

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

ENDEAVOR AC, LLC

SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO RENOVATE AND REDEVELOP THE FORMER ATLANTIC CLUB CASINO HOTEL FACILITY. THE PROJECT INCLUDES RENOVATION OF THE EXISTING HOTEL TO PROVIDE 809 ROOMS (INCLUDING RESIDENTIAL UNITS) AND 1,175 PARKING SPACES. THE PROJECT INCLUDES DEMOLITION OF THE THEATRE BUILDING FRONTING THE BOARDWALK, THE CONSTRUCTION OF A WATER PARK FACILITY ALONG THE BOARDWALK AND A WATER PARK FACILITY ON BLOCK 184, A PERMANENT BEACH CAFE, SEASONAL BEACH CAFE, LANDSCAPING IMPROVEMENTS

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1 AND, WITHIN THE EXISTING HOTEL, NEW RESTAURANTS,
2 RETAIL, MEETING ROOMS, BALLROOM, FAMILY
3 ENTERTAINMENT CENTER ROOM, AND OTHER AMENITIES.

4

5

6 BLOCK 185, LOT 9; BLOCK 184, LOTS 2-13; BLOCK
7 183, LOTS 9-19; BLOCK 26, LOTS 1-3; BLOCK 25,
8 LOT 1; AND BLOCK 1, LOT 36

9 3400 Pacific Avenue, Atlantic City, NJ

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Thursday - July 2, 2015

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Public hearing in the
above-referenced matter, taken at the CASINO
REINVESTMENT DEVELOPMENT AUTHORITY, 15 South
Pennsylvania Avenue, Atlantic City, New Jersey,
before Karen A. Haworth, a New Jersey Certified
Court Reporter (CCR), nationally certified
Registered Professional Reporter (RPR),
nationally certified Certificate of Merit holder
(CM), nationally certified Certified Realtime
Reporter (CRR), a Delaware Certified Shorthand
Reporter (CSR), nationally certified Certified

1 LiveNote™ Reporter (CLR), and Notary Public of
2 the State of New Jersey, on the above date,
3 commencing at 10:02 a.m., there being present:
4
5
6

7 APPEARANCES:

8 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:
9

10 LANCE B. LANDGRAF, JR.

Chairman

11 Director of Planning
12

13 ROBERT REID

Land Use Enforcement Officer
14
15
16

17 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

18 SCOTT G. COLLINS, ESQUIRE

Riker, Danzig, Scherer, Hyland & Perretti
19

20 JUSTIN E. AUCIELLO

Cofone Consulting Group
21

22 WILLIAM ENGLAND

Adams, Rehmann & Heggan
23
24
25

1 COUNSEL FOR THE APPLICANT:

2

3 NICHOLAS TALVACCHIA, ESQUIRE

Cooper, Levenson, April, Niedelman

4 & Wagenheim, Esquires

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I N D E X

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1 (Time noted: 10:02 a.m.)

2

3 LANCE LANDGRAF: Okay. If we
4 could, we'll get started this morning.

5 Good morning. I'd like to call the
6 CRDA Land Use Regulation and Enforcement
7 Division hearing on July 2nd to order.

8 If you would all please rise for
9 the Pledge of Allegiance.

10 (The Pledge of Allegiance was
11 recited at this time.)

12 LANCE LANDGRAF: Thank you. It has
13 a little more meaning on the weekend of July
14 4th.

15 This hearing has been noticed in
16 accordance with the Senator Byron M. Baer Open
17 Public Meetings Act.

18 We have one item on the agenda
19 today. That is the application number
20 2015-06-1515 Endeavor AC, LLC. That's for
21 preliminary and final site plan approval. That
22 is our one and only item.

23 So, the first thing I'll ask is,
24 Rob, have we received our notice?

25 ROBERT REID: We have received

1 proof of notice. It appears to be adequate and
2 in our jurisdiction.

3 LANCE LANDGRAF: Okay. Good.
4 Thank you.

5 ROBERT REID: Thank you.

6 LANCE LANDGRAF: We have a whole
7 list of things that explains this application,
8 but they brought enough professionals here
9 today, I think they can -- they can handle the
10 description of the application.

11 So, Mr. Barnhart or Mr. Talvacchia,
12 if you want to start off.

13 NICHOLAS TALVACCHIA: Yes.

14 LANCE LANDGRAF: Do you want to
15 swear anybody in now or do you want to --

16 SCOTT COLLINS: We'll do it --

17 LANCE LANDGRAF: Okay.

18 NICHOLAS TALVACCHIA: Good morning.

19 For the record, Nick Talvacchia, of the firm
20 Cooper, Levenson, on behalf of Endeavor AC, LLC.

21 We are extremely pleased to be here
22 today. Today marks part of the, you know,
23 rebirth of Atlantic City.

24 We're proposing to take a former
25 casino hotel, the Atlantic Club, and repurpose

1 it to a non-casino hotel, fully consistent with
2 the governor's commission on Atlantic City,
3 fully consistent with the CRDA master plan and
4 fully consistent with what we believe is the
5 vision of most of the stakeholders in
6 Atlantic City; that we need to diversify the
7 city to attract new visitors, hotel visitors,
8 convention visitors, and those looking for new
9 amenities and attractions. We've proven over
10 and over that people will come to Atlantic City
11 if we have the right product offerings. And you
12 can see it in the many successful projects
13 already in Atlantic City today. This will be
14 one more step in the rebirth, revitalization of
15 Atlantic City.

16 So, today I have three witnesses.
17 If you'd like, we can swear them in now.

18 SCOTT COLLINS: If you want to do
19 them all at once, that's fine.

20 NICHOLAS TALVACCHIA: Yeah.

21

22

23

24 JON BARNHART,

25 having been duly sworn in by Scott

1 Collins, Esquire, was examined and
2 testified as follows:

3 JASON R. SIEMINSKI, ESQUIRE,
4 having been duly sworn in by Scott
5 Collins, Esquire, was examined and
6 testified as follows:

7 MARK PETRELLA,
8 having been duly sworn in by Scott
9 Collins, Esquire, was examined and
10 testified as follows:

11
12 SCOTT COLLINS: Thank you.

13 NICHOLAS TALVACCHIA: For the
14 record, their names: Jason Sieminski, who is a
15 principal of the applicant.

16 SCOTT COLLINS: Okay.

17 NICHOLAS TALVACCHIA: And Jon
18 Barnhart, who is our project planner and
19 engineer.

20 Mark Petrella, who is the project
21 architect, from SOSH architects.

22 So, a couple of things
23 preliminarily.

24 So, again, the former Atlantic Club
25 site. We propose to make a number of

1 improvements, which we'll discuss in a moment.

2 This project is now subject to the
3 redevelopment plan for the former Atlantic Club
4 and surrounding area, recently adopted by the
5 city and signed, on Monday, by the mayor. So,
6 that plan has new regulations. It has many of
7 the old regulations, but includes some new
8 regulations under the state's redevelopment
9 statute to encourage redevelopment of sites.
10 That's exactly what this project is. It's a
11 redevelopment of an existing closed facility.

12 So, what are we proposing? We're
13 proposing a number of things. One, we're
14 proposing to reopen the hotel as a hotel. We're
15 also proposing some condo/hotel units slash
16 time-share. And there also may be a residential
17 component that those units be owned by
18 individuals and have -- with the option of being
19 placed in a hotel rental program. We expect
20 that those units that are either condo,
21 time-share, condo/hotel, or residential will be
22 in the neighborhood of no more than 80.

23 There's 809 proposed hotel units.
24 They can be -- some of them can be refigured so
25 there could be less units into, you know, larger

1 suites. But, basically, 809 is the working
2 number for rooms.

3 The entire facility will be
4 renovated. The first and second floors, where
5 the casino and other spaces were, will have new
6 restaurants, arcades, family fun center, retail.

7 The project will also incorporate
8 something new to Atlantic City: Two indoor
9 water parks, one that will front the Boardwalk,
10 where the existing theater building is. That
11 theater building will be demolished, a new
12 structure will be built. And then across the
13 street, on what is now a parking lot, Block 184,
14 virtually the entire block will be a new 86,000
15 square foot indoor water park, which we think
16 will be an important asset and amenity to
17 Atlantic City.

18 Another important component of the
19 project is a permanent beach bar next to the
20 Boardwalk, between the dune and the Boardwalk,
21 in front of the building. We have seen that
22 beach bars afford visitors the opportunity to
23 have views of the ocean that are unique from the
24 Boardwalk and that we have seen, in other
25 locations in Atlantic City, are well desired by

1 visitors to the city. We think that will be an
2 important component to getting energy and life
3 to the Boardwalk and the city.

4 Also, there will be a seasonal
5 beach bar on the ocean side of the dune,
6 consistent with other properties.

7 So, that's the broad strokes of the
8 project.

9 So, from a development standpoint,
10 we're seeking preliminary and final site plan
11 approval to have a hotel, non-casino hotel, with
12 a residential and/or condo time-share component,
13 to have retail, restaurants, water park uses, a
14 beach bar, and a seasonal beach bar.

15 And when I say "beach bar," really,
16 they're restaurants, cafe. They're, really,
17 food service with alcoholic beverages. It's not
18 just a bar. It's much more than that.

19 I think I've covered the various
20 uses of the project.

21 We have parking, as you know,
22 garage parking. We also have some surface
23 parking. We believe the parking is adequate for
24 the use.

25 And with that, I'd like to have

1 Jason Sieminski, who is a principal of the
2 applicant, to provide some commentary about what
3 he -- the vision of the company is for this
4 project.

5 And I also don't want to be remiss.
6 Peter Monaghan is also here, who is a principal
7 in Endeavor.

8 So, Jason, you've been sworn. Do
9 you want to stand here or --

10 JASON SIEMINSKI: Yes. Please.

11 NICHOLAS TALVACCHIA: I'll jump
12 over here.

13 JASON SIEMINSKI: Thank you.

14 NICHOLAS TALVACCHIA: Thank you.

15

16 DIRECT EXAMINATION

17 BY NICHOLAS TALVACCHIA:

18 Q. So, Jason, again, you are --

19 A. Jason Sieminski, general counsel of
20 and principal with Endeavor Properties, and
21 specifically, Endeavor AC, LLC, the developer
22 entity for this property.

23 Mr. Landgraf, members of the board,
24 thank you for your time here this afternoon --
25 this morning.

1 Endeavor has a 15-year successful
2 history of adaptively reusing and repurposing
3 existing properties. That sort of vision of
4 redevelopment is what attracted Endeavor to this
5 asset.

6 After securing the contract to
7 purchase the Atlantic Club in December, Endeavor
8 engaged two experts to study the highest and
9 best use of the asset. One of these experts, a
10 nationally-recognized hospitality consultant,
11 and the other expert, an expert who has
12 developed and -- helped develop and consulted
13 for many projects within Atlantic City that have
14 been successful. So, we sort of add a national
15 scope and also an Atlantic City experience
16 coming to bear on what would be successful.

17 The result of that -- of that study
18 was that the highest and best use of the
19 property is that of a family-friendly indoor
20 water park destination resort.

21 After that conclusion was made, we
22 retained that same national consultant to
23 prepare an exhaustive market feasibility study
24 of the opportunity, to confirm that it would be
25 viable and productive. I want to give you some

1 results of that study specifically, which
2 concluded that the opportunity would be, in
3 fact, successful.

4 In one portion of that report, the
5 expert compared the Atlantic City market and its
6 population base within a 180-mile radius with
7 that of two existing very successful indoor
8 water park destination towns: The Wisconsin
9 Dells and Sandusky, Ohio.

10 For example, there are 25 million
11 people within a 180-mile radius of Sandusky and
12 there are 14 existing or planned indoor water
13 parks within that same 180-mile radius of
14 Sandusky.

15 With respect to the Wisconsin
16 Dells, there are 17 million people within a
17 180-mile drive time radius and 34 existing or
18 planned water park resorts.

19 With respect to Atlantic City and
20 this location specifically, there are seven
21 planned or existing indoor water park resorts
22 and 43 million people. So, nearly double what
23 there is for Sandusky within that same drive
24 time radius of 180 miles.

25 So, the resort -- the study

1 concluded that, with only modest market
2 penetration, the resort would be very successful
3 as an indoor water park resort.

4 In particular, the study concluded
5 that the precise location within Atlantic City
6 of the Atlantic Club makes it ideal for a
7 family-friendly destination resort. It's in the
8 rapidly re-gentrifying area of Chelsea Heights,
9 proximate to the family-friendly vacation shore
10 towns of Margate and Ventnor. And in addition,
11 some of the things that are planned or existing
12 right now or just completed in this area, close
13 to Mr. Blatstein's project at the piers, being
14 compatible non-gaming use.

15 But, in addition, the study
16 concluded that the proximity but yet still safe
17 distance from more adult-oriented activities,
18 like gaming, like at the Tropicana, the adult
19 members of the family or, perhaps, families just
20 coming to this resort, could wander down and --
21 the adult members of those families could wander
22 down, frequent the Tropicana and support those
23 businesses and other -- obviously, other casinos
24 without being the most proximate, but, yet,
25 they're still being sort of a nice buffer of

1 distance away.

2 And in particular, the study liked
3 the oceanfront unique location on the Boardwalk
4 for an indoor water park resort.

5 Normally, in terms of feasibility
6 for a water park resort, you need a big swath of
7 inexpensive land, because these are large --
8 large projects.

