

CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
LAND USE REGULATION AND ENFORCEMENT DIVISION  
PUBLIC HEARING

RE: ABC OWNERSHIP LIMITED LIABILITY COMPANY  
(ATLANTIC CITY POLERCOASTER)  
2015-12-1768

Thursday - January 21, 2016

CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY PUBLIC HEARING, taken in the offices  
of CASINO REINVESTMENT DEVELOPMENT AUTHORITY, 15  
South Pennsylvania Avenue, Atlantic City, New  
Jersey, before Karen Winkler, a Certified Court  
Reporter and Notary Public of the State of New  
Jersey, on the above date, commencing at 10:18



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1 a.m., there being present:

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8 APPEARANCES:

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LANCE B. LANDGRAF JR.  
Hearing Officer

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RYKER, DANZIG, SCHERER, HYLAND  
& PERRETTI, LLP

19

BY: SCOTT G. COLLINS, ESQUIRE  
Attorney for CRDA

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ROBERT REID,  
Land Use Regulation and  
Enforcement Officer

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1 APPEARANCES-CONTINUED:

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JASON L. FICHTER, PE, PP, CFM,  
INSITE ENGINEERING, LLC

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GREG DOMALEWSKI, PE,  
INSITE ENGINEERING, LLC

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COOPER, LEVENSON, APRIL,  
NIEDELMAN & WAGENHEIM, ESQUIRES  
BY: NICHOLAS TALVACCHIA, ESQUIRE  
Counsel for the Applicant

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1 LANCE LANDGRAF: We'll call the  
2 hearing back to order.

3 The application number  
4 2015-12-1763, ABC Ownership, LLC. The  
5 Polercoaster application.

6 Mr. Talvacchia.

7 First can we hear from Rob on  
8 notice?

9 ROBERT REID: Yes. We have been  
10 provided with proof of service by Nick  
11 Talvacchia's offices and everything is in order.  
12 We have jurisdiction to hear the application.

13 LANCE LANDGRAF: Okay. Thank you.  
14 Please proceed.

15 NICHOLAS TALVACCHIA: Good morning  
16 everyone. For the record, my name is Nick  
17 Talvacchia, on behalf of the applicant, from  
18 Cooper Levenson. We're very pleased to be here  
19 today.

20 We have what we think is really a  
21 unique, exciting project that directly addresses  
22 the goals of the tourism district which is to  
23 make the boardwalk what it used to be, a  
24 traditional boardwalk experience. This is a  
25 modern-day version of an amusement park in this

1 packet because there's a polercoaster which is  
2 unique. In the United States it will be the  
3 first open. Then with the other rides, this  
4 will be a complete entertainment experience and  
5 we think that is directly what the tourism  
6 district master plan calls for.

7 It's exactly what the redevelopment  
8 plan that the city adopted, CRDA consented to,  
9 requires, and we're very excited about it.  
10 There's been a lot of time spent designing it  
11 and it's going to be, we think, an extremely  
12 attractive tourism destination facility which  
13 will also then bring people to Atlantic City who  
14 will then obviously go to restaurants, bars,  
15 maybe stay overnight, visit other retail and it  
16 will have a really synergistic effect in terms  
17 of changing the image of Atlantic City, making  
18 it a broader brand in terms of attraction,  
19 tourism attractions, so we're very excited.

20 We have a series of witnesses  
21 today. I'd like to introduce Bernie Friedman  
22 who is one of the principals and the driving  
23 force behind this project.

24 Mr. Friedman, if you could be sworn  
25 first.

1 LANCE LANDGRAF: Good morning, Mr.  
2 Friedman.

3 MR. FRIEDMAN: Good morning.  
4 (BERNIE FRIEDMAN, sworn.)  
5  
6  
7

8 BY NICHOLAS TALVACCHIA:

9 Q. Mr. Friedman, for the record,  
10 identify your affiliation with the project.

11 A. I am a one-third owner of this  
12 project with my brother and cousin. It's a  
13 family-owned operation. We are very excited  
14 about this opportunity to come. This will be  
15 the first polercoaster in the world. We are  
16 also building one in Orlando, but that's a  
17 taller one and that will be behind this one.  
18 This one we're hoping to open in April of 2018.  
19 We have started engineering and we're hoping --  
20 we're putting together a team to get this job  
21 underway. We have hired Tishman Construction to  
22 do our -- who's known here locally, to be our  
23 consultant on this job. We are hoping and we  
24 will be using and looking to bring in only local  
25 people. The jobs at the end of the day when

1       it's open will be about 200 jobs -- we assume  
2       200 people will have jobs here and they will all  
3       be local people and we're very excited to be  
4       part of this -- we call it a little project, but  
5       it's going to be a lot of fun.

6                   NICHOLAS TALVACCHIA:   Okay.

7                   LANCE LANDGRAF:   Thank you.   This  
8       is a big project for the city.

9                   MR. FRIEDMAN:   Compared to Orlando,  
10      this became a smaller project, but to us every  
11      project is important.

12                  NICHOLAS TALVACCHIA:   Mr. Friedman,  
13      obviously, you've done the market analysis and  
14      study.   Do you feel confident that this project  
15      will really drive the market for Atlantic City?

16                  MR. FRIEDMAN:   Absolutely.   Because  
17      it's going to bring based on the feasibility  
18      studies in the 35-to 50-year-old person here and  
19      get them here which will be families and they'll  
20      come with their wives and hopefully they'll  
21      spend a night, two nights or a weekend here and  
22      keep coming back.   We will have a water park on  
23      top of it with surfing pool, so besides going  
24      down a roller coaster, there will be other  
25      entertainment venues for people within the acre

1 or so that this is planned to be on.

2 NICHOLAS TALVACCHIA: Thank you.

3 I'd like to acknowledge Elizabeth Terenik,  
4 planning director. Glad to have you here.

5 Anything else for Mr. Friedman at  
6 this time?

7 LANCE LANDGRAF: No.

8 NICHOLAS TALVACCHIA: Can we have  
9 Art Ponzio sworn?

10 LANCE LANDGRAF: Mr. Ponzio has  
11 appeared here numerous times. He's certainly  
12 qualified to provide planning testimony.

13 (ARTHUR PONZIO, sworn.)

14

15

16

17 BY NICHOLAS TALVACCHIA:

18 Q. So, Art, you're a New Jersey  
19 licensed planner, been qualified as an expert.  
20 You've looked at the redevelopment plan and the  
21 other requirements and looked at the report by  
22 the CRDA consultant. Do you believe the project  
23 complies with the land use and site plan  
24 standards?

25 A. Yes, it does, Nick. The entire



1 project team designed the project so that it  
2 would comply in all aspects.

3 Q. One comment brought up by  
4 consultants about a possible variance for  
5 loading. Could you talk about that?

6 A. We appreciate that comment and  
7 we've all looked at that and we are going to  
8 accommodate the requirement of the ordinance by  
9 lengthening or making the loading area deeper  
10 off the street so that it complies with the  
11 minimum 12-by-35. It's actually going to be  
12 larger than that. We will fully comply.

13 NICHOLAS TALVACCHIA: So a loading  
14 vehicle will be able to be inside and not go  
15 over the property line on the sidewalk. That  
16 was the comment. So we believe we'll make  
17 that -- recommended as a condition and we're  
18 revising the design. But we have sufficient  
19 room to do that.

20 LANCE LANDGRAF: On the site plan  
21 that's the trash area basically?

22 NICHOLAS TALVACCHIA:  
23 Recharacterize that as the loading area and also  
24 trash storage, but there's going to be a  
25 restaurant, retail and trash. From time to time

1       there will be maintenance equipment for the  
2       rides, but run-of-the-mill deliveries and  
3       loading will be trash and what you need for a  
4       restaurant.

