

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

A. RANDO BAKERY, INC.

SEEKING SITE PLAN APPROVAL FOR ADDITION AND  
PARKING VARIANCE

BLOCK 337, LOTS 5, 62, 63, 65, 66

128 North Mississippi Avenue, Atlantic City, NJ

**APPLICATION: 2017-03-2152**

Thursday - April 20, 2017  
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1 above-referenced matter, taken at the CASINO  
2 REINVESTMENT DEVELOPMENT AUTHORITY, 15 South  
3 Pennsylvania Avenue, Atlantic City, New Jersey,  
4 before Karen A. Haworth, a New Jersey Certified  
5 Court Reporter (CCR), nationally certified  
6 Registered Professional Reporter (RPR),  
7 nationally certified Certificate of Merit holder  
8 (CM), nationally certified Certified Realtime  
9 Reporter (CRR), a Delaware Certified Shorthand  
10 Reporter (CSR), nationally certified Certified  
11 LiveNote™ Reporter (CLR), and Notary Public of  
12 the State of New Jersey, on the above date,  
13 commencing at 10:56 A.M., there being present:  
14  
15  
16

17 APPEARANCES:

18 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

19  
20 LANCE B. LANDGRAF, JR.

Chairman

21 Director, Planning Department  
22

23 ROBERT L. REID

Land Use Enforcement Officer  
24  
25

1 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

2

3 SCOTT G. COLLINS, ESQUIRE

RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

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5 JASON L. FICHTER, PE, PP, CFM, CME

INSITE ENGINEERING

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1 COUNSEL FOR THE APPLICANT:

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3 BRIDGET SYKES, ESQUIRE

FOX, ROTHSCHILD, ESQUIRES

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WITNESS(ES)

PAGE NO.

STEPHEN RANDO

7

CRAIG DOTH+

12

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

A-2

B-1

1 (Time noted: 10:56 A.M.)

2

3 LANCE LANDGRAF: We'll call the  
4 meeting back to order.

5 The application for A. Rando  
6 Bakery. 128 North Mississippi Avenue. Block  
7 337, Lots 5, 62, 63, 65, and 66.

8 BRIDGET SYKES: Okay. I guess,  
9 Mr. Reid had followed --

10 The jurisdictional requirements  
11 have been met?

12 ROBERT REID: Yes. I have reviewed  
13 the proof of service provided by the applicant  
14 and we have jurisdiction to hear the  
15 application.

16 BRIDGET SYKES: So, we're here  
17 today for site plan approval to do --

18 LANCE LANDGRAF: Your name, for the  
19 record?

20 BRIDGET SYKES: Oh. I'm sorry. I  
21 always do that.

22 Bridget Sykes, from Fox,  
23 Rothschild, for the applicant.

24 LANCE LANDGRAF: Thank you.

25 BRIDGET SYKES: We're here today

1 for site plan approval to do an approximately  
2 1,600 square foot addition to the existing  
3 A. Rando Bakery.

4 I have today with me Mr. Rando,  
5 who's going to give some testimony about the  
6 background of the bakery and the expansion and  
7 the operations.

8 And then I have Mr. DothT to go  
9 over the site plan and variance testimony.

10 So, I'd like to start with  
11 Mr. Rando.

12 LANCE LANDGRAF: Okay. We'll have  
13 him sworn in.

14 SCOTT COLLINS: Would you raise  
15 your right hand, please?

16 Do you swear that the testimony  
17 that you give before this board will be the  
18 truth, the whole truth and nothing but the  
19 truth?

20 STEPHEN RANDO: Yes, I do.

21 SCOTT COLLINS: Thank you.

22

23 DIRECT EXAMINATION

24 BY BRIDGET SYKES:

25 Q. So, Mr. Rando, what is your

1 position with the bakery?

2 A. Currently, I am the president of  
3 the bakery.

4 Q. Okay. And how long has your  
5 company been operating out of the existing  
6 building?

7 A. Since 1949.

8 Q. Okay. And the building has been  
9 pretty much the same since then?

10 A. One addition to the building in the  
11 late-'80s.

12 Q. Okay. Can you describe the current  
13 activities that go on within the bakery?

14 A. It's -- it's mostly a wholesale  
15 bakery that we do -- also do retail. We have a  
16 store in the front. We sell retail items. But,  
17 I'd say 90 percent of the operation is wholesale  
18 delivery.

