



CASINO REINVESTMENT  
DEVELOPMENT AUTHORITY  
15 SOUTH PENNSYLVANIA AVENUE  
ATLANTIC CITY, NJ 08401

**MINUTES – PUBLIC MEETING 15-9  
September 15, 2015**

**PRESIDING:** Vice-Chair, Robert Mulcahy

**PRESENT:** Robert Bartolone for Charles A. Richman, Debra DiLorenzo, Mark Giannantonio, Mayor Don Guardian, Gary Hill, Howard Kyle, Matthew Levinson, William Mullen, Gary Puma, David Rebeck for John Hoffman, Frank Spencer

**ABSENT:** Tom Ballance, Edward Gant, Robert A. Romano, Richard Tolson

**STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Sharon Dickerson, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Donna Pless, Ali Reynolds, Bunny Rixey, John Samerjan, Rick Santoro, Larry Sieg, Heather Walls, Paul G. Weiss, Esq.

**OTHER ATTENDEES:** Christopher Howard, Esq., Governor's Authority Unit

**OPENING STATEMENT**

The meeting was called to order by the Chair at 2:00 pm. Ms. Britt read a statement of compliance with the notice requirements of the Senator Byron M. Baer Open Public Meetings Act and called the roll.

**RATIFICATION OF THE MINUTES OF AUGUST 18, 2015**

The Acting Chair requested a motion to approve the minutes of the August 18, 2015 Members' Meeting. A motion was made by Mr. Mullen and seconded by Mr. Spencer. Mr. Rebeck abstained. Resolution 15-119 was approved by a vote of 11-0-1.

**TREASURER'S REPORT**

The Acting Chair asked the members to review the Treasurer's report. A motion to approve and file the report was made by Mr. Spencer and seconded by Mr. Mullen. The Treasurer's report was approved and adopted by unanimous vote of the members.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Palmieri updated the members and the public on the recent successful running of the Miss America Pageant, and noted that the Miss America Organization reported solid media coverage for the event.

Mr. Palmieri also announced the recent opening of the new Harrah's Conference Center, a \$125 million, 100,000 square foot waterfront conference and meeting center, which the Authority invested \$45 million of Investment Alternative Tax obligations to the Project.



Mr. Palmieri reported that as a result of the efforts of MeetAC, the newly formed non-profit that the Authority funds to grow the convention and meeting business in the City, the Harrah's Center has two major new conventions scheduled for 2016, the 2,000 member Meeting Planners International gathering and the TEAM'16 conference held by the sports event industry.

## **LAND USE REGULATION & ENFORCEMENT**

### **CONSENT AGENDA:**

The following items were read by title, described by the Executive Director, and after public comment, duly moved by Mr. Kyle and seconded by Mr. Bartolone, and then voted, and approved by the unanimous vote of the members, as a single action.

Mr. Cheatham inquired if the owners of the properties mentioned above lived in the properties. Mr. Landgraf responded whether or not the units will be owner occupied is part of the consideration on the CNC applications. Some are owner occupied and some are residential rental properties.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR REM REAL ESTATE, LLC UNDER APPLICATION 2015-07-1573**

Resolution 15-120 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR WEI SHEN UNDER APPLICATION 2015-06-1536**

Resolution 15-121 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR MOHAMMED ULLAH UNDER APPLICATION 2015-06-1549**

Resolution 15-122 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR HUGH BURNSIDE UNDER APPLICATION 2015-07-1614**

Resolution 15-123 was approved by unanimous vote of the members.