5               THE WITNESS: That area's going to  
6       be widened out. Plenty of room to do that. The  
7       architect will speak a little bit to that.

8               NICHOLAS TALVACCHIA: We looked at  
9       it after we received a review letter and we can  
10      make that additional space work. It actually  
11      will exceed the ordinance requirement of  
12      12-by-35. We'll have it wider than that. We'll  
13      show that obviously to you.

14              LANCE LANDGRAF: All right. The  
15      one comment I would have now that you're going  
16      to be backing that into the structure. When  
17      it's not in use as a loading area, will there be  
18      a roll-down door?

19              NICHOLAS TALVACCHIA: It will be  
20      closed and we'll show that to you.

21              LANCE LANDGRAF: That is your front  
22      facade. We understand that's the only place you  
23      can access, but still want an aesthetic facade.

24              NICHOLAS TALVACCHIA: The design  
25      team is very sensitive to the aesthetic of this

1 and the goal is to make this an attractive  
2 project because we think it's going to become an  
3 iconic project over time.

4 LANCE LANDGRAF: Okay. Thank you.

5 BY MR. TALVACCHIA:

6 Q. So, Art, you addressed the loading.  
7 There was some discussion in the report, some  
8 other issues were raised. Do you want to  
9 address anything?

10 A. I'd like to go through a couple  
11 things. The slide that's presented up on the  
12 board is a site development plan. Just to  
13 orient everyone in the room, Martin Luther King  
14 Boulevard is on the bottom. Small alleyway is  
15 Mt. Vernon. Feeds back out to Kentucky Avenue  
16 to the right. All the way to the right-hand  
17 side on the diagonal is the boardwalk and you  
18 can see an appendage, building that will stick  
19 out toward the boardwalk. Essentially that's  
20 our main ingress and egress, pedestrian access  
21 to the site. Right directly from the boardwalk,  
22 you'll see some slides that the architect's  
23 going to present in a few moments.

24 This facility is multilevel. It's  
25 a total of six levels if you count the rooftop

1 and two of those levels are intermediate levels.  
2 They don't occupy the entirety of the site.  
3 It's quite an intricate and ingenious design and  
4 you'll see that in a few moments. Multi facets  
5 of this. There are many different types of  
6 amusement attractions, if you will. There's a  
7 restaurant facility also. There's a wave pool  
8 up on the roof. So this is quite dynamic and  
9 exciting and I think really exactly what we need  
10 at this time in Atlantic City. This is the  
11 direction that the city wants to go. This  
12 project hopefully will be a catalyst for -- we  
13 want to see many projects like this come  
14 forward.

15 Q. Art, do you want to talk about  
16 more?

17 A. I was going to say about the  
18 setbacks and redevelopment plan.

19 Q. Go ahead.

20 A. The redevelopment plan which is in  
21 place and approved and adopted as required by  
22 law allows setbacks to be zero for the property  
23 all the way around. Take advantage of as much  
24 of the land as we can. Essentially what you see  
25 there is just that, with the exception of the

1 northerly side of the property where the  
2 building is set back for some ingress and egress  
3 emergency access five-and-a-half feet plus or  
4 minus on that side, on the northerly side, left  
5 side. On the right side there is an alleyway  
6 which separates the boardwalk frontage  
7 properties from the main parcel. You can barely  
8 see it there. It's than a old right of way.  
9 Approximately 10 foot in width. The property  
10 spans beyond that, as you can see, with the  
11 access, egress to the boardwalk and in that area  
12 there will be a transition in height. You come  
13 off the boardwalk see an approximate elevation  
14 of 12 and go up on a general slope to the main  
15 level which is up at about elevation 24. So  
16 there's a transition of slope as you enter from  
17 the boardwalk and when you get back  
18 three-quarters of the way in that little throat  
19 leading to the site from the boardwalk, it will  
20 be vertical transportation there, escalators,  
21 elevators, things of that nature, as well as  
22 stairs. The height overall the building itself,  
23 call it the podium, is about 62 feet to the top  
24 measured from ground. The polercoaster, the  
25 main event, let's call it the icon feature,

1       because this will become an icon, will measure  
2       about 360 feet, plus or minus, to the very top  
3       from the ground. It's quite an impressive  
4       structure, all steel. Again, you'll see that in  
5       a few moments. Quite interesting. That height  
6       would allow for some maintenance equipment at  
7       the top which has to remain in place, crane and  
8       things of that nature up at the very top for  
9       maintenance. But overall, about 360 feet from  
10      the ground. Quite impressive, that height.

11             Q.       Art, there's a coverage issue.

12             A.       Yeah. The redevelopment plan  
13      allows coverage on the site to be whatever  
14      CAFRA, NJDEP would allow. We've made a CAFRA  
15      application. Application is being reviewed.  
16      We've got first series of comments back. They  
17      encourage the project, generally accept the  
18      project. They had a few questions about FEMA,  
19      which some of those questions will be answered  
20      today by other folks in the room. However, the  
21      site is currently 100 percent covered by  
22      impervious surface. The site exists as a  
23      surface parking lot for the main part of it and  
24      then the boardwalk frontage exists as two retail  
25      stores. Retail stores will be demolished. The

1 lot will be taken away, but with regard to the  
2 coverage, CAFRA allows you to take advantage of  
3 the existing coverage, which is 100 percent.  
4 We're reducing it by three percent. We don't  
5 feel there will be any issue at all getting that  
6 approval from the state of New Jersey.

7 So essentially at the end of the  
8 day, this site will represent 97 percent lot  
9 coverage which will then meet the DEP standard  
10 as well as the redevelopment plan standard.

11

12 Q. Any further comments?

13 A. Anything else that you wanted me to  
14 touch on in the report? Parking.

15 Q. Oh, off-site parking.

16 NICHOLAS TALVACCHIA: Jon, could  
17 you get to that slide we have on the parking?

18 MR. PONZIO: We put together a  
19 neighborhood plan showing the parking that is  
20 available in this particular area of our city.  
21 There it is. The site is depicted, you can see  
22 it from this. Relative near the boardwalk on  
23 the easterly side of Martin Luther King  
24 Boulevard. We're surrounded to the east of us  
25 by an existing surface parking lot. It shows as

1 152 spaces and then behind that it's 54 spaces  
2 along Kentucky Avenue and then in the general  
3 vicinity, and we showed on that drawing about a  
4 500-foot radius, you can see the multitude of  
5 parking that is available.

6 Now, the interesting thing is that  
7 much of that parking, much of that property is  
8 owned by one of the principals in the project.  
9 Those lots would be the former Sands Casino  
10 proper and all their outlying lots, many of  
11 which were uses for years and years as surface  
12 parking, some of which continue to today.  
13 There's an agreement in place between the owners  
14 such that whatever parking is required for this  
15 project would be accommodated on lands that are  
16 owned by the owner who is one of the principals  
17 in the project today.

18 BY NICHOLAS TALVACCHIA:

19 Q. So the request is that for today we  
20 not identify the specific off-site, but make  
21 that a condition prior to opening, because the  
22 plan allows off-site parking.

23 A. Right. And the reason we don't  
24 want to identify it right now and hopefully in  
25 the near future you will see, other plans that



1 are in place for parts of this former Sands  
2 Casino property, there are other projects that  
3 are in the works right now.

4 Q. Not related to us, but related to  
5 the owner of the underlying ground, so from a  
6 planning perspective, until they kind of gel, it  
7 makes more sense to push off our parking. Our  
8 parking's not going to be high. It's really  
9 just for employees and it's probably net nine  
10 spaces. Might be more than that, but it's not  
11 going to be a high number.