19 Q. Okay. And how many employees do  
20 you have associated with those uses?

21 A. Currently, 15. 20 -- 20 --  
22 15 employees full-time, and then we  
23 go up to 20 during the summer season. It's more  
24 of a seasonal business.

25 Q. Okay. And are they there all



1 during the same time or more staggered?

2 A. No. There's, more or less, two  
3 shifts; an early night shift that starts at like  
4 1 o'clock, 2 o'clock in the morning, and a  
5 second shift around 9 o'clock.

6 Q. Okay. And then can you explain why  
7 -- why you're asking for this -- why you're  
8 planning this expansion and how the --

9 A. We're -- we're currently,  
10 basically, utilizing every -- every square inch  
11 of the existing bakery we have now.

12 We did a -- an addition in the --  
13 in the -- I believe it was the late-'80s that  
14 gave us a little bit more breathing room. This  
15 here will give us even more breathing room.

16 We're currently squeezed --  
17 squeezed in the facility right now.

18 Q. Okay.

19 A. So, it's -- it's, more or less,  
20 additional space.

21 Q. Okay. And you're not planning on  
22 adding to the retail side of the business or  
23 doing any new activities?

24 A. No. No.

25 Q. No.

1           A.       This will just give us additional  
2 space.

3           Q.       So, it will be the same -- all --  
4 all the same operational uses?

5           A.       Correct.

6           Q.       Okay. And will this all be under  
7 the same ownership after the expansion? You're  
8 not planning on --

9                    The -- the corporation owns the  
10 building, and it will still be under the Rando  
11 corporation. Correct?

12          A.       Correct.

13          Q.       Okay.

14                   BRIDGET SYKES: That's all I really  
15 have for Mr. Rando, unless anybody has any  
16 questions for him.

17                   LANCE LANDGRAF: So, really, it's  
18 just a -- a two-story addition. The first  
19 floor, 876 feet or so?

20                   THE WITNESS: Mmm-hmm.

21                   LANCE LANDGRAF: And then the  
22 mezzanine, just -- just over 700 square feet,  
23 717 or so?

24                   THE WITNESS: Yes.

25 BY BRIDGET SYKES:

1 Q. And the mezzanine area is going to  
2 be the office space?

3 A. Yes.

4 Q. Okay. And all the floor space will  
5 be used for the warehousing and storage?

6 A. Yes.

7 Q. Okay.

8 LANCE LANDGRAF: I'm glad to see  
9 local businesses expanding. It's not big, but  
10 it's --

11 THE WITNESS: No. It will feel  
12 bigger, but this is all we've got right now.

13 BY BRIDGET SYKES:

14 Q. All the land that you can build on?

15 A. This is it. This is the last piece  
16 of land.

17 BRIDGET SYKES: Mr. DothT, you -- I  
18 know he's testified before you. If you would  
19 like me to qualify him.

20 LANCE LANDGRAF: No. He's  
21 certainly been here before.

22 BRIDGET SYKES: Okay.

23 LANCE LANDGRAF: I've known Craig  
24 for a long enough time and know his  
25 qualifications.

1 BRIDGET SYKES: Would you swear him  
2 in?

3 SCOTT COLLINS: Do you swear to  
4 tell the truth, the whole truth and nothing but  
5 the truth in your testimony before this board?

6 CRAIG DOTH+: I do.

7 SCOTT COLLINS: Thank you.

8

9 DIRECT EXAMINATION

10 BY BRIDGET SYKES:

11 Q. Okay. So, if you'd like to go over  
12 the existing site conditions of how the building  
13 is laid out now and the configuration of the  
14 lot.

15 A. Okay. Right now --

16 This is Mississippi Avenue right  
17 here. This is a parking lot along the north  
18 side of the property, which is Angelo's property  
19 -- Angelo's Fairmount Tavern.

20 And immediately to the south of the  
21 property is another parking lot in the front and  
22 a storage building for Angelo's Fairmount  
23 Tavern.

24 So, it's --

25 The building, right now, is

1 sandwiched between a storage building and the  
2 parking lot for Angelo's.

3 Right -- right in the front, it's  
4 -- it's all open area. And then after that,  
5 there's an existing L-shaped building, which is  
6 single-story right now.

7 When they talked about earlier,  
8 this was the -- this area right here was the  
9 original building. And then this was the  
10 building that was added back in the '80s.

11 Since then, Mr. Rando purchased the  
12 property immediately to the south of the  
13 addition that we built -- put into it back in  
14 the '80s. And the idea is now to extend out  
15 along the back side of this warehouse, which is  
16 Angelo's warehouse, and then coming across  
17 perpendicular to that to Blake Street and then  
18 coming back and aligning up with the existing  
19 building we built back in the '80s.

