City of Atlantic City
Zoning Board of Adjustment

Suite 508 City Hall
Atlantic City, New Jersey 08401-4603

ATLANTIC CITY ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

JUNE 25, 2026 – 10:00 AM

City Council Chambers, 206

1. Call to Order

Chairperson Torres Mayfield called the meeting to order at 10:35 AM, announced compliance with the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.), and led the Pledge of Allegiance.

2. Roll Call

Present:

Torres Mayfield, Chairperson
Michael Fedorko, Vice Chairperson
Dora Grossman, ALT
Ronald Jordan
Timia Johnson
Jacqueline Preston – Brandon

Absent:
Jo Ann Daly

Derek Longcier

Iqbal Husaeen

Professionals:

John Scott Abbott, Esq., Board Solicitor
Zachary Jordan, PE, PP, CME, Board Engineer & Planner
Shameeka M. Cottman, Board Secretary
Lisa D' Alessandro, Interim Board Secretary | Zoning Official

Chairperson Torres Mayfield: A recommendation by board member Ronald Jordan to allow an introduction of the newest board member Dora Grossman prior to the adoption of minutes from May 28, 2026.

Introduction of newest board member:

Ms. Dora Grossman was recommended to fill an alternate board member seat by 6th Ward City Councilman Jesse Kurtz. Ms. Grossman has been a resident of Atlantic City since 1997. She is interested in serving in the capacity of board member because she is interested in the city and what goes on. Ms. Grossman also has a doctorate in genetics.

3. Adoption of Minutes 10:39 am

Minutes of the May 28, 2026, meeting were adopted with the correction of Jacquline Preston – Brandon listed as absent.

Motion by Ronald Jordan and 2nd by Vice Chairperson, Michael Fedorka

4. Adoption of Resolutions 6-10

- 6 of 2026 Island Girls Realty Group 2014 Erie Avenue
- 7 of 2026 Extension 342, 344, 346 N Connecticut LLC
- 8 of 2026 MUQTADER RAHMAN 4 N Bartram
- 9 of 2026 Island Girls Realty Group LLC 418 - 420 Grammercy Place
- 10 of 2026 Island Girls Realty Group LLC 2034 Blaine Avenue

Motion made by Mr. Ronald Jordan and 2nd by Vice Chairperson, Michael Fedorko

Motion carried at 10:40

5. Application: Community Asset Preservation Corporation - **continued from June 25th*

2700, 2702, 2706 RR, 2706 & 2708 ARCTIC AVE | Block 273, Lots 3-7, NC-1 Zoning District & R-3 Residential District Preliminary and Final Site Plan, Use Variance and Bulk Variance Application |Cooper Levenson, Nicholas Talvacchia

Attorney Ben Ozarkas: My name is Ben Ozarkis, I'm an attorney with Cooper Levinson, here today on behalf of the applicant Community Asset Preservation Corp. We are requesting, respectfully, a continuance of next month's zoning board meeting. We were under the, I guess, now mistaken impression there'd only be 4 board members today. There wouldn't be enough to vote, so we did not have our professionals come and attend, so we are not prepared.

John Scott Abbot: So you're asking for a continuance? Correct. And you would like us to announce it publicly the way it works, Mr. Chairman, if you so choose, they won't have to resend, the notices out again, and there's a lot of notices here. And just continue it to the next meeting date.

John Scott Abbot: Is that okay with you, Mr. Chairman? I think you should take a roll call vote

John Scott Abbot: The request is to allow them to continue to the next meeting date of July 23rd, same time, 10 o'clock, same place, City Hall, second floor and they will not have to redo the notice.

Board Discussion:

Vice Chairperson Torres Mayfield: I saw the notice went out yesterday in reference to how many board members would be in attendance, that's why I made an inquiry. Ironically, we do have enough board members present.

Vice Chairperson, Torres Mayfield: We are now going to take a roll call vote for the continuance of Community Asset Preservation. Is everyone clear? Is everyone one good for moving the continuance until July 23rd.

Board Member, Ronald Jordan : We can't hold them responsible if they were not notified. It's our problem not theirs.

John Scott Abbot: Mr Ozarkas, This matter has been continued. You don't have to re-notice. We'll see you here on July 23rd. Hopefully, we'll have 7 board members. I think there is a use variance involved, is that correct? We thought we were only going to have 4 people, and we'll have to get 5 votes that way. So, we'll see you next month.

Vice Chairperson Torress Mayfield: For clarification, we're going to grant Community Asset Preservation , a rescheduling, for next month. We don't have to re-notice. Motion to adjourn.

Second by Mr. Ronald Jordan

All in favor said I

Vice Chairperson, Torres Mayfield: Motion carries

Meeting adjourned at 10:44 am