12 A. Right. To the westerly side --  
13 LANCE LANDGRAF: It will be a  
14 condition of any recommendation we make.

15 MR. PONZIO: To the westerly side  
16 from MLK where the landscaped area that the  
17 alliance put in a few years ago still exists.  
18 That is also one of the parcels that is owned by  
19 one of the principals in the project. That  
20 large parcel. That is the area of the former  
21 Sands Casino and their outlying surface parking  
22 lot which was directly across the street. We  
23 will be coming back to this agency in the near  
24 future to develop a parking lot on that property  
25 as well. I've been speaking to the owners and

1 the attorney who's in the room.

2 NICHOLAS TALVACCHIA: For the  
3 record, Brian Callaghan represents the landowner  
4 or landlord and his client is also a partner in  
5 the project, so they're leasing us the land.  
6 They have the land around it so we know we can  
7 provide the required parking.

8 LANCE LANDGRAF: As long as the  
9 applicant's comfortable with that being a  
10 condition that they have to provide that, then  
11 we can move forward.

12 MR. PONZIO: The illustration here  
13 today is to show that there are quite a few  
14 opportunities. We just need to identify the  
15 specific location that we're going to use for  
16 the parking to support this project, but we will  
17 do that.

18 LANCE LANDGRAF: For the record,  
19 the ordinance does allow off-site parking within  
20 the same zone, so we are okay with that. It's  
21 just a matter of providing us with the exact  
22 locations of those leased spaces.

23 NICHOLAS TALVACCHIA: Exactly.

24 LANCE LANDGRAF: Okay.

25 GREGORY DOMALEWSKI: Before you

1 guys move on, I know you talked about the number  
2 of employees possibly being --

3 NICHOLAS TALVACCHIA: It's probably  
4 higher than what we said in our application.  
5 We're required to have two for every three on  
6 the peak shift. But they're not all working at  
7 the same time. We don't really know what the  
8 number is. It could be 100 at one time working,  
9 so the ordinance would require about 66 spaces,  
10 but we take the 85 percent reduction and you're  
11 down to like nine, 10, 12 spaces.

12 GREGORY DOMALEWSKI: You'll comply  
13 with the requirement?

14 NICHOLAS TALVACCHIA: Once we have  
15 a more definitive number of employees. But the  
16 estimate is 200, 200 plus employees, but there's  
17 different shifts, days off, peak time, so the  
18 parking's provided based on peak shift. So peak  
19 shift will be a lot less than a total hire,  
20 which is about 200 plus.

21 LANCE LANDGRAF: Okay. Thank you.

22 MR. PONZIO: I think the last item  
23 on the is the signage. We have not identified  
24 the signage. Reason for that is the project is  
25 in the process of being branded. A name will be

1 put out there for this project, a brand, if you  
2 will. There's a marketing team that's been  
3 hired by the owners. They're in the process of  
4 doing their studies and when the final brand is  
5 announced, those signs will be obviously placed  
6 on this facility. But my testimony today would  
7 be that the signage, once it is designed,  
8 announced and designed, would meet the  
9 requirement of the ordinance. We're allowed to  
10 take the facade total, regardless of the  
11 vertical plane of that on each side up to 25  
12 percent and cover that with a sign. I'm sure  
13 that's going to definitely accommodate what the  
14 needs would be for the project, so as a  
15 condition, we will come back with that at the  
16 appropriate time, but we'll meet the ordinance  
17 standards. No request for any waiver variance  
18 or anything like that.

19 LANCE LANDGRAF: That's fine.  
20 That's understandable.

21 NICHOLAS TALVACCHIA: Mr. Ponzio,  
22 anything further?

23 MR. PONZIO: I think that's it.

24 NICHOLAS TALVACCHIA: So, in your  
25 opinion, with the change to the loading dock,

1       this is completely a compliant project in your  
2       professional opinion?

3                   MR. PONZIO:  It absolutely is.

4                   NICHOLAS TALVACCHIA:  I'd like to  
5       have Jon Barnhart talk.  I know he's been  
6       qualified in the past.

7                   LANCE LANDGRAF:  We would accept  
8       that qualification as well.

9                   NICHOLAS TALVACCHIA:  Jon, if you  
10      would be sworn in.

11                   (JON BARNHART, sworn.)

12

13

14

15      BY MR. TALVACCHIA:

16                   Q.       Jon, you're a New Jersey licensed  
17      engineer?

18                   A.       Correct.

19                   Q.       You also happen to be a planner,  
20      but you're not here for that purpose.

21                   A.       Correct.

22                   Q.       And you work with Arthur W. Ponzio  
23      Company, vice president?

24                   A.       Yes.

25                   Q.       And under your direction a site

1 plan was developed.

2 A. Yes.

3 Q. You're familiar with it?

4 A. Yes.

5 Q. The redevelopment plan.

6 A. Yes.

7 Q. Land use ordinance.

8 A. Yes.

9 Q. Flood requirements?

10 A. Yes.

11 Q. Thank you. And so talk about the  
12 typical -- how we're draining this, lighting,  
13 landscaping, typical site plan issues.

14 A. Sure. As Mr. Ponzio pointed out,  
15 the site is occupied to the extent of  
16 approximately 97 percent by a building, so the  
17 site plan issues related to this project are  
18 easily dealt with. I'll just go through one at  
19 a time.

20 We already touched briefly on trash  
21 and loading. Mr. Ponzio testified that the  
22 operation for trash and loading will be expanded  
23 to come in off of Martin Luther King Boulevard  
24 with an adequately sized door, so the vehicle  
25 can pull completely into the building for both

1 trash and loading operation and meet the  
2 requirements. With regard to grading and  
3 drainage issues and meeting the flood hazard  
4 standard, the building is intended to be  
5 constructed as a dry flood-proof structure. The  
6 first finished floor will meet the local  
7 ordinance requirements of two feet above base  
8 flood elevation as well as the DEP requirements  
9 of one foot above. So the building will comply  
10 with those standards. We have not requested any  
11 deviation from the DEP for any of the flood  
12 hazard standards. We were fortunate enough  
13 because this site was a casino facility. The  
14 surrounding properties were casino facility.  
15 Infrastructure is good in its location. All of  
16 our utilities, easily accessed from Martin  
17 Luther King Boulevard. The project is proposed  
18 to be drained by way of roof leaders out to  
19 Martin Luther King Boulevard as well, which then  
20 goes out into an existing outfall out in the  
21 Atlantic Ocean. From a site circulation  
22 standpoint, obviously, all the circulation other  
23 than the loading and trash that I just mentioned  
24 is within the building structure itself.

25 As Mr. Ponzio again mentioned, the

1 access point off of the boardwalk area will  
2 basically appear as though an extension of the  
3 boardwalk which will lead you to the main  
4 entrance of the facility and those elevations  
5 will match the elevation of the boardwalk coming  
6 in and then eventually take you to the required  
7 elevation of the floor of the building itself.  
8 There's obviously minimal opportunity for  
9 landscape, but the two open areas on either side  
10 of the building will be landscaped as well as  
11 a -- and you'll see some renderings that the  
12 project architect brought with him as well as a  
13 streetscape to create a nice look along Martin  
14 Luther King Boulevard. That's really the extent  
15 of the site plan.

16 As I mentioned, we were fortunate  
17 because of the location of the site, the  
18 infrastructure here is good and works very well  
19 for this project.

20 Q. I have a couple questions. One of  
21 the comments in your review letter is your  
22 compliance report for storm water/sewer will be  
23 revised to properly demonstrate the capacity not  
24 to exceed the 25-year storm event.

25 A. Yes, we can accommodate that.



1 Q. Talked about FEMA. ADA  
2 requirements, two percent slope, comply with  
3 that?

4 A. We will, yes.

5 Q. Do we have or can you provide  
6 detail of the method to connect the storm  
7 water/sewer conduit to the existing inlet?