9 So, the opportunity to do something
10 like this on the ocean is not -- doesn't come --
11 doesn't come across often.

12 But, if you will, the sort of
13 rightsizing of the gaming industry within --
14 within Atlantic City has sort of created this
15 opportunity. And the study concluded that it
16 would be -- it would be a good one.

17 I think -- I think Nick mentioned
18 the uses -- the other uses that I would like to
19 highlight that will be a part of the plan, in
20 addition to what Mr. Talvacchia mentioned, is
21 there will be a large what they call a family
22 entertainment center, which is usually a very
23 large component of indoor water park resorts.
24 Think about an arcade on steroids, if you will.
25 Fun for the whole family. That's the idea.

1 And in this location, as Mark will
2 show, it's very close to the water park. So,
3 you sort of have the kid side of the resort and
4 then a little bit more of the adult side of the
5 resort.

6 So, with those comments, I'd like
7 to turn it over to Mark.

8 NICHOLAS TALVACCHIA: Thanks, Jay.

9 JASON SIEMINSKI: Thanks. I
10 appreciate it.

11 Any comments for Mr. Sieminski at
12 this point?

13 LANCE LANDGRAF: Is that market
14 study something that we can get a copy of or is
15 that proprietary or --

16 JASON SIEMINSKI: It is
17 proprietary, but I'm happy to answer specific
18 questions about it, you know, if you contact me.
19 You have my card.

20 LANCE LANDGRAF: Okay. That's good
21 knowledge for us to --

22 JASON SIEMINSKI: Yeah. I'm happy
23 to prepare responses.

24 LANCE LANDGRAF: That would be
25 great.

1 JASON SIEMINSKI: Thank you very
2 much.

3 NICHOLAS TALVACCHIA: Jon.

4 JON BARNHART: Yes.

5

6 DIRECT EXAMINATION

7 BY NICHOLAS TALVACCHIA:

8 Q. So, you've been sworn, Jon. Just
9 for purposes of the record, you're a New Jersey
10 licensed engineer and a New Jersey licensed
11 planner?

12 A. That's correct.

13 Q. You've been qualified by this board
14 before as an expert?

15 A. I have.

16 NICHOLAS TALVACCHIA: Based upon
17 his prior qualifications by this board, I'd
18 offer this person as an expert witness.

19 LANCE LANDGRAF: Certainly.

20 NICHOLAS TALVACCHIA: Thank you.

21 BY NICHOLAS TALVACCHIA:

22 Q. So, Jon, your firm has prepared the
23 site plan for this project. Is that correct?

24 A. That's correct.

25 Q. Done the engineering work?

1 A. Yes.

2 Q. Okay. So, first of all, we're
3 looking at a slide here --

4 And we're going to enter all of
5 these into the record, later.

6 This is existing conditions, as it
7 sits today. Correct?

8 A. Yeah. That is an aerial view of
9 the property that was constructed as the Golden
10 Nugget Casino Hotel, which then went on to
11 become the Hilton Casino Hotel. And, prior to
12 its closure, was known as the Atlantic Club
13 Casino Hotel.

14 The property specifically --
15 I'm going to point to the one
16 behind you, guys.

17 LANCE LANDGRAF: I know the
18 project.

19 JON BARNHART: I know you do, but I
20 think it will be better for the public for me to
21 point to that one.

22 The property specifically --
23 everybody's familiar with it. It's a large
24 piece -- a large piece of the puzzle of the
25 Atlantic City Boardwalk.

1 Boston Avenue comes right down into
2 the center of the site. The former Atlantic
3 Club property, as you can see, has two existing
4 hotel towers, a podium level, which was,
5 essentially, a casino -- mostly, a casino, with
6 scattered retail, dining, entertainment
7 elements. And then you can see, right on the
8 Boardwalk frontage, there was a theater that was
9 built as a temporary theater that has been there
10 for well over 20 years. And actually, I came
11 before this board a couple of years ago to
12 remove the temporary nature of that and have it
13 become a permanent theater. The irony of all
14 that is now we're here this morning to finally
15 tear it now.

16 NICHOLAS TALVACCHIA: Now that it
17 is permanent?

18 JON BARNHART: Yeah. Now that it
19 is permanent. Correct.

20 So, we --

21 This is a day for us, especially
22 for our company, that's really exciting, because
23 Atlantic City's Boardwalk has had a lot of
24 issues over the last few years with all of the
25 closings of all of these properties.

1 The CRDA and the City of Atlantic
2 City, we think, have done a very nice job
3 recognizing that and trying to do their fair
4 share, their part, in trying to revitalize that,
5 with safety, security, lighting. The impact of
6 the project is a really interesting one. Things
7 that have been done with Convention Hall to
8 create excitement to the Boardwalk. But, what
9 we haven't seen a lot of yet is the private
10 investor buy into that.

11 There's been some smaller projects
12 and things that have taken place. However, this
13 is really the first repurposing of a casino that
14 struggled and had to close. This is the first
15 repurposing into a very exciting project for the
16 Atlantic City Boardwalk frontage.

17 This property itself has over 500
18 -- almost -- almost 600 feet of Boardwalk
19 frontage, about 555 feet of Boardwalk frontage.
20 And this project seeks to completely rejuvenate
21 that to make the entire frontage of this site
22 very exciting on both sides of the Boardwalk and
23 out, onto the beach.

24 I'm going to quickly go to another
25 slide. I just want to --

1 Both Nick and Jason kind of gave
2 you, really, the whole story, but I want to kind
3 of get a little further into the details so
4 everybody clearly understands the scope and the
5 excitement of this.

6 This is -- this is the survey plan
7 that was submitted with the package. And I'm
8 just going to walk you through the parcels that
9 are part of the project.

10 Obviously, everybody is familiar --
11 okay -- everybody is familiar with the casino
12 site.

13 BY NICHOLAS TALVACCHIA:

14 Q. Jon, identify the Boardwalk and the
15 ocean, just to orient --

16 A. Sure. To the right on this plan
17 would be the oceanfront. You can see those --
18 those contour lines are the dune area. You see
19 the Boardwalk immediately to the left of that.

20 As I mentioned, we have about a
21 550-foot frontage along the Atlantic City
22 Boardwalk.

23 Blocks 5 -- Blocks 25 and 26 are
24 the blocks that I'm circling here. They're made
25 up by the podium of the -- of the former casino

1 property, which, as I mentioned, has -- had the
2 gaming space as well as restaurant, dining,
3 entertainment, retail elements.

4 As I mentioned, the temporary
5 theater structure, right there, right on the
6 frontage of the Boardwalk.

7 Behind that is a hotel tower, and
8 then perpendicular to that is the other hotel
9 tower.

10 And then right on the corner of
11 Pacific Avenue and Sovereign Avenue, everybody
12 is familiar with a little pocket park area that
13 is your -- kind of your pedestrian plaza or
14 entrance into the facility.

15 The porte-cochere comes right in
16 off of Boston Avenue. You come into the site,
17 circulate around the porte-cochere, and you can
18 go out Boston either way on Pacific Avenue. And
19 there is a secondary means of egress that takes
20 you back onto Sovereign Avenue if traffic
21 conditions in the porte-cochere require that.

22 Going across Pacific Avenue, the
23 area I'm circling here is the existing parking
24 garage and an existing surface parking facility.
25 Those are, obviously, still part of this -- an

1 integral part of this project. That is where
2 all of the parking for the proposed project will
3 take place.

4 Mr. Talvacchia had mentioned Block
5 184. You're going to hear that -- you're going
6 to hear that term a number of times by me this
7 morning. But, Block 184 is an existing surface
8 parking site. That is the site of the 80 plus
9 thousand square foot water park facility that
10 really is kind of the gem or the jewel of this
11 property -- of this project.

12 And then Block 183, a portion of
13 that -- I mean, right now, it is an existing
14 surface parking lot as well. That is -- that is
15 incorporated into the project site. There is no
16 current plan for it, but it is an existing
17 surface parking lot that will be able to
18 function as such into the future.

19 Q. Jon, the parking on 183 is not part
20 of the parking inventory for the project.
21 Correct?

22 A. That is correct. As the plans of
23 that -- of that parking -- of that 183 lot are
24 not quite there yet, we have not -- we have not
25 counted those spaces into our parking

1 calculation because we wanted to be conservative
2 and prove to the agencies that we have adequate
3 parking without that -- without that surface
4 parking area.

5 And then the last area is there's a
6 portion of the beach block that is actually
7 within the title of the ownership of this
8 property, which is -- which is the current
9 location -- essentially, the current location of
10 the former Hilton beach bar area, and then it
11 goes out to the high water line.

12 All of those parcels make up --
13 including the beach area -- make up a lot area
14 of almost 14 acres. So, it's a big site. And
15 it has a huge presence on the Atlantic City
16 Boardwalk, as we're aware.

17 I mentioned, already, the site
18 itself is bound all the way to the east by
19 Montpelier Avenue. It goes all the way down to
20 Providence Avenue. Then it's bound on the north
21 by Atlantic Avenue, which would be all the way
22 to the left on this plan, and then runs all the
23 way back, with the different components, all the
24 way to the ocean frontage.

25 So, why are we here today? We're

1 here, as I mentioned, and Nick and also Jason
2 have already brought up, for an extremely
3 exciting project to the City of Atlantic City.
4 And it's a project that specifically goes to
5 promoting the master plan goals of the -- of the
6 Tourism District.

7 And I was going to do some of my
8 own research, but the report that was generated
9 actually paraphrased it as good or better than I
10 could. So, I'm just going to -- if you don't
11 mind, I'm going to just quickly read from your
12 -- from the planning comments, because I think
13 that they hit the exact point of what we're
14 trying to accomplish here this morning.

15 In the planner's comments, there's
16 excerpts from the tourism master plan. It says:
17 "The overall intention and vision to
18 reinvigorate Atlantic City, in the near-term, as
19 the leading resort destination in the northeast
20 and beyond."

21 And then it goes on to say: "Among
22 others, overarching objectives are to develop an
23 economically-viable and sustainable Tourism
24 District and expand Atlantic City's tourism and
25 economic bases."

1 As we describe the project further,
2 I don't think there's anybody in this room
3 that's going to be able -- that would be able to
4 disagree with the idea that we are doing exactly
5 that. We're repurposing a property that has,
6 unfortunately, failed -- what happened there --
7 -- we're repurposing a property that has,
8 unfortunately, failed and we are -- and "we,"
9 meaning Endeavor -- are bringing in something
10 that the City of Atlantic City doesn't currently
11 have.

12 We have plenty of casinos. We've
13 seen what has gone on in that -- in that market.
14 This applicant is proposing to bring in
15 something entirely new, entirely exciting, and
16 hope -- and hopes to continue in developing the
17 economic bases of Atlantic City.

18 JASON SIEMINSKI: I'll mention one
19 thing to assist Jon in this part of it.

20 One of the things about indoor
21 water park resorts that are very exciting is
22 that they have high occupancy year-round.
23 That's a little bit of the issue with some of
24 these large resorts in Atlantic City, when they
25 don't have successful casinos, is how do they do

1 in the -- in the wintertime.

2 Some of the busiest seasons for
3 indoor water parks is, you know, during the
4 holiday season in the wintertime, the religious
5 holidays, if you will, spring break and times
6 like that, and, basically, almost every weekend
7 they're very full. So, this will bring a lot of
8 stability to the property in the winter months,
9 in the shoulder seasons.

10 NICHOLAS TALVACCHIA: Thank you.

11 JON BARNHART: Thanks, Jason.

12 JASON SIEMINSKI: Yep.

13 JON BARNHART: Okay. So, what's
14 the proposal? As I mentioned -- they gave a
15 broad brush of it, but I'm going to go through
16 each individual section of it. I'm not going to
17 get into the details of the interior of the
18 building because Mr. Petrella will do that.

19 But, the project as we see it is,
20 essentially, broken down into five pieces.
21 Okay? The first piece is an 80 plus -- 80 plus
22 thousand square foot water park to be
23 constructed on Block 184.

24 The second piece is approximately a
25 27,000 square foot water park to be constructed

1 on the Boardwalk frontage, the Atlantic Ocean.

2 The third piece is the renovation
3 of the hotel rooms and the podium level to the
4 family entertainment center, FEC. You'll hear
5 that -- you'll hear that acronym probably a
6 number of times this morning. Which includes
7 restaurants and all of the other family elements
8 that Nick had already mentioned.

9 The fourth is the construction of a
10 beachfront restaurant, which I'll show you
11 further details on.

12 And then the fifth is the seasonal
13 beach amenities that everybody is pretty
14 familiar with at this point. A number of the
15 other properties along the Boardwalk frontage
16 utilize the ability to have a -- seasonal beach
17 facilities during the summer months.

18 So, I'm going to back up for a
19 second. I'm going to go to what I -- what I
20 look at as number one, the first part of the
21 project.

22 Block 184 is almost a hundred
23 thousand square foot lot. We --

24 Endeavor is proposing a water park
25 -- a water park facility that is approximately

1 -- it's right around 81,000 and change. I think
2 it's a little bit smaller than the number Nick
3 had mentioned. I just wanted to clarify that.
4 And what it is, if anybody has been to a water
5 park anywhere in the country, this is entirely
6 an indoor water park with many extremely
7 exciting attractions for families.

8 This facility will be entered by
9 way of a bridge that comes across Pacific Avenue
10 from the existing hotel casino site, and it will
11 bring you right into an upper level, which will
12 allow you a full panoramic view of that water
13 park facility, which we think will be a
14 spectacular view as you're coming into the
15 building.