20 The concept is that there was a  
21 building here, a residential building, before  
22 that was built right here.

23 Here's a Google representation of  
24 the building right here. This is the L-shaped  
25 building that presently is there. This is the

1 previous residential building that was on site  
2 before.

3 The -- the previous building is  
4 very similar to the other buildings that are  
5 along there. They're -- they're -- they're long  
6 and very narrow buildings.

7 LANCE LANDGRAF: Craig, one thing.  
8 That's a different plan than what we have in  
9 front of us.

10 CRAIG DOTH+: Yeah. You have this  
11 portion of the plan.

12 LANCE LANDGRAF: Right. So, we  
13 should mark that as --

14 BRIDGET SYKES: Yeah.

15 CRAIG DOTH+: Yes, sir.

16 SCOTT COLLINS: Let's mark the app  
17 -- the application materials A-1 and then we'll  
18 mark this as A-2 and we'll call it --

19 Just the portion with the  
20 photographs? Is that --

21 CRAIG DOTH+: Yeah. It's just the  
22 -- on the one side.

23 SCOTT COLLINS: Okay. Let's call  
24 it site plan with photographs.

25 CRAIG DOTH+: Okay. And -- and all

1 this -- all the --

2 There's an aerial view. There's a  
3 front view of Rando Bakery. And then there's a  
4 side view from the parking lot, from Angelo's  
5 side, to -- to just give you a concept about,  
6 you know, what the building looks like, what the  
7 neighborhood looks like around it.

8 This building has -- this  
9 residential house was -- had a lot of violations  
10 against it. It was uninhabitable. It was  
11 vacant for many years. The city had put a lot  
12 of violations against it. They went --

13 Of course, during Hurricane Sandy,  
14 it had some -- some of the typical issues that  
15 most of the houses around here had. And it was  
16 not really in good enough shape to be able to  
17 habitate.

18 So, the owner sold that to Rando so  
19 that they could expand. And he has since pulled  
20 it down.

21 BY BRIDGET SYKES:

22 Q. So, would you go over the floor  
23 plan for the addition?

24 A. Okay.

25 LANCE LANDGRAF: This one we do

1 have. It's just a color rendering of it.

2 Correct?

3 CRAIG DOTH+: Yes. That's correct.

4 This is --

5 Obviously, in this area, we're a

6 commercial use. We're below the BFE plus 2.

7 So, the only use we're allowed to put in the

8 ground floor is storage.

9 So, we're expanding into this area

10 and we're providing that storage. As long as

11 we're putting crawlspace ventilation in there to

12 allow, you know, the -- the floodgates -- to

13 allow the water to come and go into that space,

14 then we're okay. Or what we do is we put dams

15 at each of the doors. That's the requirements

16 according to the commercial.

17 We'll deal with the building code

18 requirements about building below the BFE plus 2

19 as a --

20 LANCE LANDGRAF: Flood proofing and

21 such.

22 CRAIG DOTH+: The flood proofing

23 and everything, as a part of our building permit

24 application.

25 So, we put a stair in there, and



1 then we put his office up on the second floor.  
2 It has a mezzanine. We call it a mezzanine  
3 because it's less than a third of the square  
4 foot of the floor -- first floor floor plan, but  
5 most people would, basically, consider that a  
6 second floor.

7 The sizes of each of those spaces  
8 was discussed.

9 Each of the walls around will be  
10 fire-rated walls because of their proximity to  
11 the property lines and the requirements, again,  
12 of the building code.

13 We'll be putting small windows  
14 across the -- the back side of the building, you  
15 know, small like residential-style windows.  
16 Another one here, at the stair, and a -- and a  
17 small door in the back, right here. That --  
18 that's already existing, but we're gonna put a  
19 lighting fixture out there, you know, because  
20 that's a requirement. And, of course, emergency  
21 egress lighting.

22 The -- the colors of the building  
23 will be matching what's already presently there.  
24 So, we're just, basically, wrapping it around  
25 with a Dry -- a final Dryvit coating overtop of

1 the stucco so that the whole thing's neat,  
2 clean, crisp. And -- and it should be a -- a  
3 nice edge to the residential.

4 BY BRIDGET SYKES:

5 Q. Will the access to the building  
6 remain the same with the addition?

7 A. Yeah. Access will -- will be  
8 maintained as it is right now, which is from the  
9 front, which is as far from the residential area  
10 as -- as possible. So, there should be no  
11 change in terms of access.