8 A. Yes, we will provide a detailed as  
9 condition of approval with the construction  
10 method to connect to that existing structure.

11 Q. And then in terms of any sewer  
12 connection fees, we'll contact the sewer company  
13 for sewer and the Atlantic City MUA for water  
14 connection fees.

15 A. Correct. As you mentioned, the  
16 water service comes from Atlantic City Municipal  
17 Utility Authority. Both of those agencies will  
18 have to review and approve whatever connection  
19 fees are required will need to be paid.

20 Q. And you'll provide the scheduled  
21 quantity as necessary so that the performance  
22 guarantee can be calculated.

23 A. Yes. When we modify the plans, at  
24 that point we'll be able to produce an estimate.

25 Q. I think I covered the site plan

1 issues. If I missed something, follow up.

2 GREGORY DOMALEWSKI: You're  
3 building some sort of structure from the  
4 staircase or elevators that elevate to the roof.  
5 But you're going to have some sort of boardwalk  
6 that goes out. How is that going to connect to  
7 the existing boardwalk? Flush, right, some sort  
8 of transition between the existing boardwalk and  
9 the new structure?

10 MR. BARNHART: Make sure I  
11 understand. Are you talking about at this  
12 location?

13 GREGORY DOMALEWSKI: Yeah, right  
14 there.

15 MR. BARNHART: It will appear to be  
16 an extension of the boardwalk walking into that  
17 area.

18 GREGORY DOMALEWSKI: Have you taken  
19 a look at any construction details of how you  
20 guys are going to achieve that? We just want to  
21 make sure that it's not connected to the city's  
22 boardwalk.

23 MR. BARNHART: We're not to that  
24 point yet. Having done many other projects,  
25 we're sensitive to the concerns the city has

1 with regard to connecting to their structure, so  
2 it will need to be independently supported.

3 NICHOLAS TALVACCHIA: The architect  
4 can address that when he comes up.

5 GREGORY DOMALEWSKI: On ADA access,  
6 if you come to the site and you are in a  
7 wheelchair or disabled in any way, how are you  
8 going to access the site? Can you go over that?

9 NICHOLAS TALVACCHIA: I think the  
10 architect can.

11 GREGORY DOMALEWSKI: Okay. Then  
12 all utilities are basically going to comply with  
13 the city requirements for pile-supported  
14 structures if you need to add any area or  
15 anything like that?

16 MR. BARNHART: Yes, our intent to  
17 keep it within the sidewalk area, which by city  
18 ordinance doesn't require pile supporting. So  
19 we're trying to keep the system outside of the  
20 actual cartway.

21 GREGORY DOMALEWSKI: Any existing  
22 pipes you're likely to connect to, we'd like to  
23 see anything like that. Just to get a condition  
24 of the report or utilities, to make sure they're  
25 adequate.

1 MR. BARNHART: Our current plan is  
2 to provide new lateral connections, not utilize  
3 existing lines for the building.

4 GREGORY DOMALEWSKI: So the 18-inch  
5 is ductile iron that goes underneath the  
6 boardwalk there. That's all new that's going  
7 in?

8 MR. BARNHART: That line coming  
9 down the street is going to be new. Yes.

10 GREGORY DOMALEWSKI: So you're  
11 going underneath the existing ramps to the  
12 boardwalk?

13 MR. BARNHART: In that one  
14 location, yes, we will have to deal with that  
15 existing ramp.

16 GREGORY DOMALEWSKI: So you're  
17 going to reconstruct the ramp as part of the  
18 construction?

19 MR. BARNHART: We're going to have  
20 to demolish a portion of the ramp to allow it to  
21 be constructed.

22 GREGORY DOMALEWSKI: When you're  
23 reconstructed I'd like to see it be ADA  
24 accessible as well. It's not just replacing.

25 NICHOLAS TALVACCHIA: Talk to Lou

1       what that means, Jon. Have a moment to  
2       understand.

3                   MR. BARNHART: Yes, we're fine with  
4       that.

5                   GREGORY DOMALEWSKI: Then I didn't  
6       see a lot of details on how they work, but are  
7       you going to have some sort of overflow in the  
8       event of a storm when the pipes back up?

9                   MR. BARNHART: Yes. When they come  
10      out of the building we will have an overflow  
11      system. The roof drainage plan isn't fully  
12      developed yet, so once we get to that point, but  
13      the system will have relief points in case if we  
14      have a high tide or capacity issue with regard  
15      to the existing pipe network, there will be  
16      relief point.

17                  GREGORY DOMALEWSKI: Okay. I  
18      think -- oh, as far as connecting to the  
19      existing boardwalk, that will be part of the  
20      structural drawings when we get to it, but I  
21      think some sort of seawall there or something to  
22      stop the Atlantic Ocean from just coming in up  
23      to your building. Is that going to be included  
24      as part of the structure --

25                  NICHOLAS TALVACCHIA: I think we

1 have structural for the flooding built, but  
2 Mr. Fotiadis is going to address that.

3 GREGORY DOMALEWSKI: Okay.

4 JASON FICHTER: I just have one  
5 question about you talked about dry flood  
6 proofing the building.

7 MR. BARNHART: Yes.

8 JASON FICHTER: I'm assuming in  
9 your CAFRA application the flood hazard is part  
10 of that and you've discussed with the DEP.

11 NICHOLAS TALVACCHIA: Yes. We had  
12 a call the other day and they're looking for  
13 some calculations from us.

14 JASON FICHTER: Okay.

15 GREGORY DOMALEWSKI: The other  
16 question I have, I saw a lot of proposed grades  
17 on the plans. You're planning to replace all  
18 the curb and sidewalk along your entire frontage  
19 there, correct?

20 MR. BARNHART: Correct.

21 GREGORY DOMALEWSKI: And I guess as  
22 you build the pipe down the roadway, anything  
23 else that needs to be replaced in that area?

24 MR. BARNHART: Any restoration  
25 necessary as a result of the construction would

1 have to be done, yes.

2 GREGORY DOMALEWSKI: And you comply  
3 with the city's ordinance of road repair the  
4 same way?

5 MR. BARNHART: Yes, we have to.

6 LANCE LANDGRAF: I want to take a  
7 second. This is Jason Fichter and Gregory  
8 Domalewski with Insite Engineering, our  
9 consultant for this year, so if you guys haven't  
10 had a chance to meet with them.

11 NICHOLAS TALVACCHIA: Clarify.  
12 Both engineers or --

13 LANCE LANDGRAF: Both engineers and  
14 Jason's also a planner?

15 NICHOLAS TALVACCHIA: So you're  
16 acting as the planner and you're acting as the  
17 engineer. Thank you.

18 LANCE LANDGRAF: Should have  
19 introduced them at the start, but I forgot.

20 NICHOLAS TALVACCHIA: I didn't  
21 introduce our construction person. Lou Katsos  
22 sitting there.

23 LANCE LANDGRAF: Will he be  
24 providing testimony today?

25 NICHOLAS TALVACCHIA: No.

1 GREGORY DOMALEWSKI: One more  
2 question about lighting. I don't know if the  
3 architect's going to talk about lighting.

4 MR. BARNHART: I'll have the  
5 architect touch on lighting. All of the  
6 lighting obviously will be on the building,  
7 because the site is occupied by the building.

8 GREGORY DOMALEWSKI: One concern I  
9 have is the existing parking lots have some  
10 lights that are in the building property there.  
11 I think that may need to be considered as you go  
12 forward with lighting design and plans, may have  
13 to design some building-mounted lights or  
14 something like that to replace what was once on  
15 the site to be used to light those parking lots  
16 to create safe, adequate lighting.