16 The site circulation around that --
17 around that block will remain exactly as it is.
18 And you can see where the designers are trying
19 to really excite the frontage -- bring the
20 excitement all the way out to the frontage of
21 Atlantic Avenue. Atlantic Avenue on this
22 exhibit would be right down here on the bottom
23 right corner.

24 Some of the slides actually even
25 come out of the building and then take the

1 people back into the building. And you can see
2 a lot of -- a lot of landscape interest in and
3 around that area to really liven up all the way
4 out to Atlantic Avenue with this block.

5 You can see, the building itself is
6 absolutely magnificent-looking. It's going to
7 be a real -- a real, we think, show piece or
8 icon, especially at this end of the island when
9 you're coming right in off of Albany Avenue. As
10 soon as you get to the monument, this is --
11 you're going to start seeing this immediately.
12 It's going to be, we think, absolutely
13 spectacular.

14 So, that is element one.

15 Element two, as I mentioned, is up
16 on the Boardwalk. It's a -- another water park
17 facility, just under 30,000 square feet. This
18 is a key component to the project because what
19 it does is it -- it, basically, creates
20 interest, energy, excitement, rejuvenation,
21 whatever -- whatever term you want to utilize,
22 for almost 50 percent of the Boardwalk frontage.

23 As I measured it this morning, it's
24 about 225 feet of the Boardwalk frontage gets
25 taken over by this -- by the removal of the

1 former theater at this area and the construction
2 of this water park facility.

3 You can see in this artist's
4 rendering, the entire area looks open to the --
5 looks open to the Boardwalk. You can walk by it
6 and see the action going on.

7 Mark will speak to the interior.
8 But, it is more oriented toward adults at this
9 point. And it will -- it will, we think, play
10 very well with creating pedestrian traffic and
11 really, really livening up this section of town.

12 The third portion is renovation of
13 the podium and hotel. As was already mentioned,
14 the hotel structures now have 809 rooms in them.
15 We've developed a parking analysis which
16 indicates 609 of those rooms being standard
17 hotel rooms, 50 rooms -- 50 of them being
18 potential for two-bedroom condo units and 25 of
19 them being potential for one-bedroom condo
20 units.

21 BY NICHOLAS TALVACCHIA:

22 Q. And, Jon, let me just clarify.

23 A. Yeah.

24 Q. We are still studying the number of
25 potential condo slash condo-hotel slash

1 time-share units. So, that number could change
2 from -- I quoted 80, approximately. That number
3 could be higher or lower. So ...

4 But, that's all permitted uses, so
5 we don't think it impacts anything. It's really
6 just an ownership issue. We think, ultimately,
7 they're going to be used as, essentially, hotel
8 units -- function as hotel units, for the most
9 part.

10 So, I just wanted to clarify that
11 for the record.

12 JON BARNHART: Correct.

13 And we have, actually --

14 In our parking analysis, you'll see
15 we actually calculate it both ways to show you
16 if it was all hotel versus adding condo. And in
17 both cases, the project complies with regard to
18 parking.

19 NICHOLAS TALVACCHIA: Thank you.

20 JON BARNHART: So, the hotel rooms
21 become completely renovated.

22 The podium level, which was, as I
23 mentioned, formerly the casino, becomes family
24 entertainment, it becomes restaurants, it
25 becomes convention space, and a number of

1 exiting elements. And that is -- that is, as I
2 mentioned, what we consider to be component --
3 component three of the project.

4 Component four is construction of a
5 beachfront restaurant immediately opposite the
6 facility, approximately at the center of the
7 frontage of the facility. I'll say a little bit
8 further to the west or southwest, is a proposed
9 beachfront restaurant. It will have indoor and
10 outdoor dining. I think the total dining space
11 is approximately 7,000 square feet. That does
12 not count back of house areas and kitchen and
13 things. You can see that it's elevated. It
14 will meet all the -- all the current flood
15 requirements for new construction. But, it's
16 also elevated to allow magnificent views of the
17 Atlantic Ocean. We know the dune is an
18 essential part of the oceanfront, but it's also
19 -- it's also kind of a tough thing to deal with
20 with regard to views. And this -- this facility
21 will be -- will allow spectacular oceanfront
22 views while you're dining right along the
23 frontage of the Atlantic Ocean.

24 And then finally, you can see the
25 concept for a beach amenity area during the

1 summer months. These amenities, as everybody
2 knows, you know, they show up around Memorial
3 Day and they disappear around Labor Day. They
4 provide an amenity to the beach-goers and they
5 are -- they are there only seasonally.

6 The restaurant facility on the
7 Boardwalk area is a -- is a year-round facility
8 that you will be able to utilize, you know,
9 during all 12 months of the year.

10 So, they are the five individual
11 components of the site.

12 I'm going to -- I'll just quickly
13 go through site plan issues because that's what
14 we're here for this morning.

15 As Nick mentioned, this is part of
16 a recently-approved redevelopment plan.

17 The project itself does not require
18 any bulk or area variances. It meets all
19 setback requirements, it meets height
20 requirements, lot coverage requirements, parking
21 requirements, all the things associated with a
22 site plan of this nature.

23 There are no variances being
24 requested this morning.

25 And I'm going to just --

1 I'll walk you through some of the
2 main site plan elements.

3 I'm going to go to this plan for a
4 moment, which is a copy of the overall site plan
5 that was submitted with the application. And I
6 just -- just so I can explain the circulation to
7 you a little bit.

8 As I mentioned, the main entrance
9 point into the facility is right off of Boston
10 Avenue by way of a porte-cochere that allows you
11 to drop off and then leave the site in a number
12 of different fashions.

13 The site circulation will remain
14 identical to what has been here since the day it
15 was built by the Wynn family as the Golden
16 Nugget.

17 So, the porte-cochere will function
18 the same, the roadway accesses around this
19 property will function the same, the loading,
20 trash and deliveries will function the same.
21 The only -- the only change and type of a change
22 is we are adding a small loading and delivery
23 component for the water park on Block 184, along
24 Boston Avenue. We're cognizant of the fact that
25 we wanted to keep it off the main arteries of

1 Atlantic and Pacific Avenue, so it is on the
2 side street, along Boston Avenue. But, the
3 balance of the circulation of the site will
4 remain exactly as it is today.

5 All of the parking will be within
6 the existing parking garage, and then there's a
7 27-space surface parking area that will likely
8 be used for employees and/or valet. But, all of
9 the parking is contained within that block.
10 There's no other parking necessary. That
11 parking lot and the garage structure itself has
12 over 1,100 spaces, 1,175, to be exact, and that
13 is more than adequate to meet the needs of the
14 proposed use.

15 From a landscape standpoint, you
16 saw Mr. Adamson's plan package that was
17 submitted with the application. This is --

18 The landscaping is, essentially, a
19 rejuvenation of the site. There are a number of
20 areas that, obviously, have not been maintained
21 since the property has been closed. That area
22 -- those areas will be rejuvenated. There are
23 interesting landscape elements entirely around
24 the new water park facility, the goal here being
25 to make this as -- a show piece, as beautiful as

1 we can possibly make it, because it is right at
2 the main corridor entrance to the City of
3 Atlantic City.

4 I already touched on trash and
5 loading.

6 From the stormwater management
7 standpoint, we have a site that is nearly
8 completely impervious at the moment. We are
9 slightly reducing that impervious coverage. And
10 we have met all the requirements of the NJDEP
11 with regard to stormwater.

12 And one of the things we are doing
13 here is we are improving stormwater quality
14 because we are removing an existing asphalt
15 parking lot to make way for the -- for the water
16 park facility. And the removal of that asphalt
17 actually provides for much cleaner stormwater to
18 enter the municipal storm system. So, that is a
19 benefit to this project just by the nature of
20 the beast, but it does actually improve the
21 stormwater quality of this site.

22 I already touched on parking, but I
23 just want to go through it again one more time,
24 quickly.

25 As I mentioned, as developed, the

1 site will have 1,175 spaces within the garage
2 and the surface area. We've submitted a
3 detailed parking analysis which identifies every
4 one of the uses that are proposed within the
5 building and how those uses relate to and
6 generate parking.

7 We are compliant, as you can see
8 from the report, and we are compliant with a
9 number of, we believe, very conservative design
10 assumptions within that report.

11 You know, as an example of that, we
12 did not take credit for restaurant spaces being
13 -- and also convention spaces utilizing the
14 hotel. So, we actually -- we actually looked at
15 those -- the convention spaces as an example to
16 entirely be a parking generator and not have a
17 shared parking type of situation with people
18 that are staying within the hotel facility.

19 So, I'm sure everybody has read
20 that report in detail, but we believe that it is
21 very conservatively developed and we think that
22 the site has more than adequate parking to serve
23 the proposed uses here this morning.

24 I think that this application meets
25 all of the requirements of a major preliminary

1 and final site plan application.

2 We have reviewed the ARH report
3 with regard to planning and engineering comments
4 and, from an engineering standpoint, we don't
5 take exception to any of the comments and we
6 believe that we can accommodate them.

7 And just to circle back for one
8 second, I mentioned the comments that relate to
9 the master plan, the tourism master plan, and
10 how we promote that. I think, when you look at
11 the five elements that we described, I think
12 this is, hopefully, step one of exactly what all
13 of these properties that have struggled and had
14 to close intend to do; to create uses along the
15 Boardwalk frontage which have not been there
16 before and will -- and will develop
17 Atlantic City into the -- into the show piece
18 that it once was.

19 That's -- Nick, really, that's all
20 that I have.

21 Obviously, I'm happy to answer any
22 questions, technically, related to engineering
23 or planning issues.

24 NICHOLAS TALVACCHIA: Thanks,
25 Mr. Barnhart.

1 I know we have a report.

2 Mr. Landgraf, should we have our
3 architect speak and then do the report later or
4 --

5 LANCE LANDGRAF: Yeah. Why don't
6 you go through Mark's testimony, --

7 NICOLAS TALVACCHIA: Thank you.

8 LANCE LANDGRAF: -- and then we'll
9 sum up with our professionals and go with
10 questions at the end.

11 NICHOLAS TALVACCHIA: Okay. So, we
12 have, now, as our third and final witness, Mark
13 Petrella, of SOSH architects, the project
14 architects.

15

16 DIRECT EXAMINATION

17 BY NICHOLAS TALVACCHIA:

18 Q. Mr. Petrella, you've been sworn.
19 You're a New Jersey licensed architect. Is that
20 correct?

21 A. Yes I am.

22 Q. Okay. You're fully familiar with
23 the project, the site?

24 A. That is correct.

25 Q. Okay. So, why don't we walk the

1 board through -- the land use hearing board
2 through the project elements and the
3 architectural features? And also --

4 And while this project is not
5 subject to the urban design standards, I'd like
6 you to talk about how the design elements of the
7 water park create that visual interest at ground
8 level that the urban design stands call for.

9 LANCE LANDGRAF: If we could, just
10 put on the record that Mr. Petrella is certainly
11 qualified to provide architectural testimony
12 here.

13 NICHOLAS TALVACCHIA: Yes.

14 BY NICHOLAS TALVACCHIA:

15 Q. You've been qualified before by
16 this board, have you not?

17 A. That's correct.

18 NICHOLAS TALVACCHIA: I offer him
19 as an expert, then.

20 SCOTT COLLINS: Okay. Thank you.

21 NICHOLAS TALVACCHIA: Thank you.

22 THE WITNESS: Between Jon, Jason
23 and Nick, they've done a great job summarizing
24 the different elements of the project. So, what
25 I'm going to do is focus on some of the plan

1 elements. And we're going to start with the
2 existing building.

3 So, this first slide shows the
4 first level of the former casino. And this area
5 is actually being transformed, you know, from
6 the former casino into --

7 BY NICHOLAS TALVACCHIA:

8 Q. Mark, could you just show where the
9 Boardwalk is on this, to orient people? The
10 Boardwalk's to the right?

11 A. Yes. The right of this plan is the
12 existing Boardwalk.

13 So, this is the current entrance
14 off the Boardwalk. This area is where that
15 existing theater is.

16 This corner is the main entrance
17 off of Boston Avenue and Pacific. And then the
18 other entrance on the other corner.

19 So, as I mentioned, the main
20 transformation at this level is to convert the
21 former casino into ballroom space. It would be
22 accommodated with prefunction area.

23 The entrance from the porte-cochere
24 is proposed to stay as is, as the location of
25 the front desk and the main circulation spine to

1 the Boardwalk.

2 What's different, as you approach
3 towards the Boardwalk, is that we're going to
4 activate this -- this building front at the
5 Boardwalk. So, what you see in blue, light
6 blue, is proposed to be new retail. So, that's
7 going to open up that -- that facade that's
8 currently closed off with dark glass. So, I
9 think that's an important aspect of this -- of
10 this plan.

11 And behind that is a secondary
12 assembly space with its prefunction as well.

13 Moving on to the second level of
14 the podium. And, you know, Jason Sieminski
15 pointed out that what's -- what's being
16 accommodated within this building is the family
17 entertainment center or FEC. So, that comprises
18 most of the square footage at this level. And
19 this light yellow/tan represents the total
20 square footage for that -- that space. So, it
21 will be divided into different activity areas.
22 So, it would be a combination of games,
23 family-oriented activities.