12 Q. Will there be any changes to the  
13 existing utilities in the building?

14 A. No.

15 The electrical system is -- is  
16 adequate for this minor addition. And, of  
17 course, the sewer and water is already present.  
18 So, we're just gonna tap into the existing  
19 utilities.

20 Q. Will there be any change to the  
21 existing stormwater drainage plan?

22 A. No. Right -- right now, what  
23 happens is Blake Street is -- is tilted down,  
24 towards Fairmount. And the site drains towards  
25 Blake Street. And then there's the high spot of

1 the site. And then the site pitches towards  
2 Mississippi Avenue.

3 So, there is, obviously, no -- no  
4 change to any of the drain plan up front here.

5 Previously, the -- the house that  
6 occupied this space had, you know, gutters and  
7 downspouts that -- that accessed Blake Street  
8 for -- for their rainwater. And we're gonna  
9 continue with that once --

10 When we build our building across  
11 here, what we'll do is we'll pitch the roof  
12 towards Blake Street, put a little overhang  
13 there, put -- put a gutter and downspout, and  
14 then just come down with the downspout right  
15 onto Blake Street and allow Blake Street to take  
16 the water over to Fairmount Avenue, which has a  
17 very large catch basin and -- and subterranean  
18 piping.

19 Q. Okay. Will there be any  
20 landscaping associated with the addition?

21 A. No.

22 Q. Okay. You talked about lighting.  
23 It's just the one lighting -- area of lighting  
24 on the addition?

25 A. Just at the -- at the door.

1 Q. At the door.

2 Okay. Nothing else is being added  
3 to the main part of the building that's already  
4 there?

5 A. No.

6 Q. Are there any public improvements  
7 that are going to be required or affected?

8 A. No.

9 Q. Okay. Not on site or off-site?

10 A. No.

11 Q. Okay. And will there be any impact  
12 or dislocation of any of the surrounding  
13 businesses or residential property owners?

14 A. Not in my opinion.

15 What we did was --

16 In terms of the impact, it was a  
17 positive impact of removing the vacant building  
18 from the neighborhood and then provide a -- a  
19 nice piece of architecture that continues the  
20 same language of the building that's already  
21 there.

22 Q. Okay. So, we are requesting one  
23 variance for parking. Can you go over the  
24 parking requirements for the zone, how it's  
25 calculated, what the existing requirements are,

1 and then what the new requirements are with the  
2 addition?

3 A. Yeah. The parking is a little  
4 confusing, but I -- I think we wrote it out, you  
5 know, somewhat clearly in -- in the packet.  
6 But, I'll -- I'll go over it.

7 The bakery use, existing, is ten  
8 spaces. There are seven employees on site at  
9 any given time. So, what you do is you divide  
10 that by 1.5 and you get five spaces for  
11 employees.

12 So, then the total existing parking  
13 demand is 15.

14 And then for our proposed, our  
15 bakery is gonna continue as ten cars parking,  
16 because we're not expanding the bakery use of  
17 the building.

18 The warehouse has -- which is the  
19 first floor of -- of this -- of the building --  
20 is one space requirement.

21 The general office area is two  
22 space requirement, based upon 500 square foot  
23 per space.

24 And the same seven employees would  
25 be five spaces, for a grand total of 18 spaces.

1                   So, it's three additional parking  
2 spaces.

3           Q.       So, the additional parking is  
4 really tied to the increased size of the  
5 building. Can you go over if there are any  
6 benefits that are associated with the expansion?

7           A.       From the perspective of --

8                   If you go into the facility right  
9 now and you walked around, you would notice that  
10 there are skids all over the place with the  
11 dough and everything stacked into corners, you  
12 know, between the ovens and -- and things like  
13 that.

14                   So, in -- in some ways, what we're  
15 --

16                   Well, basically, the -- the whole  
17 concept of the project is to take all of the  
18 things that are stored in non-convenient  
19 locations just because there's a -- little floor  
20 space, and then putting it all in the first  
21 floor storage area of the space that we're  
22 building.

23                   And by doing that, there will be  
24 more space between the ovens so that people, you  
25 know, have a little more space to walk around

1 in. It will be much safer in terms of if  
2 there's an emergency of getting out. It's far  
3 cleaner. It will be easier for them to keep the  
4 building clean, because that's one of the  
5 problems that they -- they -- they've -- they've  
6 experienced recently is it's much more difficult  
7 when you have piles of product there to be able  
8 to get around and clean and everything.