17 MR. BARNHART: Back here and over  
18 here. Poles on this light that are shining in  
19 this direction.

20 GREGORY DOMALEWSKI: Yes.

21 MR. BARNHART: Yeah, we can deal  
22 with that.

23 GREGORY DOMALEWSKI: Okay.

24 NICHOLAS TALVACCHIA: They are on  
25 our landlord's lot, so --



1 LANCE LANDGRAF: He's going to make  
2 you do something.

3 GREGORY DOMALEWSKI: That's all I  
4 have.

5 NICHOLAS TALVACCHIA: Anything  
6 further?

7 MR. BARNHART: No. That's it.

8 NICHOLAS TALVACCHIA: Mr. Barnhart,  
9 in your professional opinion, does the project  
10 comply with the requirements of the site plan  
11 standards of Atlantic City?

12 MR. BARNHART: Yes, it does.

13 NICHOLAS TALVACCHIA: Okay. I'd  
14 like to have Dave Shropshire, traffic  
15 consultant, talk about the loading operations  
16 primarily. Dave, if you could be sworn.

17 (DAVID SHROPSHIRE, sworn.)

18 NICHOLAS TALVACCHIA: Do you accept  
19 his qualifications as an expert in the  
20 transportation planning?

21 LANCE LANDGRAF: Yes.

22

23

24

25 BY NICHOLAS TALVACCHIA:

1 Q. Dave, you are the president of  
2 Shropshire Associates?

3 A. Correct.

4 Q. And just how many years you've been  
5 a traffic consultant.

6 A. 30.

7 Q. 30? Okay. So you've had -- you're  
8 familiar with Atlantic City. You've done many  
9 projects here?

10 A. Yes.

11 Q. And you're familiar with our  
12 dead-end street system, correct?

13 A. Yes.

14 Q. Creates some challenges?

15 A. Yes, it does.

16 Q. With the proposed changes to the  
17 loading dock, do you believe we'll be able to  
18 achieve the requirements of the ordinance to  
19 basically loading and unloading not be on the  
20 sidewalk? In other words, fit in, do a loading,  
21 whether it's trash or deliveries to the  
22 restaurants?

23 A. Yes. As Arthur had testified, we  
24 can meet the ordinance requirements and I  
25 believe we're probably going to exceed the

1 ordinance requirements which actually gives us a  
2 little bit more capability in terms of the  
3 maneuverability into and out of that loading  
4 area.

5 Q. And one of the comments or  
6 questions whether or not our loading operations  
7 is going to interfere with traffic. Given the  
8 dead-end nature of that street do you see that a  
9 real issue?

10 A. Not with meeting the ordinance  
11 requirements with regards to the loading area.

12 Q. All right. In your opinion, you  
13 believe circulation to and from the site is safe  
14 and efficient?

15 A. Yes. As Jon as already outlined,  
16 it's pretty much pedestrian access into the  
17 site. So it's off-track traffic and the  
18 intersections are close by, as we have evaluated  
19 and submitted in our traffic report are more  
20 than sufficient to accommodate traffic demands  
21 that can be expected by this project.

22 Q. In your professional opinion, does  
23 the project comply with the requirements of the  
24 ordinance, from a traffic design standpoint?

25 A. Yes, it does.

1                   NICHOLAS TALVACCHIA: Any questions  
2 of Mr. Shropshire?

3                   LANCE LANDGRAF: The anticipated  
4 delivery's SU-30. We're not talking  
5 tractor-trailers?

6                   MR. SHROPSHIRE: Correct.

7                   LANCE LANDGRAF: That's a little  
8 bit more maneuverable on the street?

9                   MR. SHROPSHIRE: Absolutely.

10                  GREGORY DOMALEWSKI: I was going to  
11 say the same thing. Size of vehicles and timing  
12 of deliveries.

13                  MR. SHROPSHIRE: Right.

14                  GREGORY DOMALEWSKI: What time are  
15 you --

16                  NICHOLAS TALVACCHIA: We  
17 anticipate, I'm guessing, before 11 in the  
18 morning typically. To the extent we can control  
19 it, because as you get later, as you probably  
20 know, start getting a lot more congestion.  
21 Everybody in general does the loading in the  
22 early parts. That's when all the food service,  
23 they go block to block to all the restaurants.  
24 It's the same truck doing 10 restaurants.

25                  MR. SHROPSHIRE: It will be

1 managed.

2 GREGORY DOMALEWSKI: Okay.

3 NICHOLAS TALVACCHIA: But we  
4 totally can't control it. I want to get that on  
5 the record, as you probably know.

6 LANCE LANDGRAF: Right.

7 JASON FICHTER: You're comfortable  
8 with the adequacy of space out there in the  
9 space to make that maneuver?

10 MR. SHROPSHIRE: Yes, with that  
11 depth we're talking about back in the loading  
12 area. M.L. King's 26 feet in width and there is  
13 curbside parking on the one side of the street  
14 so we're left with 18 feet of maneuverability  
15 actually in the cartway and then with the depth  
16 that we have back to the loading space. We're  
17 in good shape.

18 JASON FICHTER: Okay.

19 NICHOLAS TALVACCHIA: Anything  
20 further of Mr. Shropshire?

21 LANCE LANDGRAF: Did you do -- I  
22 think we're good. Thank you.

23 NICHOLAS TALVACCHIA: And our last,  
24 but certainly not the least, John Fotiadis the  
25 project architect. We have some, we think,

1 really nice attractive renderings to show you.  
2 John, why don't you go to the first slide.  
3 First get you sworn in.

4 LANCE LANDGRAF: Nick, there's a  
5 question on the flood. Jason, go ahead.

6 JASON FICHTER: Just have a  
7 question. In terms of the flooding, you're dry  
8 flood proofing the building in accordance with  
9 the state regulation.

10 NICHOLAS TALVACCHIA: We're going  
11 to meet -- the city has an extra foot of height  
12 in terms of the -- correct.

13 JASON FICHTER: So your first floor  
14 down at the bottom is elevation six, right?

15 MR. BARNHART: About six, correct.

16 JASON FICHTER: And base flood at  
17 10.

18 MR. BARNHART: Correct.

19 JASON FICHTER: And I believe the  
20 city's flood prevention ordinance puts you at  
21 12. How do we relate that to the six from the  
22 city's perspective, not the state's?

23 MR. BARNHART: I'm not sure what  
24 you mean by how do we relate it.

25 JASON FICHTER: In other words,

1 your finished floor at the bottom level is  
2 elevation six, which is below the --

3 NICHOLAS TALVACCHIA: I've had this  
4 discussion with the building department on  
5 another project. Dry flood proof. They need  
6 that to be in compliance because they can't  
7 flood -- spoke with Wally Shields on the project  
8 down the road.

9 LANCE LANDGRAF: We'll note it on  
10 our record. It's the city. It's not under 163,  
11 so it's not our jurisdiction.

12 NICHOLAS TALVACCHIA: In fact, we  
13 had this on the other project down the road  
14 where we had it, as long as we were doing wet  
15 flood proofing -- that case it was dry, they  
16 deemed that to be compliant with their  
17 ordinance.

18 JASON FICHTER: Okay.

19 LANCE LANDGRAF: Suffice to say we  
20 raised it and we'll keep it in our report.  
21 Thank you.

22 SCOTT COLLINS: If I could  
23 interrupt for a second.

24 NICHOLAS TALVACCHIA: Excuse me one  
25 second, please. The whole building's going to

1 be surrounded by essentially a 12-foot concrete  
2 wall which will be -- think of it as a reverse  
3 bathtub. All the openings will have gates or  
4 whatever. So it really -- water, you could have  
5 10 feet of water around it, can't get in. So it  
6 will be completely dry and that's what we  
7 discussed with DEP and that's how it's going to  
8 be designed. So with that, we could swear in  
9 Mr. Fotiadis.

