

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2025-08-3884

HALO HOMES NJ, LLC

7 N. GEORGIA AVENUE

NON-CONFORMING USE CERTIFICATION FOR
SINGLE FAMILY DWELLING

- - -

THURSDAY, OCTOBER 2, 2025

10:00 A.M.

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Public Hearing in the above referenced
matter conducted at CASINO REINVESTMENT DEVELOPMENT
AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City,
New Jersey, taken before Kara Hackett, Professional
Court Reporter and Notary Public of the State of New
Jersey, on Thursday, October 2, 2025 commencing at 10:00
a.m.

1 A P P E A R A N C E S:

2

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 JANE FONTANA

DEPUTY GENERAL COUNSEL

10

11

12 COUNSEL FOR APPLICANT HALO HOMES NJ, LLC

13 HANK ROVILLARD ESQ.

HANK ROVILLARD, LLC

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ALSO PRESENT:

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Paul Verdicchio

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I N D E X

APPLICANT

PAGE

APPLICATION: 2025-08-3884

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HALO HOMES NJ, LLC

7 North Georgia Avenue

Non-conforming Use Certification for
Single-Family Dwelling

- - -

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. We'll call to
4 order the October 2nd, 2025 CRDA Land Use Regulation
5 Enforcement hearing. Everyone, please rise for the
6 Pledge of Allegiance.

7 This hearing has been noticed in accordance
8 with Senator Byron M. Baer Open Public Meetings Act. We
9 have just one item on the agenda today, that is
10 application 2025-08-3884, Halo Homes New Jersey, LLC,
11 7 North Georgia Avenue, nonconforming use certificate
12 for a single-family dwelling.

13 Do you want to swear in Rob real quick?

14 JANE FONTANA: Would you raise your right
15 hand? Do you swear to tell the truth, the whole truth,
16 and nothing but the truth in this proceeding here this
17 morning?

18 ROBERT REID: I do.

19 LANCE LANDGRAF: The applicant seeks a
20 certificate of nonconformity for a detached
21 single-family dwelling. The property is located at 7
22 North Georgia Avenue, also known as Block 280, Lot 51 on
23 the tax map of The City of Atlantic City, and is in the
24 Ducktown Arts District.

25 Rob, we're complete with this application?

1 ROBERT REID: Yes, we have proper notice, I've
2 reviewed the proof of service provided by the applicant,
3 and we have jurisdiction to hear the application and the
4 information provided is adequate for review.

5 LANCE LANDGRAF: Okay. Mr. Rovillard?

6 HANK ROVILLARD: Good morning. Hank Rovillard
7 appearing this morning on behalf of the applicant, Halo
8 Homes New Jersey, Inc. As Mr. Landgraf said, we're
9 before you this morning seeking a certificate of
10 nonconformity for a detached single-family dwelling
11 located at Block 280, Lot 51, more commonly referred to
12 as 7 North Georgia Avenue. The subject property is
13 located in the Ducktown RSDA District, which does not
14 permit detached single-family dwelling use in the
15 district. We submit that all notice requirements have
16 been met.

17 In attendance today in support of the
18 application is Paul Verdicchio of Halo Homes New Jersey,
19 Incorporated. For the record, we rely on all proofs
20 submitted with the application. Those proofs were
21 specifically two Sanborn Map Company atlases and two
22 City of Atlantic City property record cards, which
23 support the fact that the detached single-family
24 dwelling has existed lawfully prior to the zone change
25 that rendered the use nonconforming, which triggered our

1 appearance today before you.

2 We have nothing further other than to say we
3 rely upon the proofs already submitted. Mr. Verdicchio
4 is here at the board if anyone has any questions.

5 LANCE LANDGRAF: Okay. We'll mark the
6 application as A-1, all the documents that are included
7 in that, and we'll also mark Mr. Reid's report as B-1,
8 that report dated August 19th, 2025. Is that the right
9 one?

