

CASINO REINVESTMENT DEVELOPMENT AUTHORITY.

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2025-05-3838

516 Wistar Place

APPLICANT SEEKS NON-CONFORMING USE CERTIFICATION
FOR SINGLE FAMILY DWELLING

THURSDAY, June 5, 2025

10:00 A.M.

<div>Page 2</div> <div>1 Public Hearing in the above referenced</div> <div>2 matter conducted at CASINO REINVESTMENT DEVELOPMENT</div> <div>3 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City,</div> <div>4 New Jersey, taken before Kara Hackett, Professional</div> <div>5 Court Reporter and Notary Public of the State of New</div> <div>6 Jersey, on Thursday, June 5, 2025 commencing at 10:00</div> <div>7 a.m.</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>	<div>Page 3</div> <div>1 A P P E A R A N C E S:</div> <div>2</div> <div>3 CASINO REINVESTMENT DEVELOPMENT AUTHORITY</div> <div>4 LANCE D. LANDGRAF, JR.</div> <div>5 CHAIRMAN</div> <div>6 DIRECTOR, PLANNING DEPARTMENT</div> <div>7 ROBERT. REID</div> <div>8 LAND USE ENFORCEMENT OFFICER</div> <div>9</div> <div>10</div> <div>11 PROFESSIONALS TO THE BOARD:</div> <div>12 JANE FOONTANA, ESQ.</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>
<div>Page 4</div> <div>1 I N D E X</div> <div>2</div> <div>3 APPLICANT</div> <div>4</div> <div>5 APPLICATION: 2025-05-3838</div> <div>6 Paul Randall - 516 Wistar Place</div> <div>7</div> <div>8</div> <div>9 ---</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>	<div>Page 5</div> <div>1 E X H I B I T S</div> <div>2</div> <div>3 A-1, B-1</div> <div>4</div> <div>5 ---</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>

<p style="text-align: right;">Page 6</p> <p>1 PROCEEDINGS</p> <p>2</p> <p>3 LANCE LANDGRAF: Call to order the June 5,</p> <p>4 2025 Land Use Regulation Enforcement Division hearing.</p> <p>5 Please rise for his pledging allegiance.</p> <p>6 This hearing has been noticed in accordance</p> <p>7 with the Senator Byron M. Baer Open Public Meetings Act.</p> <p>8 We have several items on the agenda today that will not</p> <p>9 be heard. The first would be The SECAA application,</p> <p>10 SECAA, they did not provide adequate notice and we don't</p> <p>11 know when they're going to be heard at this time.</p> <p>12 Same for Atlantic City Cannabis, that will not</p> <p>13 be heard today, and we do not have a set date for that</p> <p>14 hearing as well. Notices will be provided by the</p> <p>15 applicant.</p> <p>16 What we will hear today is application</p> <p>17 2025-05-3838, Paul Randall, 516 Wistar Place, Applicant</p> <p>18 seeks certificate of non conformity for a single family</p> <p>19 dwelling, no longer permitted in that zone. Like I</p> <p>20 said, the property is at 516 Wistar, I am saying that</p> <p>21 right?</p> <p>22 ROBERT REID: Yeah, Wistar.</p> <p>23 LANCE LANDGRAF: Block 130, Lot 40 on the tax</p> <p>24 on city and LH1 district.</p> <p>25 We have proper notice on this one?</p>	<p style="text-align: right;">Page 7</p> <p>1 ROBERT REID: Yes, sir.</p> <p>2 LANCE LANDGRAF: Can you swear in Mr. Reid?</p> <p>3 JANE FONTANA: Can you raise your right hand?</p> <p>4 Do you swear to tell the truth the whole truth, and</p> <p>5 nothing but the truth here today?</p> <p>6 ROBERT REID: I do.</p> <p>7 LANCE LANDGRAF: Mr. Callahan.</p> <p>8 BRIAN CALLAHAN: Brian Callahan on behalf of</p> <p>9 Paul Randall for the 516 Wistar Block 130 Lot 40, single</p> <p>10 family not permitted. I would ask that our application</p> <p>11 be marked as Exhibit A1, and without further ado, I</p> <p>12 would turn it over to Mr. Reid to go through his review</p> <p>13 memorandum.</p> <p>14 LANCE LANDGRAF: We'll do that and we'll mark</p> <p>15 Mr. Reid's May 19, 2025 report as B1.</p> <p>16 ROBERT REID: Okay. Thank you, Lance.</p> <p>17 I'm reviewing the review memorandum of May</p> <p>18 19th. It lists the documents that were provided and</p> <p>19 evidence that I had uncovered. And the applicant</p> <p>20 asserts that this has been a single family home since at</p> <p>21 least 1921. Requires any land use requirements -- prior</p> <p>22 to the current requirements, and there's adequate</p> <p>23 evidence to recommend that this be issued for a single</p> <p>24 family.</p> <p>25 LANCE LANDGRAF: I reviewed that too. I dug</p>
<p style="text-align: right;">Page 8</p> <p>1 into this a little bit deeper. We usually get most of</p> <p>2 these down and in the RC Zone.</p> <p>3 BRIAN CALLAHAN: George Avenue, Bellevue</p> <p>4 Avenue, those kind of places.</p> <p>5 LANCE LANDGRAF: Yes. Yeah, this one's a</p> <p>6 little -- Little different, different location, I should</p> <p>7 say. But it does -- It does show that this building has</p> <p>8 been there as a residential use of 21. Look like it's</p> <p>9 built maybe around that. All right.</p> <p>10 Mr. Callahan, anything else?</p> <p>11 BRIAN CALLAHAN: Nothing else.</p> <p>12 LANCE LANDGRAF: We'll open it up to the</p> <p>13 public. Anybody here with any comments or questions on</p> <p>14 this application, please step forward, state your name.</p> <p>15 Seeing none, we'll close the public portion,</p> <p>16 and I think we're good on this.</p> <p>17 All right. We'll close the hearing on this</p> <p>18 matter. We will look to get this on our July board</p> <p>19 meeting agenda.</p> <p>20 BRIAN CALLAHAN: Very good. Thank you very</p> <p>21 much.</p> <p>22 ROBERT REID: Thank you.</p> <p>23 JANE FONTANA: Thank you. Take care.</p> <p>24 LANCE LANDGRAF: We will close our hearing</p> <p>25 today. Our next meeting is June 19, 2025. We will have</p>	<p style="text-align: right;">Page 9</p> <p>1 the hearing. Our holiday will be on the 20th. Usually</p> <p>2 closed on holiday, we'll close that Friday. I did check</p> <p>3 that. So no other meetings. No other matters being</p> <p>4 discussed. We'll close the meeting and we are</p> <p>5 adjourned. Thank you.</p> <p>6</p> <p>7 (Hearing concluded at 10:03 a.m.)</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