10 SCOTT COLLINS: Before we do,  
11 everything that you've been referring to so far  
12 is part of the application materials that have  
13 previously been submitted?

14 NICHOLAS TALVACCHIA: Some, but,  
15 no, some of the elevation -- we have modified  
16 since the submission the exact floor plan of the  
17 rides, but the footprint -- the things that are  
18 subject to review, setbacks and all that,  
19 nothing's changed, coverage. What we've done,  
20 and I ran by this with Mr. Landgraf, is we've  
21 repositioned some of the rides internally within  
22 the building. Just if we were building a  
23 restaurant, you would approve the restaurant,  
24 but not the exact seating configuration or where  
25 the kitchen is, so we have changed where these



1 things are, but from your standards which don't  
2 regulate where the rides go, we haven't changed  
3 anything. Height's the same, setback's the  
4 same.

5 SCOTT COLLINS: Just for purposes  
6 of keeping exhibits in order.

7 NICHOLAS TALVACCHIA: I would say  
8 treat these as essentially updated or refined  
9 exhibits from the submission package and we'll  
10 enter them into the record at the end.

11 LANCE LANDGRAF: Okay. And they'll  
12 all be submitted electronically?

13 NICHOLAS TALVACCHIA: Yes. We will  
14 make all these available to you.

15 We are just advised that Elizabeth  
16 Terenik supports the project. She had to run  
17 back to city hall.

18 LANCE LANDGRAF: So noted, and I've  
19 talked to Elizabeth about this project as well  
20 and actually in an effort to coordinate with the  
21 city a little bit more, Elizabeth or someone  
22 from her staff is going to routinely attend  
23 these hearings. They're copied by your  
24 application. As soon as we get electronic  
25 copies of all applications, not just yours, we

1 will advise them that they are available on our  
2 Website. We encourage the city planning board  
3 and zoning board members to actually review  
4 those, bring any comments forward to us. Trying  
5 to work better with the city than has been the  
6 history.

7 NICHOLAS TALVACCHIA: Just so you  
8 know, we attended, Arthur and I, the planning  
9 development committee last night. There's some  
10 new members since last year. Met with the old  
11 committee at least twice. We met with the new  
12 committee. Brought them up to speed on this  
13 project, showed them the elevations and I can  
14 say without hesitation that they were very  
15 excited about the project.

16 LANCE LANDGRAF: Good. Thank you.  
17 Please proceed.

18 I think we need to swear in the  
19 architect.

20 (JOHN FOTIADIS, sworn.)

21

22

23

24 BY MR. TALVACCHIA:

25 Q. John, because you've never

1 testified here before, you are a licensed  
2 architect?

3 A. I am licensed in New York and New  
4 Jersey.

5 Q. Okay. Little bit about your  
6 background. How long have you been an  
7 architect?

8 A. I've been an architect for about 30  
9 years. Started my career in New York. I am  
10 from New Jersey. I live up in North Jersey. My  
11 office is located in Manhattan. Over the course  
12 of my career, I started my own firm about seven  
13 years ago. Since then we've done a fair amount  
14 of work in New York as well as overseas. We've  
15 done some work in eastern Europe, in other  
16 locations, so we're international in nature.  
17 Our primary background is doing high-rise  
18 residential buildings in New York, so we have a  
19 very clear understanding of design and value and  
20 what it means to the owner as well as the  
21 community. We like to feel that our projects  
22 always strike a balance in that respect.

23 NICHOLAS TALVACCHIA: I don't know.  
24 Do you qualify architects?

25 LANCE LANDGRAF: Sure. He's

1 certainly qualified. He's licensed in the state  
2 of New Jersey. We would certainly accept his  
3 qualifications.

4

5 BY NICHOLAS TALVACCHIA:

6 Q. Mr. Fotiadis, what was your charge  
7 by the owner when they first approached you  
8 about this project?

9 A. When they first approached us, they  
10 told us about their vision and it really is a  
11 vision in terms of bringing an iconic structure  
12 like this to Atlantic City. It's very unique in  
13 terms of its entertainment value, in terms of  
14 its amusement value. It's got an amazing  
15 potential to act like a catalyst wherever it's  
16 located. Also gave us some background on the  
17 project they were doing in Orlando. So we took  
18 the mandate to create architecturally something  
19 that would be as iconic and appropriate for the  
20 ride itself.

21 It's clear that the ride that is  
22 known as the polercoaster is the center piece of  
23 this project, but it isn't the only singular  
24 amusement there. As the project has developed,  
25 we've populated the project with additional

1 rides, additional entertainment components, but  
2 the polercoaster is clearly the main focus.  
3 What you'll see is that the design itself is  
4 really driven by the configuration of the  
5 polercoaster ride and the different things that  
6 it needs to do in order to function correctly.

7 Q. Okay. So with that, if you could  
8 start your presentation and work through the  
9 design and try to address some of the issues  
10 that were raised.

11 A. Thank you. Well, first off, thank  
12 you so much for giving me the opportunity to  
13 address you and speak today. It's a real honor  
14 to be doing work here. Atlantic City is really  
15 an iconic place in terms of leisure life for  
16 America.

17 As we got to know the city over the  
18 course of our research, we did a fair amount of  
19 research looking at the history of the site as  
20 well as the city. So you all know where the  
21 site is located. We have this location plan to  
22 get everybody on the same page. We have MLK  
23 Boulevard and the boardwalk. I'll use my  
24 pointer here. So it's very, very close to the  
25 ocean and as a result has this very, very strong

1 visual connection to the water. The primary  
2 circulation is very, very clear, and these  
3 represent what we believe to be the primary  
4 pedestrian access points. Clearly the boardwalk  
5 is your main iconic feature as far as city  
6 fabric goes.

7 So what you'll notice is the way  
8 the site is configured, it's really kind of a  
9 bottle, right? It has a big body in the back  
10 and then there's a neck element that connects it  
11 to the boardwalk. So that neck becomes a fairly  
12 important Gateway, but it is really a passage.  
13 The main activity occurs back here in the bulk  
14 of the site. Context, water, resort, resort  
15 activity.

16 We were very struck coming here  
17 again and again as to the iconic power of the  
18 boardwalk, the herringbone pattern of the wood.  
19 All of those types of things that actually can  
20 be seen going to photographs maybe close to 100  
21 years ago. We know that this was once America's  
22 main destination city and as a result as we  
23 approached the architecture to the project, we  
24 wanted to recapture some of that spirit to bring  
25 back some of that iconography. You see also had

1 a roller coaster here sometime ago, although  
2 this one was made out of wood. We thought that  
3 was rather interesting.

4 So as we get into the plans and  
5 elevations, I just want to take you quickly  
6 through schematically what's going on in the  
7 project and I'm going to start from the lowest  
8 level, that is street level, on MLK Boulevard  
9 and just bring it up to the roof level.

10 So you see that the boardwalk is  
11 here. Martin Luther King Boulevard is here and  
12 at this level you have a fully built rectangle  
13 of space. The void that you see in the middle  
14 here is really the void that will hold the  
15 tower, the tower that will in turn hold the  
16 rails of the roller coaster. It has six large  
17 structural members that will come all the way  
18 through the building and as a result it kind of  
19 becomes an opening within the building itself.  
20 There are certain aspects of how the ride works  
21 that are dictating how this particular plan is  
22 organized as well as the floors above it.

23 Before I get to the actual ride  
24 you'll see that there are some additional  
25 attractions that we've put in. A unicoaster.