24 It does extend within the footprint
25 of the north tower here.

1 And then actually to the left, this
2 angled piece is the new bridge that connects to
3 the new water park on Block 184. That bridge is
4 proposed to be 40 feet wide. And the reason is,
5 it's not intended just to be a communicating
6 link to the water park, but to really extend
7 that family entertainment experience across that
8 bridge as well.

9 Towards the oceanside of the second
10 floor podium there are, currently, restaurants
11 there. So, they will remain there and
12 reconfigure slightly. We have a new specialty
13 restaurant, family buffet, and some smaller food
14 venues. And the reason is that they would be --
15 you know, have that view across -- across the
16 dunes, into the water.

17 I want to focus in on the Boardwalk
18 side water park. This plan represents the first
19 floor of that. As Mr. Barnhart mentioned, the
20 intent is to create this highly-visible facade
21 that would really activate this -- this part of
22 the property.

23 As you can see in the plan, the
24 blue areas represent the water feature. So, in
25 the front, just behind this curved glass wall

1 would be a pool with a swim-up bar. This
2 element in the center is the bar. You can see
3 that half of that is swim-up. The other half is
4 standard bar seats.

5 Then also highly visible from the
6 Boardwalk is proposed to be a flowrider. I
7 don't know if many people are familiar with it,
8 but it's, basically, you know, a wave pool they
9 can actually surf on, basically, in place.

10 So that, with these facilities,
11 this is really a high-energy activity that --
12 that really draws spectators. So, I think
13 that's a great addition for this portion of the
14 project. That, again, would have, you know,
15 great visibility from the Boardwalk.

16 It is proposed that these openings
17 will be overhead garage doors, glass doors. So,
18 you have visibility when they're closed in
19 inclement weather during the winter. We did
20 mention that this is intended to be a year-round
21 active facility, but totally open when weather
22 permits, during the summer.

23 And then towards the rear is a wave
24 pool.

25 So, they're the three main

1 attractions at this level as far as water
2 features. It's also complemented by dining
3 areas and dance floors. So that it's going to
4 be a really highly-energized environment.

5 I'd also like to point out that
6 this -- that facility, it's actually
7 multi-level. So, there are actually two
8 mezzanine levels above that. So, if you can
9 envision it as a -- as a tiered volume. And
10 those upper levels would include lounge areas.
11 And you can actually see the activity below, but
12 also, it would provide view out to the -- to the
13 ocean.

14 The main element for this project,
15 as Mr. Barnhart pointed out, is the large
16 enclosed water park on Block 184. So, this plan
17 represents that at ground level.

18 We talked about the bridge
19 connection to the former casino, family
20 entertainment center now. It extends diagonally
21 across Pacific Avenue. That comes above. Below
22 that would be the main entrance at grade level.

23 You enter into a controlled
24 registration area, and then, as you enter, it's,
25 basically, a glass wall that opens up -- the

1 view opens up to the -- to the main water park.

2 To the left of that would be
3 support spaces, such as, you know, rest rooms,
4 locker rooms, also a snack bar. And as Jon
5 mentioned, this side of access from the street
6 would be -- would be service access.

7 This plan -- the interior of the
8 plan is, really, still in development, but it
9 does point out some of the key features.

10 We mentioned, in the rear, towards
11 Atlantic Avenue, would be the slide structure
12 that actually extends outside the building
13 footprint. So, it's highly visible from
14 Atlantic Avenue.

15 And then another surf area, wave
16 pool. Also, a kids' play structure to be
17 featured in the center. That's going to have
18 some height so that it's highly visible from --
19 as you cross from this bridge.

20 The other feature that we talked
21 about -- we're going back across the Boardwalk,
22 between the Boardwalk and the dune -- is the
23 permanent beach cafe. This plan represents that
24 first level, indoor dining, entrance, pretty
25 much in the center of the plan. Indoor dining.

1 Great views across the dune.

2 This plan actually --

3 The floor of this -- of this
4 building is actually five feet above the
5 existing Boardwalk. That is required as a
6 minimum to get above base flood elevation. It
7 also gives you the view over the dune that you
8 currently don't have as you're standing on the
9 Boardwalk because of the height of the dune.

10 So, what's colored in brown, here,
11 is actually part of the Boardwalk right-of-way.
12 And what we're doing is creating a transition
13 from the existing Boardwalk. And as Jon
14 Barnhart had mentioned, this area is really an
15 extension of the Boardwalk, but we are using it
16 as a transition to get up the five feet.

17 Q. Mark, if I could just clarify. The
18 Boardwalk right-of-way is 60 feet. The
19 Boardwalk, in that location, is only built 40
20 feet in width. So, in order to have a
21 connection from the Boardwalk to our property,
22 which is on the oceanside of the Boardwalk
23 right-of-way, we had to extend the Boardwalk,
24 the physical Boardwalk, by 20 feet. So, at that
25 location, the Boardwalk will be 60 foot wide.

1 A. All right. So, within that zone,
2 we would have, you know, handicapped access
3 ramps and also two-tiered steps so that it's not
4 just a five-foot wall along the Boardwalk. We
5 kind of step that. So, you're coming up
6 halfway, 30 inches, and then another 30 inches
7 to get to the main entrance.

8 To the south of that would be the
9 service side of the restaurant, which would
10 provide easy access from the service side of the
11 existing building, across the Boardwalk.

12 And then to the north of the main
13 interior dining area we've got an indoor/outdoor
14 bar, and then outdoor seating extends on this
15 side and wraps along for the ocean view.

16 Part of this plan is that
17 there's an existing handicapped access ramp to
18 the beach that occurs about in this location.
19 The plan is to rebuild that on the north side of
20 our structure. It does tie into the back side
21 of the -- of the new deck, but also extends all
22 the way out to the beach to provide a
23 handicapped access to the beach for the public.

24 Then back to the south side, we do
25 show the service ramp that also provides service

1 down to that seasonal beach bar that Jon
2 Barnhart mentioned.

3 This is a two-story structure, so
4 on the second floor we have a large outdoor
5 space that's actually under roof to be used for
6 assembly event space, but also a smaller portion
7 for indoor dining, all with great views of the
8 ocean.

9 Back to the rendering from -- that
10 kind of overviews all of those elements along
11 the Boardwalk, there is --

12 One thing that we didn't mention
13 yet. It's really at the current roof deck, the
14 current pool. The intent is to transform that
15 into, you know, not just a daytime pool, but a
16 nighttime experience. So, we really want to
17 activate that as well. Currently, there are
18 some mechanical units which probably shouldn't
19 have been put there in the first place, but it's
20 a fabulous view when you're up there. So, the
21 plan is to remove those and to create an outdoor
22 nightclub, lounge, landscaped roof deck and --
23 incorporating fire pits and things like that to
24 really activate that roof deck.

25 As we mentioned, you know, the idea

1 is to really open up this facade to the
2 Boardwalk so it will draw passersby in, and a
3 lot of that activity will be seen from those as
4 well.

5 Some other elements of the project.
6 On the corner is, you know, a new signage
7 element so that it's highly visible from both
8 ends of the Boardwalk. And in the center is
9 also a new signage architectural feature to draw
10 people as well.

11 Regarding the urban design
12 standards, I know that one of the requirements
13 is that, for any new construction within the
14 city, any -- or any frontage along city streets
15 is to provide commercial retail space. You
16 know, obviously, we do provide that in other
17 areas of the project, but for this facility --

18 I mean, it's a large facility. It
19 takes up virtually the entire block. But, to
20 try to comply with the spirit and intent of
21 those standards, we've tried to activate the
22 base of that facade, introducing a lot of glass.
23 We stepped the building back, introduced a lot
24 of landscaped areas as well. You can see in
25 this area is a larger area of glass. So, you

1 get some of that visibility inside, and we also
2 added a lot of architectural features to the
3 facade.

4 By nature, as mentioned by
5 Mr. Sieminski, these are, typically, large
6 volumes to accommodate, you know, the tall
7 structures inside and, you know, the tall
8 slides. And so what we've done is we've added
9 an architectural feature to the outside. The
10 building doesn't actually project to the
11 property line, so we do have setback that allows
12 us to do that. So, we've added these steel
13 towers as well as steel truss work. A lot of
14 architectural detail. Porthole windows, as
15 well, that lend to that nautical theme.

16 That's, basically, the summary of
17 the architectural features of the project.

18 If you have any questions, I'd be
19 happy to answer them.

20 LANCE LANDGRAF: I think what
21 you've done with the outside of the building is
22 not necessarily adverse to the urban design
23 standards, but I think it really is going to
24 lend some impact to the street.

25 MARK PETRELLA: Yes.

1 LANCE LANDGRAF: That streetscape
2 is just going to be really significantly
3 improved from the parking lot that's there now,
4 obviously.

5 MARK PETRELLA: Right.

6 LANCE LANDGRAF: But, the first
7 concern was blank walls. And you've certainly
8 done an excellent job taking care of that. I
9 like the derrick kind of things going up on the
10 ends, the superstructure going up those. Yeah.
11 And I think that gives texture to the front of
12 the building there.

13 The slides going out is going to
14 add some features to Atlantic Avenue as well.

15 One question I have: Will the
16 glass roof, the sunroof -- sunroof or skylight,
17 if you want to call it, will that open at all?

18 MARK PETRELLA: No. It's not
19 intended to open, but --

20 Yeah. It's almost like you're not
21 within an enclosed space with that large feature
22 --

23 LANCE LANDGRAF: Right.

24 MARK PETRELLA: -- because it will
25 flood the space with light.

1 LANCE LANDGRAF: I know there's one

2 --

3 There's a similar indoor facility
4 up in Berlin, and they open theirs in the
5 summertime just to let some of the heat out,
6 because --

7 MARK PETRELLA: Yeah

8 LANCE LANDGRAF: -- it generates a
9 lot of heat.

10 That's just a thought.

11 MARK PETRELLA: Okay.

12 LANCE LANDGRAF: They had a use for
13 it, but their building was not to this extent.
14 So ...

15 It looked like a big warehouse and
16 they just converted it.

17 That's all I have. Let me just
18 check my notes here.

19 You did say there's going to be
20 just, really, snack bar kind of things inside
21 the water park?

22 MARK PETRELLA: Yes. They will
23 have a food venue there.

24 LANCE LANDGRAF: Okay. I think
25 that's all I have on architecture.

1 Nick, are you done with your guys?

2 NICHOLAS TALVACCHIA: We are done.

3 I do want to spend a moment getting
4 the slides into the record and identifying them
5 more specifically.

6 LANCE LANDGRAF: Okay. Please do.

7 NICHOLAS TALVACCHIA: Can I do that
8 right now?

9 LANCE LANDGRAF: Yes.

10 NICHOLAS TALVACCHIA: Okay.

11 BY NICHOLAS TALVACCHIA:

12 Q. So, Mark, could you go to the first
13 slide, which was the existing conditions -- or
14 the photo of the existing building?

15 Okay. So, for the record, we have
16 an aerial shot of the existing conditions
17 looking from the Atlantic Ocean to the building.

18 The next one, Mark.

19 It's an unidentified photo.

20 The next photo is another aerial.
21 This has yellow and red outlines showing the
22 project area.

23 Next slide. The third is an
24 artist's rendering from the Boardwalk side of
25 the project, prepared by SOSH.

1 The next slide is another artist's
2 rendering, this from the back side of the
3 project, showing the main water park, plus the
4 towers in the rear. Again, this is for purposes
5 of the record.

6 We then have the site plan,
7 prepared by Ponzio & Associates, with a revision
8 date of -- it's a sheet C-2. I can't quite make
9 out the revision date. There we go.

10 LANCE LANDGRAF: June 9th.

11 NICHOLAS TALVACCHIA: June 9th.

12 Okay. So, June 9th is the site plan.

13 What sheet is this, Mark?

14 MARK PETRELLA: This will be --

15 NICHOLAS TALVACCHIA: This is the
16 circulation plan, Jon?

17 JON BARNHART: This is the site and
18 circulation.

19 NICOLAS TALVACCHIA: This is the
20 site and circulation plan, also prepared by
21 Arthur W. Ponzio Company, with a revision date
22 of --

23 LANCE LANDGRAF: It's the same.

24 NICHOLAS TALVACCHIA: -- same date;
25 June 9th, 2015.

1 Okay. This is --

2 Now we're going to the --

3 MARK PETRELLA: That's the one we
4 just did, right?

5 NICHOLAS TALVACCHIA: That's
6 correct. Yes.

7 The next exhibit is the existing
8 floor plan, first floor plan, of the former
9 Atlantic Club, plus --

10 MARK PETRELLA: So, this is sheet
11 A-101.3, as submitted in the packet.

12 NICHOLAS TALVACCHIA: Thank you.
13 The next slide, Mark.

14 MARK PETRELLA: This is the second
15 floor of the podium. It's actually called --
16 yeah -- second floor plan, existing building,
17 A-102.3, estimated.

18 NICHOLAS TALVACCHIA: Thank you.
19 Next one.

20 MARK PETRELLA: First floor, water
21 park area 2, which is the Boardwalk side water
22 park. A-101.2.

23 NICHOLAS TALVACCHIA: Next one.

24 MARK PETRELLA: The main water
25 park. It says first floor plan, water park area

1 1. A-101.1.

2 Next is the first floor plan of the
3 Boardwalk pavilion or, as we called it today,
4 the beach cafe, permanent beach bar. Drawing
5 number A-101.4.