CERTIFICATION

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.

DATE: June 5, 2025
Kara Hackett
Court Reporter

<p>A</p> <p>a 3:1,1,1 6:13,18 7:20 7:23 8:1,5,8 10:1,6</p> <p>above 2:1</p> <p>accordance 6:6</p> <p>accurate 10:6</p> <p>Act 6:7</p> <p>adequate 6:10 7:22</p> <p>adjourned 9:5</p> <p>ado 7:11</p> <p>aforementioned 10:7</p> <p>agenda 6:8 8:19</p> <p>All 8:9,17</p> <p>allegiance 6:5</p> <p>am 6:20</p> <p>and 2:5 6:10,13,24 7:4,11 7:14,18,19,22 8:2 8:16 9:4 10:5,6</p> <p>any 7:21 8:13</p> <p>Anybody 8:13</p> <p>anything 8:10</p> <p>applicant 1:5 3:11 4:3 6:15,17 7:19</p> <p>application 1:3 4:5 6:9,16 7:10 8:14</p> <p>are</p>	<p>9:4</p> <p>around 8:9</p> <p>as 6:14 7:11,15 8:8</p> <p>ask 7:10</p> <p>asserts 7:20</p> <p>at 2:2,6 6:11,20 7:20 9:7</p> <p>Atlantic 2:3 6:12</p> <p>AUTHORITY 1:1 2:3 3:3</p> <p>Avenue 2:3 8:3,4</p> <p>A-1 5:3</p> <p>a.m 1:13 2:7 9:7</p> <p>A1 7:11</p> <p>B</p> <p>B 5:1</p> <p>Baer 6:7</p> <p>be 6:9,9,11,13,14 7:11 7:23 9:1</p> <p>been 6:6 7:20 8:8</p> <p>before 2:4</p> <p>behalf 7:8</p> <p>being 9:3</p> <p>Bellevue 8:3</p> <p>bit 8:1</p> <p>Block</p>	<p>6:23 7:9</p> <p>board 3:8 8:18</p> <p>Brian 3:12 7:8,8 8:3,11,20</p> <p>building 8:7</p> <p>built 8:9</p> <p>but 7:5 8:7</p> <p>by 6:14 10:7</p> <p>Byron 6:7</p> <p>B-1 5:3</p> <p>B1 7:15</p> <p>C</p> <p>C 3:1 6:1 10:1,1</p> <p>Call 6:3</p> <p>Callahan 3:12 7:7,8,8 8:3,10 8:11,20</p> <p>Can 7:2,3</p> <p>Cannabis 6:12</p> <p>care 8:23</p> <p>CASINO 1:1 2:2 3:3</p> <p>certificate 6:18</p> <p>CERTIFICATION 1:5</p> <p>certify 10:5</p> <p>CHAIRMAN 3:4</p> <p>check 9:2</p>	<p>city 2:3 6:12,24</p> <p>close 8:15,17,24 9:2,4</p> <p>closed 9:2</p> <p>commencing 2:6</p> <p>comments 8:13</p> <p>concluded 9:7</p> <p>conducted 2:2</p> <p>conformity 6:18</p> <p>COUNSEL 3:11</p> <p>Court 2:5 10:4,23</p> <p>current 7:22</p> <p>D</p> <p>D 3:4 4:1 6:1</p> <p>date 6:13 10:21</p> <p>deeper 8:1</p> <p>DEPARTMENT 3:5</p> <p>DEVELOPMENT 1:1 2:2 3:3</p> <p>did 6:10 9:2</p> <p>different 8:6,6</p> <p>DIRECTOR 3:5</p> <p>discussed 9:4</p> <p>district 6:24</p> <p>Division 1:2 6:4</p>
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