1       There's a cloud coaster, which is a zip line.  
2       There's a ninja course and then there are a  
3       number of amusement areas and food areas  
4       distributed throughout. But in essence, you  
5       have what is a floor that's 25 feet tall and  
6       that is primarily an open plan that has these  
7       activities situated within it. The only  
8       enclosures really on this floor are the ones  
9       that actually service the polercoaster itself  
10      from a maintenance standpoint as well as  
11      electrical power and mechanical equipment.

12                So we touched briefly before on  
13      being able to expand this service dock and that  
14      will not be a problem because you see the space  
15      behind it is rather soft in the sense that it's  
16      cuing areas. It's things that are built within  
17      an open space. They're certainly very malleable  
18      and they can be moved around.

19                So the way you access this floor,  
20      there are egress doors that we're going to  
21      situate throughout the facade on Martin Luther  
22      King Boulevard and, in fact, Martin Luther King  
23      Boulevard is the only real prominent facade of  
24      the whole project. In a way the site is  
25      landlocked. This is a lot line condition here.



1 This is a lot line condition here. And here we  
2 have an easement. There's a small alleyway, but  
3 you really don't get a visual connection of this  
4 facade from the boardwalk. The only facade you  
5 really see on a street level and throughout is  
6 Martin Luther King Boulevard. So it's been  
7 designed in a way to accommodate numerous egress  
8 points.

9 The primary access vertically we  
10 have vertical circulation in the form of stairs  
11 and elevators at the four corners, as well as  
12 two escalators that sit roughly in the center of  
13 the floor plate that connect to the floor above.  
14 What I might do is flip back and forth between  
15 these plans because of the coaster configuration  
16 as I mentioned.

17 If we go a floor up, you'll see  
18 that you have primarily a void, which is grayed  
19 out on these plans is the actual built areas.  
20 So this is really the first mezzanine above  
21 street level and the reason this level exists is  
22 because you'll see this kind of hairpin type  
23 configuration. What this is is that when people  
24 get on this ride, the ride actually has to drop  
25 and then go through this boomerang configuration

1 in order to build kinetic energy to go all the  
2 way up into the tower. In order for that to  
3 happen from a level above, the ride drops and  
4 the rails appear here on this mezzanine level,  
5 spin around and then come straight up the tower.  
6 So this mezzanine is configured in such a way to  
7 accommodate that movement.

8 What you have here in the areas is  
9 some back of house potentially office space, but  
10 also some event spaces that we think would be  
11 very interesting in terms of being located above  
12 street level and being able to look down at all  
13 of this motion and all of this activity. The  
14 other thing I also want to mention is that  
15 within this tower configuration, not only do you  
16 have a roller coaster rail that's wrapping  
17 around it, but you also have two drop rides.  
18 You see the two carts of those drop rides  
19 embedded in the tower. So all of this very  
20 interesting movement and visual activity that  
21 can be taken advantage of from spaces like this  
22 event space as well as the floor below.

23 The opening that the tower will sit  
24 within will be housed or, rather, there will be  
25 a membrane that will be pretty transparent, so

1 even though you're inside, as you're looking  
2 into this atrium space that the tower sits  
3 within, you'll have a full visual connection  
4 with what's going on as far as the ride is  
5 concerned.

6 Next plan up is what we call the  
7 platform or the boardwalk level and here you see  
8 the connection we were talking about earlier.  
9 The boardwalk is right here. What we want to do  
10 is to give the sense that the boardwalk  
11 continues as you enter into this realm. So the  
12 paving patterning will continue, but you'll see  
13 that this is a gradual ramp that slopes up that  
14 will certainly be ADA compliant and you get to a  
15 point here where you have a series of stairs, as  
16 well as escalators and a lift that take you up  
17 onto the deck level. This deck level is plus 24  
18 from street level below. So as a result, you  
19 get a gently sloping ramp here and where these  
20 stairs and escalators are located, you'll see in  
21 one of the renderings we are actually housing  
22 those in a little structure, because during the  
23 offseason all of that stuff has to be enclosed  
24 and protected. You get onto this deck level and  
25 the way the whole configuration is organized,

1       it's really organized around a sense of  
2       counterclockwise movement around the deck. This  
3       particular space here we call the concierge.  
4       This is where the main greeting area, ticketing,  
5       information kiosk, all of those activities that  
6       when visitors first come when they want to  
7       determine which rides they'll go on or getting  
8       into the system to get onto the rides will occur  
9       here, and it will also be an area that houses  
10      escalators that take you down to the lower level  
11      where you have the drop ride access as well as  
12      some of these other amusements. There's also a  
13      freestyle ride here on this corner, which is a  
14      ride that tilts up, a circular kind of spinning  
15      disk that tilts up at an angle.

16                I think my pointer just ran out of  
17      gas, so I'll use this one. There we go.

18                What you see here is as you move  
19      out of the information kiosk, you'll be directed  
20      to move to the north end of this deck and this  
21      whole area here is a structure on the deck  
22      that's really designed to handle and manage the  
23      flow of people in and out of the polercoaster.  
24      You come in, there's an information area, locker  
25      rooms and then escalators that take you up to

1 another level which will actually be the slowing  
2 of the polercoaster ride, as well as food and  
3 beverage and some retail that will be associated  
4 with the ride itself.

5           Going up a further level, you'll  
6 see that this level really is just the loading  
7 and unloading of the coaster itself and, again,  
8 all of these levels and all of these mezzanines  
9 are really designed to lock into the engineering  
10 of the slopes of these rails, so that the  
11 kinetic energy is there for this ride to  
12 function correctly. So we've really kind of  
13 designed the plates to accommodate that.

14           What you see here is some void  
15 here, mechanical void, because there is another  
16 deck above that's going to have a water element  
17 and we need that space here. So things kind of  
18 lock together in this layered fashion.

19           Finally, the roof above is a  
20 dedicated area that is now being tentatively  
21 called the surf club or the surf pool. This is  
22 an activity where there will be a wave machine  
23 as the central focus of activity. There will be  
24 a bar/restaurant area, the opportunity for  
25 entertainment, live music, what have you, so

1       this is a situation where you want to create a  
2       very interactive and festive environment that's  
3       also high enough that you can look down on the  
4       activity at the lower deck, but also potentially  
5       out through the tower to the ocean itself. So  
6       there will be this visual connection from the  
7       wave pool up here and the ocean beyond.

8               This is just a roof plan. We have  
9       more detailed drawings that we've also  
10      submitted. These were just prepared for the  
11      purposes of the graphic presentation today, but  
12      both sets of drawings reflect the same  
13      information. We also have some color images.

14             As I mentioned earlier, Martin  
15      Luther King Boulevard is really the only and the  
16      dominant facade. This is where we talk a little  
17      bit about the aesthetic of what we're going for  
18      here.

19             This is kind of very a techy  
20      machine-driven activity in terms of the coaster  
21      and the technology behind it, and so one idea  
22      that we had also looking at some prior  
23      architecture conceptually was to think in terms  
24      of factories, industrialization, warehouses,  
25      lofts, things of that nature. So we've tried to

1 capture here an aesthetic that harkens back to  
2 that type of industrial aesthetic, but warming  
3 it up and making it a place that piques  
4 someone's curiosity. There's a fair amount of  
5 glass, but it's not at eye level, so as you look  
6 up you'll see all kinds of interesting  
7 activities and lights going on, reflecting out  
8 of this thing. But in general you've got a  
9 concrete grid that's organizing the facade. You  
10 have masonry within that grid and then a base at  
11 the bottom that has to be fairly impermeable  
12 because of the flooding, so we're also  
13 expressing that in some kind of stone. So this  
14 material pallet is now starting to come together  
15 for us. What you see up here is some metal  
16 paneled housing for mechanical equipment in  
17 terms of MET and also where the kitchen areas  
18 would be up on the roof area. So you also have  
19 this gradual lightning of materials as you go up  
20 the facade. So the building gets lighter and  
21 lighter and lighter. It's heavy at the bottom,  
22 light at the top.