**REGULAR AGENDA:**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING VARIANCES PERTAINING TO THE DEMOLITION AND CONSTRUCTION OF AN EXISTING SINGLE FAMILY DWELLING AT 128 NORTH GEORGIA AVENUE ON LOTS 32 AND 46 OF BLOCK 339, UNDER APPLICATION 2015-07-1574**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Spencer. Resolution 15-124 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A THE INSTALLATION AND OPERATION OF A FOOD TRUCK PAVILION ON AN EXISTING PARKING LOT LOCATED ADJACENT TO THE ATLANTIC CITY BOARDWALK ON BLOCK 32, LOT 8 UNDER APPLICATION 2014-06-1535**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mayor Don Guardian referenced the City's Health Code and noted that he believes that the code prohibits food trucks on the boardwalk. Mr. Jack Plackter, Esq., who represents the applicant opined that the Code only pertains to food trucks on public streets. Mr. Weiss advised the members that approval of the site plan was consistent with the City's Land Use Ordinances, and that the Authority's Hearing Officer recommended approval of the application. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Brian Smith, a tenant of the Ritz Condominiums commented that a trash dumpster is located too close to the property and asked if it could be moved. Mr. Plackter responded that he would discuss the matter with his client. Mr. William Cheatham commented that he did not support the project. Mr. Nate Chait, a realtor in Atlantic City commented that he also did not support the project adding that the food trucks would not pay taxes to the city. Mr. Plackter noted that the application was heard at a public hearing by the Authority's Land Use Hearing Officer, and that the plan was unopposed. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Puma. Resolution 15-125 was approved by a vote of 11-1, with the Mayor voting in the negative.

**ITEMS LISTED BELOW HAVE BEEN REVIEWED AND RECOMMENDED BY COMMITTEE FOR MEMBER APPROVAL**



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN AMENDMENT TO THE 2015 ANNUAL OPERATING BUDGET OF  
MEET AC, INC**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 15-126 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
PERTAINING TO THE GOLDEN NUGGET ATLANTIC CITY VILLA PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action, and introduced the applicant and its experts. On behalf of Golden Nugget and to address the applicable legal standard under the CRDA Act, Mr. Corey Morowitz outlined the benefits to the tourism district from proposed project investments. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham expressed his support for the project. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Kyle. Resolution 15-127 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE FUND RESERVATION FOR THE BEACH AT SOUTH INLET  
PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Spencer. Mr. Kyle abstained. Resolution 15-128 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING A NOTICE OF PROPOSED READOPTION OF THE CASINO  
REINVESTMENT DEVELOPMENT AUTHORITY RULES, N.J.A.C 19:65, IN  
ACCORDANCE WITH THE ADMINISTRATIVE PROCEDURES ACT, N.J.S.A.  
52:14B-1 ET SEQ.**



The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Rebuck. Resolution 15-129 was approved by unanimous vote of the members.

### **PUBLIC COMMENT**

Mr. Tom Forkin of 101 Boardwalk commented that the boardwalk in the inlet is in need of lights and repair. Mayor Don Guardian responded that the work is in process but won't be finished till the end of 2016.

Ms. Mindy Solkin of the Running Circle commented that she is spreading a positive message about Atlantic City.

Mr. Paul Herrold, resident of Atlantic City, proposed a project that would create a mooring field in Gardner's Basin for boaters.

### **EXECUTIVE SESSION**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS**

The resolution was read by title. The Acting Chair requested a motion to go into executive session. A motion was made by Mr. Spencer and seconded by Mr. Mullen. Resolution 15-130 was approved by unanimous vote of the members.

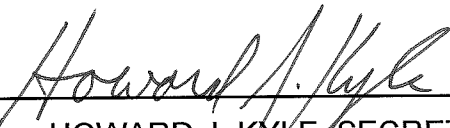
Upon returning to the open public session portion of the meeting, the Acting Chair requested a motion to adjourn the meeting, and upon motion, duly seconded, the meeting was adjourned by unanimous vote of the members.



**CERTIFICATION**

I, HOWARD J. KYLE, Secretary of the Casino Reinvestment Development Authority, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the Minutes of the Open Session of the Casino Reinvestment Development Authority conducted on:

September 15, 2015

  
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HOWARD J. KYLE, SECRETARY