

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2025-08-3885

Rukia Choudry - 1 South Texas Avenue

NON-CONFORMING USE CERTIFICATION FOR
SINGLE FAMILY DWELLING

- - -

Thursday, September 18, 2025

10:00 A.M.

1
2 Public Hearing in the above referenced
3
4 matter conducted at CASINO REINVESTMENT DEVELOPMENT
5
6 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City,
7
8 New Jersey, taken before Kara Hackett, Professional
9
10 Court Reporter and Notary Public of the State of New
11
12 Jersey, on Thursday, September 18, 2025 commencing at
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14 10:00 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 HANSON, PE

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13 COUNSEL FOR THE APPLICANT:

14 Brian Callahan

FOR THE APPLICANT

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I N D E X

APPLICANT

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NON-CONFORMING USE CERTIFICATION FOR
SINGLE FAMILY DWELLING

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E X H I B I T S

A-1, B-1

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

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3 LANCE LANDGRAF: Good morning. I'll call to
4 order the September 18, 2025 CRDA Land Use Regulation
5 and Enforcement Division hearing. Would everyone please
6 rise for the Pledge of Allegiance.

7 This hearing has been noticed in accordance
8 with the Senator Byron M. Baer Open Public Meetings Act
9 with two items on our agenda today, first being
10 application 2025-08-3885, Rukia Choudry 1 South Texas
11 Avenue. It's a nonconforming use certificate for a
12 single family dwelling. It does seat that CNC for a
13 detached single family dwelling located at 1 South
14 Tennessee Ave, also known as Block 167, Lot 1 in the tax
15 map of The City of Atlantic City located in the resort
16 commercial district.

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

19 ROBERT REID: Yes, it's one South Texas.

20 LANCE LANDGRAF: What did I say?

21 ROBERT REID: Tennessee.

22 LANCE LANDGRAF: Sorry about that.

23 ROBERT REID: For the record. Yes.

24 LANCE LANDGRAF: Tennessee on the brain.

25 ROBERT REID. Yes, I reviewed service provided

1 by the applicant and we do have jurisdiction to hear the
2 application.

3 LANCE LANDGRAF: Okay. Do you want to swear
4 Jeff in?

5 SCOTT COLLINS: Good morning, Jeff. Do you
6 swear to tell the truth, the whole truth, and nothing
7 but the truth in your testimony here today?

8 JEFFREY HANSON: Sure do.

9 SCOTT COLLINS: Jeff will be appearing on
10 behalf of the authority as their professional engineer.

11 LANCE LANDGRAF: Correct. And you reviewed
12 the --

13 JEFFREY HANSON: Yeah, I did not review this
14 one, but I --

15 BRIAN CALLAHAN: Good morning, Brian Callahan,
16 on behalf of --

17 LANCE LANDGRAF: One second, Mr. Callahan.
18 We're going to swear in Rob.

19 SCOTT COLLINS: Good morning, Rob. Do you
20 swear to tell the truth, the whole truth, and nothing
21 but the truth in your testimony here today?

22 ROBERT REID: I do.

23 SCOTT COLLINS: Thank you. I think Rob is
24 going to be the main event. So --

25 BRIAN CALLAHAN: Good morning. Brian Callahan

1 on behalf of Rukia Choudry, certificate of
 2 nonconformity, 1 South Texas, Block 167, Lot 1. We've
 3 had an opportunity to review Mr. Reid's memorandum and
 4 without further ado, I'll turn it over to him. He's had
 5 the opportunity to review our package of materials which
 6 was submitted to establish this has been a single family
 7 home from its beginning to the end.

8 LANCE LANDGRAF: And with that we'll mark Mr.
 9 Reid's August 19, 2025 review memorandum as B-1.

10 SCOTT COLLINS: Yep. And let's get the
 11 application as A-1

12 LANCE LANDGRAF: Okay.

13 SCOTT COLLINS: There's nothing else, right,
 14 Mr. Callahan?

15 BRIAN CALLAHAN: Nothing, nothing else. Just
 16 the application with the attachments.

17 SCOTT COLLINS: Thanks.

18 ROBERT REID: Yes, I am going to refer to my
 19 review memorandum dated August 19th. I had an
 20 opportunity to review the public record, the historic
 21 public record and the documents submitted by the
 22 applicant, and it's my determination that it does
 23 qualify for nonconforming being issued. It's been
 24 demonstrated by the public record and information
 25 provided by by the applicant that the single family home

1 has existed since before 1921 and continues as a single
2 family home. That's all I have.

3 LANCE LANDGRAF: I'll make one statement. Our
4 new regs are out on the New Jersey register for
5 comments. And that will eliminate the need for these
6 CNCs in perpetuity. We changed the rules that we won't
7 have to come back for these anymore. Sorry to cut into
8 your bread and butter, Mr. Callahan.

9 BRIAN CALLAHAN: Gets me closer to semi
10 retirement.

11 LANCE LANDGRAF: That's been happening for
12 about five years.

13 BRIAN CALLAHAN: Well, now that you've done
14 the regs I'll be closer and closer.

15 LANCE LANDGRAF: There you go. I think Janice
16 is going to be the first one to comment to get these
17 adopted.

18 ROBERT REID: I'll be able to myself issue --

19 LANCE LANDGRAF: Right. It'll still be an
20 application process, but it'll be done through
21 administrative application without a public hearing.

22 BRIAN CALLAHAN: Correct.

23 LANCE LANDGRAF: With that I will open up the
24 application to public comment. Anybody here with
25 comments, please step forward, state your name.

1 Seeing none, we'll close the public portion.

2 Anything else on our end?

3 ROBERT REID: No.

4 JEFFREY HANSON: No.

5 LANCE LANDGRAF: We're good.

6 Mr. Callahan, thank you.

7 BRIAN CALLAHAN: Thank you very much.

8 LANCE LANDGRAF: We will get this on our next
9 board of agenda as soon as possible.

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11 (Hearing concluded at 10:15 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: September 18, 2025

Kara Hackett

Court Reporter



Magna

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