23 This section, just to take you back  
24 to how things are organized, you see really  
25 conceptually you have two big floors, the

1 25-foot here on the bottom and then the platform  
2 area, but within that you have these mezzanines  
3 that need to accommodate the geometry of the  
4 coaster rail itself. So, again, this is really  
5 a housing for the main polercoaster ride.

6 We also have included square  
7 footages. There's a lot of information here.  
8 As this design is being refined, we're looking  
9 at about 122, 123,000 gross square feet  
10 including the outdoor spaces. There's about  
11 86,000 enclosed, and the full breakdown is here,  
12 but in general for our purposes from the first  
13 submission, the massing and the volume really  
14 hasn't changed. It's just in terms of how the  
15 insides have been organized and I'm sure they'll  
16 be continued to be refined as we move forward.

17 Finally, we have some images. This  
18 is a view from across Martin Luther King  
19 Boulevard looking at, let's call it the  
20 southwest corner of the property. This is that  
21 lot line facade. We assume that one day a  
22 building will go here, but there isn't any there  
23 now. Actually there's a void and then a parking  
24 lot beyond that. But here you see how that grid  
25 is expressed, where there are opportunities for



1 windows. We're looking at glass and metal  
2 within this concrete frame with dark brick  
3 appointments to break down the facade and give  
4 it some scale.

5 This is a rendering once you get  
6 through those elevators and escalators coming up  
7 the ramp onto the main platform looking west.  
8 So here you have this looming coaster tower and  
9 that welcoming concierge area, that center area  
10 on the deck which I mentioned earlier. What  
11 we're going to try and do from a materiality  
12 standpoint, bring in as much of that aesthetic  
13 of the boardwalk, you know, that warm wood. It  
14 feels warm. It's a very human material. It  
15 defines the whole of Atlantic City's coast. So  
16 we know there are certain limitations in terms  
17 of waterproofing and things of that nature, but  
18 we're looking at potential flooring material  
19 that if it can't be that material, it will  
20 certainly be something that responds to it.  
21 Even the benches that we're proposing here in  
22 sitting areas are wood in nature.

23 This is a placeholder image whose  
24 intent is really to show what that gate looks  
25 like at the boardwalk itself. What we mentioned

1 earlier is that there is going to be a seam  
2 here. You're going to have some kind of a yaw  
3 joint because clearly the boardwalk is Atlantic  
4 City's and anything inward of this line would  
5 belong to the project. But the intent is to  
6 take the materiality here on the floor and start  
7 sloping it up, bringing you to this structure  
8 here which is really the enclosure of the stairs  
9 and the escalators that we mentioned. In  
10 essence this is a bridge over that variance way,  
11 that alleyway between the neck and the body of  
12 the project.

13 And this is all, I'm sure, going to  
14 develop as the branding comes into play and as  
15 the name comes into play and all of the signage  
16 and all of those things come into play. I'm  
17 sure this will be redefined. Again, we're just  
18 showing it here in terms of scale and position  
19 to give you a sense of what this passage will  
20 look like.

21 Finally, we come to the image that  
22 we saw earlier. This is an aerial view from the  
23 southwest looking down. The ocean and the beach  
24 beyond, the boardwalk is here. You see here the  
25 main bulk of the building. This area here was

1 that polercoaster loading and unloading, the  
2 surf club up on the roof and this is that open  
3 platform, concierge area here, small retail on  
4 this side. Another ride located here.

5 So that's where we're at. We're  
6 very excited about this. We really think --  
7 we're taking it very seriously. This is  
8 architecture with a capital A for us. It's not  
9 just a wrapper for an amusement ride. So we're  
10 taking the overall aesthetic of this building  
11 very, very seriously and we feel if executed  
12 correctly, and I'm sure it will be, it's going  
13 to be a great catalyst for the Renaissance that  
14 this city is going through.

15 Thank you very much.

16 NICHOLAS TALVACCHIA: Thank you.

17 Mr. Landgraf, that completes our  
18 presentation.

19 LANCE LANDGRAF: That was great,  
20 thank you. Very detailed and informative. It's  
21 an exciting project. One question on the wave  
22 pool. Is that more of a wave pool or is it one  
23 of those surf riders?

24 THE WITNESS: It's a surf rider.  
25 We actually rendered a wave in our drawing, but

1       there should be surfers there too.

2               LANCE LANDGRAF: You need a little  
3 bleacher area to watch it, because people who  
4 don't ride it like to watch people ride it.

5               MR. FOTIADIS: That's precisely the  
6 idea. There's a large deck there with seating.

7               LANCE LANDGRAF: There's an inside  
8 water park up at Jay Peak in Vermont and they  
9 have one of those wave riders in it. Just sat  
10 there and watched people fall. It's comic  
11 relief. Thank you.

12              NICHOLAS TALVACCHIA: Just  
13 procedurally, I'd like to offer the exhibits  
14 into the record, electronic exhibits. We will  
15 obviously provide you a copy and, as I said,  
16 they are updated from the original submission,  
17 but the main control bulk is the same. We tried  
18 to address as many of their comments as  
19 possible.

20              LANCE LANDGRAF: Seems like we're  
21 good from engineering and planning. We'll take  
22 this moment to open it up to the public.

23              Anybody here from the public with  
24 any comments or questions? Brian, nothing?

25              MR. CALLAGHAN: I represent -- as

1 Mr. Friedman said, I have the owners who are not  
2 only the owners of the land, but also partners  
3 in the deal and, needless to say, they've owned  
4 the property for a number of years and they are  
5 very interested in not only developing this  
6 project, but continuing on with the project, so  
7 they are thrilled.

8 LANCE LANDGRAF: Great. Thank you.  
9 Seeing no other public, we'll close  
10 that portion.

11 Rob, good on our side?

12 ROBERT REID: Yeah, I love it. I  
13 used to live on Martin Luther King when it was  
14 called Illinois Avenue. So very familiar with  
15 the area and really look forward to see this  
16 constructed. Thank you.

17 LANCE LANDGRAF: Nick, thank you.  
18 Thank you for your team, Mr. Friedman. Looking  
19 forward to this project. It's really exciting.  
20 I will get this on our board agenda as soon as  
21 possible.

22 NICHOLAS TALVACCHIA: Is the next  
23 meeting the 16th?

24 LANCE LANDGRAF: It is.

25 NICHOLAS TALVACCHIA: Do you think

1 we'll hit that date?

2 LANCE LANDGRAF: I don't think  
3 we're going to be able to make that date. I  
4 will certainly try, between Scott and I, to get  
5 our hearing officer report together and we will  
6 attempt to get it on there. I can't promise.

7 NICHOLAS TALVACCHIA: On behalf of  
8 the applicants, Mr. Friedman, I want to thank  
9 the CRDA. I know you did a great job of  
10 expediting this. We submitted, I think,  
11 December 23rd.

12 LANCE LANDGRAF: Right before  
13 Christmas, yeah.

14 NICHOLAS TALVACCHIA: To get it on  
15 the agenda January 21 really, I think, less than  
16 a month speaks well of your efficiency, your  
17 team and we just want you to know we appreciate  
18 you working with us to get this done.

19 LANCE LANDGRAF: Thank you. We'll  
20 certainly try to get it on the full board  
21 meeting in February.

22 NICHOLAS TALVACCHIA: Now, see, I  
23 put the pressure on you.

24 LANCE LANDGRAF: Yeah, you did.

25 NICHOLAS TALVACCHIA: Thank you.

1 Have a good day.

2 LANCE LANDGRAF: With no new  
3 business, we'll close the meeting for today.

4 Thank you.

5 (The public hearing was concluded  
6 at 11:20 a.m.)

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