9 So, from the health standpoint, it  
10 would be a far better way of sep -- the  
11 separation of -- of all the materials is the  
12 best way to -- to deal with the -- the health  
13 issues.

14 Q. Okay. And then from your  
15 standpoint, would you say that there's gonna be  
16 any negative impact on the surrounding property  
17 owners as a result of the expansion?

18 A. I don't believe so.

19 In the NC2 zone, from the  
20 perspective of the use itself, this is a use  
21 that's allowed. So, from -- from that  
22 perspective, we -- we're already past that.

23 The -- the next thing is, in terms  
24 of the bulk of the building and how it relates  
25 to the residential community immediately behind,

1 the bulk is in conformance with the requirements  
2 of the ordinance.

3 So, you know, our use is in  
4 conformance and our bulk of our building is in  
5 conformance with the requirements.

6 But, you know, to take one step  
7 further, the -- the next step is the -- how this  
8 transitions between, you know, obviously, a  
9 commercial building to a residential  
10 neighborhood.

11 Because let's say we flipped the --  
12 the entrance to the residential side. And we  
13 would have trucks out there all the time. We  
14 would be impacting in a negative way the  
15 residential area.

16 The fact that we're -- the trucks  
17 are still going to be on the Mississippi Avenue  
18 side, as far away from the residential  
19 neighborhood as possible, and there's no change  
20 in that portion of the operation, the only thing  
21 that we're doing is building the wall. So,  
22 we're taking down a dilapidated FEMA  
23 non-compliant building, which is always a good  
24 thing as far as Atlantic City is concerned to  
25 help their community rating, and we're going to



1 build a FEMA-compliant building that's a  
2 commercial use that has an edge to it that --  
3 that has no activity coming and going through  
4 it, and because it -- it's all of new materials  
5 that are going to be durable materials, I  
6 believe, from the perspective of what it looks  
7 like and how it -- it lasts for the next 20, 30  
8 years, that it will be an asset to the -- to the  
9 residential and -- by cleaning it up.

10 Q. And as far as the lack of parking  
11 and --

12 We already have no parking on the  
13 site. It's a very old -- a very old building  
14 and probably before there was parking  
15 requirements, now we're adding an additional  
16 three required spaces that we can't meet, do you  
17 think that there will be any negative impact as  
18 a result of the added parking deficiency?

19 A. I -- I don't believe so because the  
20 -- the parking deficiency is coming out of the  
21 same storage of the same items that are already  
22 being stored on the site.

23 So, it's not like it's an expansion  
24 of the area and -- and the -- and an increased  
25 amount of volume of people coming and going.

1 It's not like he's going to hire more people,  
2 put more ovens in there, you know, and then,  
3 therefore, a parking demand -- increasing the  
4 parking demand. That makes sense.

5 But, in this particular case, you  
6 know, that's not the case.

7 So, I don't -- I don't believe that  
8 there's a negative impact to expanding the, you  
9 know, non-compliance of the parking.

10 Q. And you've reviewed the report that  
11 was issued by InSite with respect to the  
12 application. If we would like to go through it  
13 item-by-item now or after, you will give your  
14 comments.

15 LANCE LANDGRAF: Why don't we have  
16 Jason go through them first, and then we'll --  
17 we'll go through them.

18 BRIDGET SYKES: Okay.

19 LANCE LANDGRAF: Because I just  
20 went through a couple of them and a lot of them  
21 are -- have been addressed by testimony.

22 BRIDGET SYKES: Yeah.

23 LANCE LANDGRAF: There's a couple  
24 waivers that I've noticed that we can certainly  
25 grant and maybe seven or eight that are

1 conditions that you can just add to the plans.

2 So...

3 BRIDGET SYKES: Yep. Exactly.

4 LANCE LANDGRAF: I'm gonna have  
5 Jason go through that if you're finished with  
6 Craig.

7 BRIDGET SYKES: Yep. I think that

8 --

9 BY BRIDGET SYKES:

10 Q. If there's anything else you'd like  
11 to add.

12 He said that he likes to talk, so I  
13 don't want to cut him off.

14 LANCE LANDGRAF: No.

15 All right. Then I'll go to -- to

16 --

17 Jason's sworn.

18 SCOTT COLLINS: I would just note  
19 for the record that Jason is CRDA's planning and  
20 engineering consultant and remains under oath.  
21 He's previously been sworn.