6 The second floor of that same
7 building, second floor plan. A-102.4.

8 NICHOLAS TALVACCHIA: We're back to
9 the same elevation as before.

10 MARK PETRELLA: Right. So, these
11 are just a repeat of the slides at the front of
12 the presentation.

13 NICHOLAS TALVACCHIA: We'd like to
14 offer those into the record today.

15 SCOTT COLLINS: What we'll do is
16 we'll mark the application that was submitted,
17 itself, as A-1 --

18 NICHOLAS TALVACCHIA: Okay.

19 SCOTT COLLINS: -- and we'll mark
20 the disk that you're going to provide to us as
21 A-2 and as identified on this plan --

22 NICHOLAS TALVACCHIA: Perfect.

23 Thank you.

24 SCOTT COLLINS: -- by the witness
25 here.

1 NICHOLAS TALVACCHIA: Thanks,
2 Scott.

3 LANCE LANDGRAF: Thanks, Scott.

4 NICHOLAS TALVACCHIA: So, we are
5 done our direct presentation.

6 And I know there's a report and
7 members of the public here. So ...

8 LANCE LANDGRAF: Okay. Also, we
9 have all of those documents digitally, so we've
10 uploaded them to our website. So, the public
11 can look at those at any time, as well. So ...

12 MARK PETRELLA: Yes. I don't
13 believe you have, digitally, the renderings.

14 LANCE LANDGRAF: Can you provide
15 those to us?

16 MARK PETRELLA: Yes.

17 LANCE LANDGRAF: Okay.

18 NICHOLAS TALVACCHIA: Yeah.
19 Everything we've shown today we'll supply as a
20 -- as a part of the record.

21 LANCE LANDGRAF: Great. The color
22 helps.

23 MARK PETRELLA: Yes.

24 LANCE LANDGRAF: All right. Bill,
25 if you --

1 Why don't we swear in both of our
2 professionals?

3 SCOTT COLLINS: Both have been
4 sworn previously.

5 Correct?

6 WILLIAM ENGLAND: Yes.

7 JUSTIN AUCIELLO: Yes.

8 SCOTT COLLINS: And you've both
9 been qualified as experts in your respective
10 fields?

11 WILLIAM ENGLAND: Yes.

12 JUSTIN AUCIELLO: Yes.

13 SCOTT COLLINS: Justin as a
14 professional planner, Bill as a professional
15 engineer and planner?

16 WILLIAM ENGLAND: Yes.

17 SCOTT COLLINS: Okay. Could you
18 just --

19 We'll start by marking the joint
20 report that you prepared as exhibit B-1. Can
21 you just identify the date of that letter?

22 WILLIAM ENGLAND: Sure. It's a
23 report dated June 30th, 2015. It's a joint
24 report with Cofone Associates --

25 SCOTT COLLINS: Okay. Thank you.

1 WILLIAM ENGLAND: -- excuse me --
2 Cofone Consulting Group.

3 SCOTT COLLINS: Okay.

4 WILLIAM ENGLAND: I knew you were
5 going to correct me.

6 LANCE LANDGRAF: Christine is
7 screaming.

8 JUSTIN AUCIELLO: Yeah. You can
9 hear a screech right now.

10 WILLIAM ENGLAND: Okay. Members of
11 the public, we're the consultants, engineering
12 consultants, for the CRDA, Adams, Rehmann &
13 Heggan. We're engineers, surveyors and
14 planners.

15 And we looked at the application
16 for -- that was submitted to this board in
17 detail. We reviewed all of the documents.

18 And between the planner and myself,
19 we looked at items such as stormwater
20 management, the parking analysis that we've
21 heard previously, all the flood hazard concerns
22 that we might have in the area, such as the
23 beach area, with the storms that come through.

24 We did a detailed analysis of the
25 site plan itself. We looked at the Boardwalk

1 and how the new structures are going to interact
2 with the existing Boardwalk with respect to
3 access and also construction activity.

4 We talked about utilities. We
5 looked at their details and made
6 recommendations.

7 We also looked at lighting and had
8 some few miscellaneous comments here and there.

9 You heard the applicant's attorney
10 address the fact that they had read this report
11 and they were in total agreement with all the
12 comments that were made.

13 So, based on that, at this point,
14 my recommendation would be that our report,
15 should the board choose to move this project
16 forward and approve it at some point down the
17 road, that our report become a part of the
18 record in its entirety.

19 And I'll certainly let the planner
20 speak to his portion of the report.

21 JUSTIN AUCIELLO: Sure. So, just
22 to echo those comments, great presentation. You
23 really, you know, hit the main points, but you
24 also went into the details, the relationship to
25 the use and the surrounding area, and, of

1 course, the use itself.

2 As you're aware, there are no
3 variances that are required in this application.

4 In our letter, comment number 1, we
5 asked for an overview of the site and any
6 impacts on the surrounding area. Your witnesses
7 have certainly gone into great detail about
8 that. And from that testimony, there will be no
9 negative impacts on the surrounding area.

10 Just some -- some major highlights.

11 From a planning standpoint, your
12 professionals put on the record that the
13 intention here is to activate this building and
14 this neighborhood, also to activate the
15 Boardwalk. So, not only is the applicant going
16 to create a positive use on this property, but
17 it's also going to assist the surrounding area
18 with bringing more people to the area. And
19 also, the aesthetic benefits are, obviously,
20 immense.

21 While the urban design standards in
22 the ordinance do not apply because this is in
23 the redevelopment area, your testimony is that
24 the intent and spirit of those standards are
25 being met through the various, you know, changes

1 that -- on this building itself.

2 The property is located in the
3 Tourism District. As your engineer put on the
4 record, you, undoubtedly, meet the intent of the
5 Tourism District. This is a use, from a land
6 use standpoint, that will not only benefit the
7 site itself, but, hopefully, will help to serve
8 to the benefit of the city and the Tourism
9 District in general.

10 Some specifics from a planning
11 standpoint. The applicant will be reducing
12 impervious coverage, will be adding to the
13 landscaping of the site, will be improving
14 stormwater quality.

15 And I think, from a land use
16 standpoint, what's very important here is that
17 there's going to be a sense of synergy that's
18 created on the site. It's going to be bringing
19 people into the area, and this is going to be a
20 beacon for many people as well, and overall,
21 taking a site that currently needs a lot of work
22 and you're going to, adaptively, re-use this.

23 So, from a planning standpoint,
24 that's what we like to see. We like to see uses
25 that need to be reactivated and, you know,

1 transition into something that will benefit the
2 city in general.

3 So, with that said, we certainly
4 would grant a positive recommendation to the
5 board with this use.

6 NICHOLAS TALVACCHIA: Thank you.

7 LANCE LANDGRAF: Okay. Thanks,
8 gentlemen.

9 Just to reiterate some of the
10 comments in the engineer's report, there was one
11 particularly important one with regard to a
12 handicapped ramp down -- I had it written down
13 here, the street it goes down -- Sovereign
14 Avenue.

15 WILLIAM ENGLAND: Sovereign.

16 LANCE LANDGRAF: Sovereign Avenue.
17 A handicapped ramp that will kind of pull back
18 from where that theater is. It will provide
19 handicapped accessibility up to the Boardwalk on
20 rear property side. It's something that is kind
21 of important to the city and the CRDA as well.
22 The other side's ramp is very steep, it doesn't
23 meet ADA standards. So, we appreciate you
24 agreeing to install that. It will make access
25 to the Boardwalk much easier for persons that

1 need that extra help.

2 With that and the engineer's
3 report, I think we're good there.

4 Just a couple comments from my end.
5 I'm assuming the DEP applications have gone
6 forth?

7 NICHOLAS TALVACCHIA: It's at DEP.
8 The comment period is going to start shortly --

9 LANCE LANDGRAF: Okay.

10 NICHOLAS TALVACCHIA: -- and there
11 have been meetings with DEP.

12 We see no impediments to approval
13 from the DEP --

14 LANCE LANDGRAF: Right.

15 NICHOLAS TALVACCHIA: -- and the
16 CAFRA perspective.

17 LANCE LANDGRAF: Right. Because
18 the effort that you put into the beach cafe and
19 then the beach bar itself, the seasonal beach
20 bar, I mean, that's what we need to bring --
21 bring forth. And you've seen what
22 Margaritaville has done. They've even added a
23 seasonal beach bar to their facility. So, you
24 know, this will enliven this side -- this end of
25 the Boardwalk to a great extent.

1 From my review of the application
2 and the presentation today, I think it's
3 extremely consistent with the redevelopment plan
4 that was presented.

5 And you said it has been approved
6 by the city?

7 NICHOLAS TALVACCHIA: Approved,
8 signed by the mayor. Yes. Unanimously
9 approved.

10 LANCE LANDGRAF: Okay. And we've
11 already done our consent from the CRDA's board
12 standpoint.

13 NICHOLAS TALVACCHIA: Your consent
14 was also granted unanimously.

15 LANCE LANDGRAF: So, I think that
16 that's critical.

17 And just for the public's
18 knowledge, they had to go through a
19 redevelopment plan because water parks, believe
20 it or not, as much as everyone talks about them
21 here in the city, are not permitted anywhere in
22 the city. So, they had to step -- step back
23 from that a little bit and do kind of an end-run
24 around some of the current zoning. But, the
25 CRDA was certainly in support of it and we think

1 it's a great use of the property.

2 With that, Rob, do you have
3 anything else?

4 ROBERT REID: No, other than that.

5 LANCE LANDGRAF: At this point,
6 we'll open it up to the public. If you could
7 come up, stand up, state your name, and make
8 your comments.

9 SCOTT COLLINS: If I may, just some
10 rules for this --

11 I see there's a lot of members of
12 the public here.

13 We're going to do this in two
14 steps. The applicant has presented the
15 testimony of three witnesses, you know, with
16 specific subject matters. If you have specific
17 questions regarding testimony that was presented
18 by any one of the witnesses, questions, we would
19 start by asking you to start with that portion
20 of it. If you don't have specific questions but
21 if you have a general comment about the project
22 itself, it's not a question related to the
23 testimony, we'll do that second. So, what we'd
24 like to do is take the questions first. Of any
25 of the witnesses? Just --

1 I mean, is that okay with you,

2 Nick, if --

3 NICHOLAS TALVACCHIA: Oh, sure.

4 SCOTT COLLINS: -- we take people?

5 And you can ask questions of one or
6 two or all three.

7 NICHOLAS TALVACCHIA: Absolutely.

8 SCOTT COLLINS: Help yourself.

9 MEMBER OF THE PUBLIC: Okay. My
10 question --

11 LANCE LANDGRAF: Please stand up.

12 MEMBER OF THE PUBLIC: My question
13 has to be preceded by a comment. I'm with the
14 Ocean Club. And we enthusiastically welcome you
15 to our neighborhood, and I think you're going to
16 invigorate the entire community.

17 Jason, you know our one concern is
18 --

19 NICHOLAS TALVACCHIA: Just for the
20 record, your --I'm sorry. Your --

21 MEMBER OF THE PUBLIC: Oh. I'm
22 sorry. Harriet Diamond.

23 NICHOLAS TALVACCHIA: Oh. I know
24 you, Harriet.

25 MEMBER OF THE PUBLIC (HARRIET

1 DIAMOND): And our one concern is noise. And
2 I've recently spoken with Dale Finch. And the
3 noise ordinance is, at best, fuzzy. There had
4 -- had been something that exempted beach bars,
5 legislation that exempted beach bars.

6 LANCE LANDGRAF: There's the state
7 regulations that they're required to meet at the
8 property line that are 55 decibels at night and
9 65 during the day.

10 MEMBER OF THE PUBLIC (HARRIET
11 DIAMOND): 65 during the day.

12 NICHOLAS TALVACCHIA: Yeah.

13 MEMBER OF THE PUBLIC (HARRIET
14 DIAMOND): Right.

15 LANCE LANDGRAF: So, those are the
16 parameters that they have to stay within.

17 MEMBER OF THE PUBLIC (HARRIET
18 DIAMOND): However, beach bars had been exempted
19 by legislation. That legislation was overturned
20 in 2004 by the assembly, unanimously, --

21 NICHOLAS TALVACCHIA: 2014.

22 MEMBER OF THE PUBLIC (HARRIET
23 DIAMOND) -- and by the --

24 I'm sorry. 2014.

25 And by the Senate, unanimously.

1 But, it is languishing on the governor's desk.

2 So, I just hope that we'll continue
3 to have dialogue and common sense as we go
4 forward, because I don't think we can count on
5 external help.

6 Thank you.

7 JASON SIEMINSKI: On behalf of the
8 applicant, absolutely.

9 MEMBER OF THE PUBLIC (HARRIET
10 DIAMOND): Thank you.

11 NICHOLAS TALVACCHIA: Jason, do you
12 have any comments? I know that the company is
13 certainly concerned about having a good
14 relationship with the neighbors and not
15 deteriorating quality of life, but improving it
16 for the neighborhood. Would that be accurate?

17 JASON SIEMINSKI: I've spoken with
18 Harriet on a few occasions and pledged to work
19 with her association to make sure that it's a
20 compatible use and doesn't detract from that
21 area of town. So ...

22 In the end, it's a family-friendly
23 destination resort. So, we feel like the uses
24 will be compatible with residential.

25 MEMBER OF THE PUBLIC (HARRIET

1 DIAMOND): Thank you.

2 LANCE LANDGRAF: Thank you.

3 If I could, Mr. Talvacchia asked me
4 to clarify one of the statements that I made,
5 the end-around statement around our zoning
6 ordinance.

