

2 JEFFERY HANSEN: Has that ever been vetted by  
3 ACPD?

4 JOSEPH DOUGHERTY: They're tied in. They have  
5 access.

6 JEFFREY HANSEN: Okay. So that's already  
7 covered. Yeah. And then provide the site plans and the  
8 architectural plans to the Fire Marshall to make sure  
9 they're comfortable with the circulation with the  
10 provided layout. And then you gotta meet performance  
11 bond inspection, escrow requirement for the city prior  
12 to getting the COC.

13 I think that covers everything in my letter.  
14 Unless anybody has any questions or comments?

15 LANCE LANDGRAF: I think you addressed all the  
16 items in the letter. If you have any other questions.

17 HANK ROVILLAD: I'm good.

18 LANCE LANDGRAF: Anything final?

19 HANK ROVILLAD: Nothing further. Thank you.

20 THOMAS DASE: With that, we'll open this up to  
21 the public. Anybody wants to comment or ask a question,  
22 please step forward, state your name.

23 Seeing none, we will close the public portion  
24 and everything else from us. We'll close the testimony  
25 on this matter. We'll try to get this on as soon as we

1 can. Probably not June -- or probably June.

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4 (Hearing concluded at 10:23 a.m.)

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

I, Kara Hackett, Professional Court  
Reporter and Notary Public, do hereby certify that the  
foregoing is a true and accurate transcript of the  
stenographic notes taken by me in the aforementioned  
matter.

- - -

*Kara Hackett*  
DATE: May 15, 2025  
Kara Hackett  
Court Reporter

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