10 ROBERT REID: That is when it was moved.

11 LANCE LANDGRAF: Okay. That's right. We were
12 originally on for the 18th.

13 ROBERT REID: Yeah.

14 LANCE LANDGRAF: I don't think we have any
15 questions for Mr. Verdicchio at this point.

16 ROBERT REID: No.

17 LANCE LANDGRAF: Mr. Reid can put his report
18 on the record, summarize it.

19 ROBERT REID: Yes, I'm referring to my report
20 of August 19th, 2025 labeled B-1. In my review
21 memorandum I list the evidence that was provided and I'm
22 in agreement with this request. I recommend that the
23 certificate nonconforming -- issued evidence provided to
24 me and evidence of research demonstrated the building
25 lawfully existed as a single-family dwelling before 1921

1 and continues to this day.

2 So again, I recommend the certificate of
3 nonconformity be issued.

4 LANCE LANDGRAF: Okay, any questions on that
5 Mr. Rovillard?

6 HANK ROVILLARD: No. Sometimes you get one of
7 these, not often.

8 LANCE LANDGRAF: Open it up to the public.
9 Seeing no one here from the public, we will close the
10 public portion.

11 I will say that two things are going to
12 happen, hopefully by the end of this year, our new
13 regulations will be in place and that will stop the need
14 to have these CNCs. One, it's going to allow single
15 families in a lot of these zones. And two, if you do
16 need a new certificate of nonconformity, the new rules
17 will allow Mr. Reid to review these applications and not
18 have you have to come to a public hearing. He'll be
19 able to make that decision as the administrative
20 officer, zone enforcement officer, and be able to do
21 that without a hearing.

22 HANK ROVILLARD: That's terrific because the
23 notice burden is a lot with dealing with the press
24 through columns, pardon me, and then the expense to the
25 applicants of the certified mailing, it's crazy. So I

1 think that's a great idea.

2 LANCE LANDGRAF: The zoning that changed this
3 was a result of casinos coming to town in 1978. Almost
4 all the zones didn't want to permit single families
5 where the casinos were going to be built; nobody wanted
6 to live near them and they didn't want new homes there
7 because then it would block development of the casinos.
8 So our rules mirrored that when we wrote them in 2017,
9 adopted in 2018, and we're amending that.

10 HANK ROVILLARD: I think it's a great idea.

11 LANCE LANDGRAF: Because there's a lot of
12 sporadic development in and around there that is
13 happening and wants to happen, and it always needs the
14 relief that comes to the board. So this will help that.
15 So enough of the soapbox. No additional testimony in
16 this matter. We'll close it. It won't be on October;
17 it's a little late for October. So we are on the
18 November board meeting.

19 HANK ROVILLARD: And then we'll file the
20 required CLUC.

21 LANCE LANDGRAF: Right.

22 HANK ROVILLARD: When we get confirmation that
23 the board has adopted --

24 LANCE LANDGRAF: Maybe sometime at the end of
25 November is when we get the resolutions.

1 HANK ROVILLARD: So we're okay from your end
2 speaking to the city saying we've made our application?

3 LANCE LANDGRAF: Absolutely. Yeah. And if
4 they need a letter from us saying that we've made the
5 recommendation --

6 HANK ROVILLARD: Could that happen?

7 LANCE LANDGRAF: Absolutely.

8 ROBERT REID: I can write a letter just saying
9 that we may recommend this be approved and also point
10 out that this will be a permitted use sometime in
11 January. This will be a permitted use also. Right? We
12 keep our fingers crossed.

13 HANK ROVILLARD: Because when I got asked
14 about the application, I said, well, what you don't
15 understand on the other end of the phone is that I've
16 walked by that building for probably 60 years. Oh,
17 you're from here? Yeah. So thank you for all your
18 consideration and help, and we appreciate it all.

19 LANCE LANDGRAF: All right. Thank you. So
20 closing testimony on that matter for the public's
21 benefit, our next land use hearing is scheduled for
22 October 16th, 2025, at 10:00 a.m. in this room. I will
23 say that that agenda is somewhat crowded. We have three
24 -- two applications. We'll also be presenting those
25 very same rules at the public hearing on those new

1 regulations on October 16th at 10:00 a.m. so be here or
2 be square Square. No other matters to discuss. We are
3 adjourned. Thank you.

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5 (Hearing concluded at 10:08 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: October 2, 2025
Kara Hackett
Court Reporter



Magna

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