7 That was -- that was put out there
8 not as a negative. The redevelopment plan is
9 the perfectly reasonable way and appropriate way
10 to address issues when you don't necessarily
11 comply with the current zoning. So, it's a
12 mechanism that --

13 We supported the application of it
14 with the city.

15 And I appreciate Mr. Talvacchia
16 asking me to clarify that. So ...

17 NICHOLAS TALVACCHIA: Thank you.

18 LANCE LANDGRAF: Any more public?

19 MEMBER OF THE PUBLIC (HARRIET
20 DIAMOND): Thank you.

21 MEMBER OF THE PUBLIC: I have a
22 question. Could you put back the original
23 slide, where it shows the -- it looks like the
24 present model? Because we have a --

25 LANCE LANDGRAF: You have to stand

1 up, ma'am, and give us your name.

2 MEMBER OF THE PUBLIC: Sure. My
3 name is Camille Baker.

4 And this is my husband, Ken.

5 We live --

6 We have a residence on 123 South
7 Wilson Avenue. So, we have a very unique
8 perspective. So, if you look at Sovereign
9 Avenue, it's the next little tiny strip between
10 the tan building, flat building --

11 There's the Seashore Club, there's
12 a condominium, and then there's a small row --

13 NICHOLAS TALVACCHIA: I think, the
14 other way.

15 MEMBER OF THE PUBLIC (CAMILLE
16 BAKER): We're on Wilson. A little --

17 You'll see a black roof.

18 NICHOLAS TALVACCHIA: You have a
19 black roof?

20 MEMBER OF THE PUBLIC (CAMILLE
21 BAKER): Down. Right -- one over. Right there.

22 NICHOLAS TALVACCHIA: Right there.
23 Next -- one over. That's it.

24 MEMBER OF THE PUBLIC (CAMILLE
25 BAKER): So, that's us. So, the concern that we

1 have is --

2 And I thank the gentlemen. I think
3 the presentation, from a business perspective,
4 is superb. I think the details are really
5 there.

6 What I'm not hearing is from the
7 residents, and that's -- and that's my
8 perspective. When we enjoy the -- our property
9 on the weekend, the parking is a challenge at
10 that point. I can't imagine what it's going to
11 look like when the water park does open.
12 Because as you come down the boulevard, you're
13 going to see people who are going to try not to
14 pay for parking, and there's a lot of free
15 parking on the corresponding streets.

16 So, my question is: Are you
17 charging for parking and that will be with the
18 ticket price and then people would park in your
19 facilities or are they going to see the first
20 available parking spot and take that? Because
21 if that is --

22 NICHOLAS TALVACCHIA: Can I speak?
23 Can I address --

24 MEMBER OF THE PUBLIC: -- that is
25 the case, we would have no opportunity to park

1 our cars.

2 It would be --

3 We want to enjoy this and we're
4 happy to have this, you know, business as a
5 neighbor. And it really will enliven. I'm
6 agreeing with enthusiasm.

7 I'm just concerned. I don't hear
8 the enthusiasm from the residents in respect to
9 parking and the congestion that that's going to
10 produce.

11 We're not here to say that this is
12 not a good business venture. It certainly is.
13 But, I think we have a unique perspective.
14 We're a teeny, tiny little street there. And I
15 welcome anyone to come and stay with us on the
16 weekend and see what that is like, what a
17 challenge it is to find parking.

18 LANCE LANDGRAF: I understand that
19 you're putting it out to the public.

20 MEMBER OF THE PUBLIC (CAMILLE
21 BAKER): Yes.

22 NICHOLAS TALVACCHIA: Can I just
23 ask a question?

24 MEMBER OF THE PUBLIC (CAMILLE
25 BAKER): Sure.

1 NICHOLAS TALVACCHIA: You don't
2 have any of your own parking?

3 MEMBER OF THE PUBLIC (CAMILLE
4 BAKER): We do not.

5 NICHOLAS TALVACCHIA: Okay.

6 MEMBER OF THE PUBLIC (CAMILLE
7 BAKER): We do not. And that's the -- I guess,
8 the unique perspective that we have is we don't
9 have any parking ourselves.

10 MEMBER OF THE PUBLIC (KEN BAKER):
11 There's street parking in front of our --

12 NICHOLAS TALVACCHIA: Right. I
13 actually grew up a few blocks away. And it can
14 be a challenge, sometimes, parking. But ...

15 MEMBER OF THE PUBLIC (CAMILLE
16 BAKER): So, I imagine that --
17 And I'm looking at the
18 day-trippers. So that the day-trippers, you
19 know, are they -- is there enough parking for
20 those?

21 NICHOLAS TALVACCHIA: We did a
22 comprehensive parking analysis. We do have
23 enough parking for everybody that wants to come
24 to our facility. And, you know, legally, that's
25 all we can do is provide enough parking.

1 MEMBER OF THE PUBLIC (CAMILLE
2 BAKER): And I would hope you would work with us
3 so that we can all enjoy the site.

4 Because, you know, this property
5 has been in the family since the '60s. So, you
6 know, while there have been challenges with
7 that, we renovated it, so --

8 You know, we've lived here quite a
9 while. We've renovated it. We've paid taxes
10 the entire time. We enjoy this area. We love
11 this area.

12 So, this is a great -- from a
13 business perspective, you know, it's not an
14 issue. The issue is, you know, how can we work
15 together so that we can enjoy it, as well --

16 LANCE LANDGRAF: I understand.

17 MEMBER OF THE PUBLIC (CAMILLE
18 BAKER): -- as the other residents.

19 LANCE LANDGRAF: I have a question
20 for you. It's my understanding that the water
21 park itself is going to be for hotel guests
22 exclusively.

23 JASON SIEMINSKI: Historically,
24 indoor water park resorts are for the hotel
25 guests. It's an amenity of a hotel guest.

1 We're studying some ability to have, perhaps, a
2 season pass model or something.

3 LANCE LANDGRAF: Okay.

4 JASON SIEMINSKI: But, from a day
5 trip perspective, the use will be much less
6 demand than the former casino.

7 LANCE LANDGRAF: That's what I
8 understood.

9 That, I think, helps you a little
10 bit, because the majority of what they
11 anticipate their clientele coming in -- and this
12 is in the parking analysis and some of the
13 discussions that we've had as this process --
14 this project has moved forward -- is that the
15 majority of the people coming there are already
16 going to be staying at the hotel. So, they're
17 going to be parking in the garage and then going
18 to the water park. So, that should --

19 MEMBER OF THE PUBLIC (KEN BAKER):
20 Well, we weren't aware of that.

21 LANCE LANDGRAF: Right. That's why
22 I asked the question, because I wanted to get it
23 clarified.

24 Now, it may not be a hundred
25 percent that way.

1 MEMBER OF THE PUBLIC (CAMILLE
2 BAKER): So, if that wasn't the case, if that
3 turns out not to be the case, then we would be
4 back with the same dilemma we are proposing
5 right now.

6 NICHOLAS TALVACCHIA: Well, all I
7 can say is, we have adequate parking. I mean,
8 unfortunately, you don't have parking. That's
9 really --

10 MEMBER OF THE PUBLIC (CAMILLE
11 BAKER): We don't. And that's --

12 NICHOLAS TALVACCHIA: That's really
13 the problem. It's not us, it's your lack of
14 parking.

15 MEMBER OF THE PUBLIC (CAMILLE
16 BAKER): No. But, you're bringing additional
17 people that would not be there.

18 NICHOLAS TALVACCHIA: Well, we're
19 allowed to.

20 MEMBER OF THE PUBLIC (CAMILLE
21 BAKER): No. I'm not saying you're not; I'm
22 saying --

23 NICHOLAS TALVACCHIA: Yeah. In
24 other words, we're not creating the problem.

25 MEMBER OF THE PUBLIC (CAMILLE

1 BAKER): Well, I think, essentially, you are.

2 NICHOLAS TALVACCHIA: We have
3 parking.

4 JON BARNHART: I think the
5 important thing to keep in mind is that, our
6 use, from a parking perspective, is much less
7 demanding than the former casino use, from a
8 day-trip perspective. There is much less
9 day-trip activity than the former casino. There
10 will be some, but there's adequate parking at
11 the site, as per --

12 MEMBER OF THE PUBLIC (CAMILLE
13 BAKER): Well, I think that the --

14 Originally, when it was the
15 Atlantic Club and Hilton, there were a lot of
16 bus day-trippers. So, they didn't take up as
17 much of the spot -- the spots there. I don't
18 think I can --

19 MEMBER OF THE PUBLIC (KEN BAKER):
20 Plus, they had two other parking lots that --

21 LANCE LANDGRAF: Sir, if you're
22 going to speak, you have to stand up.

23 MEMBER OF THE PUBLIC (KEN BAKER):
24 Oh. I'm sorry.

25 LANCE LANDGRAF: That's all right.

1 It's being recorded so --

2 MEMBER OF THE PUBLIC (KEN BAKER):

3 Okay.

4 LANCE LANDGRAF: You can speak.

5 Don't get me wrong.

6 MEMBER OF THE PUBLIC (CAMILLE
7 BAKER): We would just like to, you know, enjoy
8 the property as well.

9 JON BARNHART: Sure.

10 MEMBER OF THE PUBLIC (CAMILLE
11 BAKER): You know, it's like a David and
12 Goliath. And I'm not disparaging Goliath, but
13 we're just this teeny, tiny, little duplex. And
14 we've been here awhile, and we would really love
15 to continue to enjoy that and have our family
16 come down.

17 NICHOLAS TALVACCHIA: Ma'am, I'm
18 not sure what you're asking us to do. Is there
19 a specific request?

20 MEMBER OF THE PUBLIC (CAMILLE
21 BAKER): Well, I'm saying to you, like we have a
22 concern about not being able to park our cars
23 there.

24 NICHOLAS TALVACCHIA: Right. And
25 our answer is, we've done a traffic -- a parking

1 analysis, and we have enough parking for our --

2 MEMBER OF THE PUBLIC (CAMILLE
3 BAKER): But, in the event that that's not true
4 and it doesn't come out into fruition, you know,
5 what would be our recall, what would be our --

6 What would we be able to do in the
7 event that we can't enjoy this property?

8 NICHOLAS TALVACCHIA: I really
9 don't have a ready answer.

10 I mean, we're here, seeking
11 approval. You're making a comment. The land
12 use board is listening to it. We intend to
13 comply with the applicable zoning regulations.
14 That's all we can do. I mean, I --

15 MEMBER OF THE PUBLIC (KEN BAKER):
16 Can I add a question, too?

17 Is it in the --

18 Is it written as, so to speak, in
19 stone that you can't have day-trippers, that you
20 can only have those who are staying at the
21 property?

22 LANCE LANDGRAF: No. There's no
23 restriction on that.

24 MEMBER OF THE PUBLIC (KEN BAKER):
25 So, that could be changed at any time? Like if

1 you don't have enough people coming in and you
2 don't have -- you may want to open it up to like
3 a park-type thing, where anyone could come in
4 and pay for the day? There's no -- there's no
5 --

6 LANCE LANDGRAF: I'll ask you,
7 again, to identify yourself, sir.

8 MEMBER OF THE PUBLIC (KEN BAKER):
9 Oh. Ken Baker.

10 ROBERT REID: Mr. Baker, I have a
11 question. Do you have a residential parking
12 permit for your street?

13 MEMBER OF THE PUBLIC (KEN BAKER):
14 We do.

15 ROBERT REID: And how many of those
16 do you have for your unit?

17 MEMBER OF THE PUBLIC (KEN BAKER):
18 I have --

19 You mean --

20 ROBERT REID: How many permits do
21 you have?

22 MEMBER OF THE PUBLIC (KEN BAKER):
23 I have one parking --

24 My --

25 We share the building with my

1 sister.

2 ROBERT REID: Well, how many
3 permits do you have for parking?

4 MEMBER OF THE PUBLIC (KEN BAKER):
5 I have one permanent and two guests.

6 ROBERT REID: So, you have -- you
7 have parking permits.

8 It's my understanding that there's
9 a city ordinance regarding non-residents parking
10 on your street. If they're there more than
11 three hours, they're going to get a ticket,
12 which requires them an appearance in court.

13 So, there is a mechanism in place
14 in the city that tries to protect you.

15 You, as a resident, you have a
16 parking permit. People that come for a day
17 trip, they are not allowed to park on your
18 street. And if they're there more than three
19 hours, they will get a ticket that requires them
20 to appear in court and pay a fine. So, there is
21 a mechanism to try to protect you.

22 MEMBER OF THE PUBLIC (CAMILLE
23 BAKER): But, even if they're there for three
24 hours, then you still can't park. So, maybe a
25 suggestion is, maybe those streets there;

1 Hartford, Wilson, Sovereign would only be
2 allowed to be permit parking.

3 LANCE LANDGRAF: That's something
4 that the CRDA --

5 We don't have jurisdiction and
6 control of that. That's something you could
7 take up with the city itself.

8 MEMBER OF THE PUBLIC (CAMILLE
9 BAKER): Okay. So --

10 LANCE LANDGRAF: We handle only,
11 really, land use applications. When it gets
12 into the right-of-way of the city, it's their
13 jurisdiction.

14 MEMBER OF THE PUBLIC (CAMILLE
15 BAKER): But, this is part of that traffic
16 study, and that's why --

17 I'm just here, bringing it to their
18 attention as a resident.

19 LANCE LANDGRAF: I understand. And
20 they're not -- I'm not dismissing your concerns.

21 MEMBER OF THE PUBLIC (CAMILLE
22 BAKER): That's what I'm not hearing today, and
23 I'm concerned.

24 LANCE LANDGRAF: Well, what they've
25 done is they've provided what's required of them

1 under the law. They've provided --

2 I had asked for the parking study
3 to see how many spaces they would be required to
4 have, how many they have. Their study showed,
5 through our professionals' review of that, was
6 adequately parked -- shows adequate parking
7 spaces for the activities going on at the site.

8 They also have an entire lot that
9 they're not including in that category right
10 now.

11 How many spaces are on the surface
12 lot?

13 NICHOLAS TALVACCHIA: Maybe a
14 hundred. We really didn't count them for this
15 purpose.

16 LANCE LANDGRAF: Okay. Because the
17 lot just to the -- I'll say the northeast of the
18 proposed water park they're not including.
19 There's a hundred plus spaces on that parcel.

20 MEMBER OF THE PUBLIC (KEN BAKER):
21 Yeah. I saw that.

22 LANCE LANDGRAF: So, they have a
23 surplus that they're showing that they have not
24 included in their study that showed they had
25 adequate parking.

1 The concern about day-trippers, I
2 don't know how to answer your concern other than
3 the fact that maybe you could talk to the city
4 about restricting your street to residents only.

5 I live in a downbeach community.
6 We have the same issues every weekend. This
7 weekend my car won't move because you can't. If
8 you move it on a holiday weekend, you know the
9 drill.

10 MEMBER OF THE PUBLIC (CAMILLE
11 BAKER): But, it won't even be a holiday
12 weekend. It will be --

13 LANCE LANDGRAF: Right.

14 MEMBER OF THE PUBLIC (CAMILLE
15 BAKER): -- like a holiday weekend every weekend
16 that we won't be able to enjoy the place.

17 LANCE LANDGRAF: Well, I don't know
18 that --

19 MEMBER OF THE PUBLIC (CAMILLE
20 BAKER): And I understand we are one person, we
21 are only one person or, you know, two people, or
22 even my sister-in-law is three. However, you
23 know, this is a concern for us. I mean, and I
24 think that's the whole point of a hearing, is to
25 hear everybody's concern.

1 LANCE LANDGRAF: It is. And we're
2 hearing your concerns.

3 And if they were asking for a
4 parking variance, then I could really hold their
5 feet to the fire and say you need to do
6 something about this.

7 They're not asking for any
8 variances with this application. They have met
9 every requirement. And I don't have a copy of
10 it as I'm sitting here, of that ordinance and
11 the redevelopment plan.

12 So, there's really not --

13 Other than cooperation. And they
14 have attempted to do that by showing, look,
15 we're providing adequate parking on the site, in
16 our garage, and some surface lots that we have
17 available.

18 I don't know if there's anything
19 else that we could ask them, as a board, to do
20 to address your concerns.

21 MEMBER OF THE PUBLIC (CAMILLE
22 BAKER): So, what recourse would I have at that
23 point? I guess I'm asking: What recourse would
24 we have at that point that we wouldn't be able
25 to park on our own street and enjoy our own

1 property, you know, as it comes down the road
2 and the building is, you know, then facilitated?

3 NICHOLAS TALVACCHIA: Mr. Landgraf
4 --

5 MEMBER OF THE PUBLIC (CAMILLE
6 BAKER): I mean, could we --

7 I'm hoping that we can work
8 together and this is not --

9 JASON SIEMINSKI: Absolutely.

10 MEMBER OF THE PUBLIC (CAMILLE
11 BAKER): And once this is signed, that, you
12 know, we're not left out in the cold and we
13 cannot enjoy that property.

14 JASON SIEMINSKI: I'll provide you
15 with my card. We'll absolutely work together.

16 MEMBER OF THE PUBLIC (CAMILLE
17 BAKER): Okay. So, I have your word as the --

18 JASON SIEMINSKI: You have my word.

19 MEMBER OF THE PUBLIC (CAMILLE
20 BAKER): Okay. All right. Thank you.

21 LANCE LANDGRAF: And again, I think
22 your best bet is probably to go to the city and
23 talk to them about only allowing residents to
24 park on that street. Because as much as
25 Mr. Sieminski wants to work with you, I don't

1 know what else he could do other than say I
2 don't know whose car that is.

3 WILLIAM ENGLAND: And I have to --
4 I have to agree with Lance on that. Really, the
5 entity is the city, the parking authority. And
6 any changes to the way the parking is handled on
7 the street has to be done by ordinance and
8 through the city council.

9 So, I think you need to have that
10 dialogue and, maybe with some additional
11 assistance, go together and say, look, we have
12 some concerns, and maybe make some sense to
13 change the parking times in there, make it by
14 permit only.

15 That's -- that's a city decision.
16 And I think you really need to go that avenue to
17 help make an effective change down there.

18 Because the city can only enforce
19 what's down there now. If it's three hours
20 permitted, that's all they can really do. If
21 you're concerned about it being exacerbated, go
22 down there and see, maybe, if you can make some
23 changes to that.

24 MEMBER OF THE PUBLIC (CAMILLE
25 BAKER): I'm just concerned that the onus is now

1 on me to fight for parking.

2 WILLIAM ENGLAND: But, I think he
3 said he was going to help you. So, I think if
4 you team up together and go down and talk to the
5 city, that maybe, between the two of you, you
6 might have a larger voice is what I'm getting
7 at.

8 And I understand what you're
9 saying.

10 MEMBER OF THE PUBLIC (CAMILLE
11 BAKER): I hope so.

12 WILLIAM ENGLAND: And it's also a
13 citywide issue. So, I think they have to look
14 at it, not just little -- little areas at a
15 time. Maybe they want to address it on a city
16 level as well.

17 It's an important discussion.

18 LANCE LANDGRAF: Thank you for your
19 comments.

20 Anybody else? Sir.

21 MEMBER OF THE PUBLIC: Yes. My
22 name is John DiGiulio. I'm the president of the
23 Island Club Condo Association, which is those
24 two little rectangular buildings that are closer
25 to you than the Ocean Club.

1 LANCE LANDGRAF: Mmm-hmm.

2 MEMBER OF THE PUBLIC (JOHN
3 DiGIULIO): But, we haven't spoken to anyone yet
4 about this project.

5 I'll also attest that it's --
6 Anything that could bring more
7 activity and people, foot traffic, to the -- to
8 the area is great. So, certainly no argument
9 with putting the project in perspective and
10 bringing life back to the particular area.

11 My first page is just notes about
12 what it is, you know, and --

13 But, I did have a couple of
14 questions or comments. And I'm not sure who to
15 address it to, so --

16 I don't think they're really
17 difficult, so I'm just going to --

18 Are you a -- Endeavor, are you a
19 local company or where is your company from?

20 JASON SIEMINSKI: Philadelphia.

21 MEMBER OF THE PUBLIC (JOHN
22 DiGIULIO): Philadelphia.

23 JASON SIEMINSKI: Well, suburban
24 Philadelphia. Outside.

25 MEMBER OF THE PUBLIC (JOHN

1 DiGIULIO): Okay. So --

2 And are you the owner of the
3 project or does TJM still own the property and
4 you manage the park?

5 JASON SIEMINSKI: We're the
6 contract purchaser. So, TJM is still the owner
7 and we have a contract to purchase.

8 MEMBER OF THE PUBLIC (JOHN
9 DiGIULIO): Okay. So, you will own the land
10 outright, along with managing the project.

11 JASON SIEMINSKI: Correct.

12 MEMBER OF THE PUBLIC (JOHN
13 DiGIULIO): Okay. And the surface lot that's
14 not going to be used that's currently there, is
15 that going to be closed? It will be gated off
16 so there's no access to the property at all?

17 JASON SIEMINSKI: We're still
18 studying the best use of that lot.

19 MEMBER OF THE PUBLIC (JOHN
20 DiGIULIO): But, as of -- I mean, as of now,
21 like with the project going forward the way it
22 is, it will just be roped off and you won't --
23 it will not be in use at all?

24 NICHOLAS TALVACCHIA: Not
25 necessarily.

1 JASON SIEMINSKI: Not necessarily.

2 NICHOLAS TALVACCHIA: No. We just
3 don't know yet.

4 JASON SIEMINSKI: We just haven't
5 determined the best use of that.

6 MEMBER OF THE PUBLIC (JOHN
7 DiGIULIO): Okay. We have some parking. We
8 have 72 units in the building. We're a
9 four-story walkup -- no, we're not a walkup, we
10 have an elevator. And we have 72 units and we
11 have about 45 or 46 parking spots. And other
12 than a holiday weekend, like Memorial Day or
13 July 4th, we usually have enough parking for our
14 residents. So, we're okay.

15 But, we did used to have some
16 overflow parking that would go to the Hilton or
17 Atlantic Club parking lot. And if they had to
18 pay \$2 or \$5 or something like that, they did
19 that.

20 So, if this --

21 So, you're not going to have any
22 day-trippers currently; it's only planned to be
23 hotel guests, which is good, but if we -- if you
24 had a resident that wanted -- that needed a spot
25 for some reason and there was nothing on the

1 streets, there would be no -- there would be no
2 access to the lot to pay on a daily basis or for
3 the weekend or --

4 Could we strike something up to say
5 --

6 JASON SIEMINSKI: I'm happy to --
7 I'm happy to sit down and see if something could
8 be worked out.

9 MEMBER OF THE PUBLIC (JOHN
10 DiGIULIO): Okay. I mean, it -- just it happens
11 a couple times a year, when it's busy.

12 The restaurant that's going to be
13 on the beach, is that going to be like the one
14 at Resorts, which I think is great, is --

15 NICHOLAS TALVACCHIA: The
16 LandShark. Margaritaville.

17 MEMBER OF THE PUBLIC (JOHN
18 DiGIULIO): -- the LandShark or Margaritaville.

19 Will this be like a themed or will
20 it be a -- or is it just going to be a local
21 restaurant or is it kind of headed in any
22 direction or --

23 JASON SIEMINSKI: The theming has
24 not yet been decided.

25 MEMBER OF THE PUBLIC (JOHN

1 DiGIULIO): Okay. What is the total height of
2 the water parks going to be? Like on the
3 Boardwalk side and on the Atlantic Avenue side.

4 NICHOLAS TALVACCHIA: We'll have
5 that in a moment.

6 MEMBER OF THE PUBLIC (JOHN
7 DiGIULIO): Because we're only four stories.

8 And the theater, which is set back
9 a little bit now, doesn't -- you know, it
10 doesn't block any views of --

11 I don't want the guy on the corner
12 calling me and saying that thing went up, why
13 didn't you say anything.

14 NICHOLAS TALVACCHIA: Mark, if you
15 could --

16 Mark Petrella will respond.

17 Mark.

18 MARK PETRELLA: So, the Boardwalk
19 water park that you see here in the bottom right
20 --

21 MEMBER OF THE PUBLIC (JOHN
22 DiGIULIO): Yes.

23 MARK PETRELLA: -- that will be
24 about the same height of the existing podium.

25 But, on the plans that were

1 submitted, the dimension from the Boardwalk is
2 56 feet to the parapet.

3 MEMBER OF THE PUBLIC (JOHN
4 DiGIULIO): Because that --

5 The podium, I think, is six stories
6 now. It's almost like six floors.

7 MARK PETRELLA: Yeah. About.

8 So, this parapet line to the
9 Boardwalk is dimensioned as about 56 feet, --

10 MEMBER OF THE PUBLIC (JOHN
11 DiGIULIO): Okay.

12 MARK PETRELLA: -- based on what
13 was submitted.

14 MEMBER OF THE PUBLIC (JOHN
15 DiGIULIO): Okay. And then the other artwork or
16 whatever that's on the corner, it's
17 pass-through, you could see through it?

18 MARK PETRELLA: Yes.

19 MEMBER OF THE PUBLIC (JOHN
20 DiGIULIO): And then there's a ball on top.

21 NICHOLAS TALVACCHIA: Correct.

22 MEMBER OF THE PUBLIC: Okay. So,
23 about 56 feet high?

24 MARK PETRELLA: Yes.

25 MEMBER OF THE PUBLIC (JOHN

1 DiGIULIO): And then I think you said this. The
2 water park on the Boardwalk side will be open
3 during the summer and closed in the winter and
4 --

5 MARK PETRELLA: Right. As far as
6 the extent that this opens up, that hasn't been
7 determined yet, but there are smaller openings
8 that, yes, would be open during the summer and
9 closed during the winter, but glass.

10 NICHOLAS TALVACCHIA: And the park
11 itself will be open all year round. It's just
12 with the glass.

13 MEMBER OF THE PUBLIC (JOHN
14 DiGIULIO): Right. Right. Right.

15 And I had some -- a couple notes
16 here that said who can access, provided showers.
17 But, since it's only for hotel guests, it
18 probably really doesn't matter for right now.

19 But, if it did become a day-tripper
20 kind of environment -- kind of project, you have
21 facilities there within the complex where people
22 can get showered and hang their clothes and that
23 kind of stuff so that it's a fully --

24 MARK PETRELLA: Yes.

25 MEMBER OF THE PUBLIC (JOHN

1 DiGIULIO): -- fully --

2 How about security? You'll have --

3 JON BARNHART: Yes.

4 MEMBER OF THE PUBLIC (JOHN

5 DiGIULIO): Okay. And then, I mean, we used to
6 go to the -- we used to go to Revel or you go to
7 -- and you see the pool area and you see the
8 club area. A lot of activity, a lot of kids, a
9 lot of young adults, a lot of drinking, a lot of
10 fights. I mean, it's really --

11 You know, this front location here
12 is going to be your adult -- excuse my back, by
13 the way, sorry -- is going to be an adult-themed
14 location. And that's --

15 JASON SIEMINSKI: I want to clarify
16 "adult" on that. That's meant to distinguish
17 between the water park in the rear, which is
18 primarily aimed at the children.

19 The water park in the front, if you
20 will, might be where mom and day lay poolside,
21 really aimed more at adults, less screaming
22 kids. That's the -- that's the intent. Not
23 necessarily adult as in adult entertainment type
24 of --

25 MEMBER OF THE PUBLIC (JOHN

1 DiGIULIO): Right. Well, it's going to have a
2 swim-up bar. Right?

3 JASON SIEMINSKI: Yeah. Yeah. No
4 question.

5 MEMBER OF THE PUBLIC (JOHN

6 DiGIULIO): It's going to have a swim-up bar.

7 And I mean, I've been to them in
8 Mexico, where, you know, they have the swim-up
9 bars and they do those different kind --

10 And they're very nice. But, you
11 know --

12 How about music and entertainment?
13 Will there be music and entertainment inside the
14 water park areas?

15 JASON SIEMINSKI: It's contemplated
16 that might occur.

17 MEMBER OF THE PUBLIC (JOHN

18 DiGIULIO): Okay. So, we have a lot of problems
19 with noise at the -- at the Island Club, also.

20 And actually what happens, and it's not the
21 Ocean Club's fault, but when the music would
22 come from the Hilton or the Atlantic Club and
23 the beach bar or whatever location it was, it
24 would bounce off the building of the Ocean Club
25 and reverberate through the entire building. It

1 was incredible.

2 MEMBER OF THE PUBLIC (HARRIET
3 DIAMOND): I can clarify that.

4 LANCE LANDGRAF: I think Harriet
5 can clarify that.

6 MEMBER OF THE PUBLIC (HARRIET
7 DIAMOND): I can clarify that. Yes.

8 The problem was that the Hilton
9 speakers faced --

10 MEMBER OF THE PUBLIC (JOHN
11 DiGIULIO): Faced us.

12 MEMBER OF THE PUBLIC (HARRIET
13 DIAMOND): -- faced our building.

14 MEMBER OF THE PUBLIC (JOHN
15 DiGIULIO): Yes.

16 MEMBER OF THE PUBLIC (HARRIET
17 DIAMOND): And so, yes, it bounced off, it came
18 in. It was awful.

19 MEMBER OF THE PUBLIC (JOHN
20 DiGIULIO): Right.

21 MEMBER OF THE PUBLIC (HARRIET
22 DIAMOND): And I did speak to Jason about
23 speaker location, and he's very willing to work
24 with us and probably --

25 JASON SIEMINSKI: Yeah. We

1 understand.

2 MEMBER OF THE PUBLIC (JOHN
3 DiGIULIO): It's really --

4 It's not even that you hear the
5 sound of music, so much; it's like the thump,
6 thump, thump, you know, like that kind of thing.
7 It was really --

8 JASON SIEMINSKI: I'd like to go
9 back, again, to the --

10 This is a family-friendly resort
11 destination.

12 MEMBER OF THE PUBLIC (JOHN
13 DiGIULIO): Right.

14 JASON SIEMINSKI: So, thumpy base
15 type of -- is just kind of inconsistent with the
16 theme.

17 MEMBER OF THE PUBLIC (JOHN
18 DiGIULIO): Yes.

19 JASON SIEMINSKI: Not to say that
20 there won't be music and not to say that there
21 might not be an occasional concert, that sort of
22 thing, we're in Atlantic City, but --

23 MEMBER OF THE PUBLIC (JOHN
24 DiGIULIO): Yes.

25 JASON SIEMINSKI: -- but, the

1 primary theme here is family-friendly.

2 So, 2 -- you know, thumping base at
3 2 in the morning is not consistent with
4 children.

5 MEMBER OF THE PUBLIC (JOHN
6 DiGIULIO): Okay. And then the other thing, on
7 the top there, from the podium roof, I think
8 there was some discussion about club environment
9 or --

10 NICHOLAS TALVACCHIA: On the -- on
11 the Ventnor City side.

12 MEMBER OF THE PUBLIC (JOHN
13 DiGIULIO): Yeah. On the other side.

14 NICHOLAS TALVACCHIA: Right.

15 JASON SIEMINSKI: Yeah. The intent
16 there is to have a place where, you know, if you
17 will, the parents might get away a little bit
18 and lay in a cabana or that sort of thing.
19 Think more of a higher end Miami Beach type of
20 facility --

21 MEMBER OF THE PUBLIC (JOHN
22 DiGIULIO): Right.

23 JASON SIEMINSKI: -- than a -- than
24 a nightclub type environment.

25 There will be some, it's going to

1 be an exciting place to be at night, --

2 MEMBER OF THE PUBLIC (JOHN
3 DiGIULIO): Yeah.

4 JASON SIEMINSKI: -- but, again,
5 with Harriet's comments, we'll make sure the
6 noise is at an appropriate level and aimed in
7 the opposite direction.

8 MEMBER OF THE PUBLIC (JOHN
9 DiGIULIO): Hours of operation, generally
10 speaking, for the water parks?

11 JASON SIEMINSKI: The exact hours
12 of operation and the actual operational plan has
13 not been fully developed yet, so I don't --

14 MEMBER OF THE PUBLIC (JOHN
15 DiGIULIO): Will it be 2, 3 o'clock in the
16 morning?

17 JASON SIEMINSKI: No.

18 MEMBER OF THE PUBLIC (JOHN
19 DiGIULIO): It won't?

20 I mean, it will probably be like 11
21 o'clock or 10 o'clock kind of thing that --

22 Just for my curiosity, the Atlantic
23 Avenue feature that's going to be projecting out
24 behind the building --

25 NICHOLAS TALVACCHIA: The tubes?

1 MEMBER OF THE PUBLIC (JOHN

2 DiGIULIO): Yeah.

3 NICHOLAS TALVACCHIA: Mmm-hmm.

4 MEMBER OF THE PUBLIC (JOHN

5 DiGIULIO: That looks like it's going to be like
6 right on the street.

7 NICHOLAS TALVACCHIA: No.

8 MEMBER OF THE PUBLIC (JOHN

9 DiGIULIO): Is that going to be enclosed? Is
10 that --

11 NICHOLAS TALVACCHIA: They're
12 enclosed tubes, right, so, you know --

13 MEMBER OF THE PUBLIC (JOHN

14 DiGIULIO): Right. But, those things are like
15 right off of the street with no protection from
16 the public? Is that --

17 NICHOLAS TALVACCHIA: Mr. Barnhart,
18 do you want to address --

19 They're elevated off the road.

20 JON BARNHART: They will be
21 protected.

22 MEMBER OF THE PUBLIC (JOHN

23 DiGIULIO): Well, I, you know --

24 JON BARNHART: But, they're way up
25 in the air.

1 MEMBER OF THE PUBLIC (JOHN

2 DiGIULIO): Okay. All right.

3 NICHOLAS TALVACCHIA: Yeah.

4 JON BARNHART: At the ground level,
5 it's just -- there's landscaping.

6 MEMBER OF THE PUBLIC (JOHN

7 DiGIULIO): Is there like vandalism or like kids
8 -- kids wanting to jump up and climb on them and
9 -- like kind of thing? I don't know. Just --

10 JASON SIEMINSKI: We'll have to
11 provide adequate security for that feature.

12 MEMBER OF THE PUBLIC (JOHN

13 DiGIULIO): Well, I mean, like it's your
14 property, but, in other words, if that's going
15 to bring -- if that's going to bring kids or
16 people that are going to, you know, want to try
17 to gather and create that kind of nuisance, then
18 they're in our area -- do you know what I mean
19 -- to say, okay, let's whatever, you know.

20 And so, as residents; that is, the
21 Ocean Club or the -- or the Island Club, is
22 there like a -- will there be some kind of,
23 maybe like for residents, ticket program as
24 opposed to a -- because we don't have to day
25 trip.

1 JASON SIEMINSKI: We've come full
2 circle now.

3 MEMBER OF THE PUBLIC (JOHN
4 DiGIULIO): Right. I mean, you know, we're
5 there. Right. You know, the grandparents have
6 grandchildren and, you know --

7 JASON SIEMINSKI: Yeah. No. You
8 make a great point.

9 MEMBER OF THE PUBLIC (JOHN
10 DiGIULIO): You know.

11 JASON SIEMINSKI: We are --
12 You make a great point.

13 MEMBER OF THE PUBLIC (JOHN
14 DiGIULIO): I have a --

15 You know, I pay taxes. I can show
16 you my tax bill, you know.

17 JASON SIEMINSKI: I trust you.

18 And so, historically, indoor water
19 park resorts are aimed at the amenities for the
20 hotel guests. There have been -- there have
21 been examples of uses for and opportunities for
22 residents to take advantage. But, I want to
23 stress that this is a hotel amenity, primarily.

24 MEMBER OF THE PUBLIC (JOHN
25 DiGIULIO): Yes.

1 JASON SIEMINSKI: We are studying
2 whether there is a market for and it's
3 appropriate for -- to have like a season pass
4 model or something.

5 But, at the same time, you can't
6 devalue the experience of the resort guest who
7 is, you know, spending money to come to this
8 resort, come to Atlantic City on vacation.

9 So, there's a -- there's a definite
10 balance there.

11 MEMBER OF THE PUBLIC (JOHN
12 DiGIULIO): Right.

13 JASON SIEMINSKI: But, we are
14 actively studying whether a season pass-type
15 model might be appropriate for this location.

16 MEMBER OF THE PUBLIC (JOHN
17 DiGIULIO): Okay. All right. Thank you very
18 much. I appreciate your time.

19 LANCE LANDGRAF: Thank you for your
20 comments.

21 MEMBER OF THE PUBLIC (JOHN
22 DiGIULIO): Good luck.

23 JASON SIEMINSKI: Thank you very
24 much.

25 MEMBER OF THE PUBLIC: Excuse me.

1 Hi. Mary Ann Quince. I'm with the Ocean Club
2 as well.

3 And my question is really basic.
4 How long is this going to take and when is the
5 projected opening and --

6 I'm just worried about construction
7 and --

8 NICHOLAS TALVACCHIA: Jason, do you
9 want to take that?

10 JASON SIEMINSKI: From start of
11 construction, approximately a year to complete
12 the project. So, we'd like to be open in the
13 wintertime of '16, going into '17, potentially,
14 the spring.

15 MEMBER OF THE PUBLIC (MARY ANN
16 QUINCE): Okay. Thank you.

17 JASON SIEMINSKI: That's -- that's
18 the present target.

19 MEMBER OF THE PUBLIC (MARY ANN
20 QUINCE): Okay. Thanks.

21 LANCE LANDGRAF: Okay. Any other
22 comments from the public? Okay. Thank you for
23 your comments. We'll close that portion of the
24 hearing.

25 Anything back at us? Any comments,

1 questions?

2 All right. With that, Nick, as you
3 know, we will -- I will attempt to get this on
4 our July board meeting date, --

5 NICHOLAS TALVACCHIA: Yes.

6 LANCE LANDGRAF: -- which is the --
7 July 21st, I believe.

8 NICHOLAS TALVACCHIA: July 21.
9 Correct.

10 LANCE LANDGRAF: We're going to
11 shoot for that -- that date. I can't promise
12 that, but Scott --

13 NICHOLAS TALVACCHIA: Scott did.

14 LANCE LANDGRAF: But, we will shoot
15 for that.

16 NICHOLAS TALVACCHIA: Thank you.

17 LANCE LANDGRAF: And our next
18 hearing --

19 Excuse me.

20 NICHOLAS TALVACCHIA: The meeting
21 is not over yet.

22 LANCE LANDGRAF: Guys, guys, we're
23 still going on here. We still have a public
24 hearing here. You guys can chat when we finish.
25 We just have business to clean up.

1 Our next land use regulation board
2 hearing is July 16th, at 10 a.m., in this room.

3 So, with that, meeting adjourned.

4 NICHOLAS TALVACCHIA: Thank you
5 very much.

6
7 (This public hearing concluded at
8 11:32 a.m.)

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CSR ASSOCIATES

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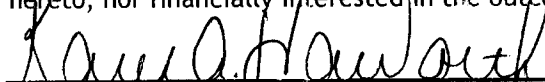
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NAME	FIRM	ADDRESS 1	ADDRESS 2	PHONE NUMBER
Kenia Diamond	Deans Club	3101 B Block	Turn 2. #1405	609-348-2949
Mary Ann Quince	"	"	" #3303	609-344-1477
Amy Shell	"	"	"	201-463-2500
Ms. De Tolson				
Don Brennan	AU. Ponzio E.	400 P. Dear Ave		609-344-6174
Carolee Burke		123 S. Wilson Ave		215-760-2364
John DiGiulio	ISLAND CLUB CADD AS	108 S. MONTPELIER AVE NT	1303 S. 9th St Allentown PA 19117	215-377-0611
Mark Petrella	5054 Architects	1020 Atlantic Ave.	ATC	601-345-5222
Jason R. Sieminski	Endeavour	201 S. Bethlehem Rd Pikeville, PA		215-292-8222
Peter Mowayko	"	"		610-574-1228