22 JASON FICHTER: So, this is our  
23 April 3rd letter. And I --

24 You must have read it because I  
25 think your testimony covered most everything.

1           Lance, if you want to go through  
2 point-by-point, I could do that. Otherwise,  
3 what I'll do is I'll glance through here and  
4 pick off some things that -- some highlights.

5           LANCE LANDGRAF: Yeah. The  
6 highlights would be fine.

7           JASON FICHTER: Okay.

8           LANCE LANDGRAF: And then I'll --  
9 I'll hit the ones I think can be conditions.

10           Essentially, the ones that I think  
11 will be conditions are the approvals from 12 to  
12 15.

13           JASON FICHTER: Yes.

14           LANCE LANDGRAF: 16. Add some  
15 grade -- building corner grades to show --

16           CRAIG DOTH+: Mmm-hmm.

17           So, just building --

18           We'll -- we'll give you some spot  
19 elevations.

20           LANCE LANDGRAF: Perfect.

21           JASON FICHTER: So, this is --

22           I heard your comment about being  
23 flood-compliant, FEMA-compliant and -- and  
24 storage only and all that type of stuff.

25           So, the plans, I think we're gonna

1 have to see them upgraded to show the  
2 elevations, and then show the elevation of the  
3 building and then talk about compliance.

4 They'll need DEP approval as well.  
5 Right?

6 CRAIG DOTH+: DEP?

7 JASON FICHTER: Right?

8 You're in a flood hazard area, or  
9 no?

10 CRAIG DOTH+: No. No.

11 JASON FICHTER: Oh. So, you're --  
12 you're less than the two feet, is what you're  
13 saying.

14 CRAIG DOTH+: Yeah --

15 Well, no. We -- we just go locally  
16 here, at the Building Department, and we secure  
17 approval in that regard.

18 Because it -- it's just like as if  
19 you -- you --

20 Let -- Let's say you had a specific  
21 house -- let's say you had a house and you  
22 lifted it up in the air. We don't go through  
23 DEP approval for putting the garage underneath.

24 It -- it's -- it's the same use.  
25 It's a storage use.

1 JASON FICHTER: So, is the -- is  
2 this --

3 I don't know if we have the --  
4 I'm sort of missing a sheet here.  
5 Oh.

6 There's no -- there's no elevations  
7 on the survey. Right? I mean, the survey I  
8 have here doesn't have elevations.

9 CRAIG DOTH+: It -- it has some  
10 spot elevations.

11 LANCE LANDGRAF: What we would ask  
12 for, I think, is --

13 CRAIG DOTH+: But, we could provide  
14 more.

15 LANCE LANDGRAF: Yeah. What we  
16 would ask for is the -- the -- you know, the  
17 finish floor elevations around the addition.

18 CRAIG DOTH+: Yeah. Right now,  
19 just -- we're roughly 5.7 data on 88. So, we're  
20 -- we're low. And the requirement is 9.

21 JASON FICHTER: Yeah. So, that if  
22 you're within a flood hazard area, you need to  
23 get a DEP approval for that from their flood  
24 hazard area program.

25 It -- it's not like it's -- it's

1 gonna be a make-or-break kind of application,  
2 but you're in a regulated area. You would need  
3 a permit for that from them.

4 CRAIG DOTH+: Okay.

5 LANCE LANDGRAF: What we'll do is  
6 we'll make any outside approvals a condition of  
7 our approval.

8 JASON FICHTER: Right.

9 So, what I'm asking, for the -- for  
10 the sake of this venue, --

11 CRAIG DOTH+: Mmm-hmm.

12 JASON FICHTER: -- is that the  
13 plans be updated to show the existing grade, --

14 CRAIG DOTH+: Right.

15 JASON FICHTER: -- the proposed  
16 grade so we can relate the flood hazard area to  
17 the building.

18 And then the plan will then show  
19 how you're gonna comply with construction within  
20 a flood hazard area. It would be part of your  
21 DEP plan, but it will also show a compliance  
22 here.

23 CRAIG DOTH+: Okay.

24 JASON FICHTER: So, that's 16.

25 There was testimony utilities are

1 all gonna be internal connections.

2 CRAIG DOTH+: Yes.

3 JASON FICHTER: Right?

4 CRAIG DOTH+: Yes.

5 JASON FICHTER: No more --

6 Lighting you discussed.

7 The parking. There was some

8 discussion about parking. There's no parking on

9 site. Is there -- I might have missed this

10 part. Is there an easement agreement anywhere

11 for parking, or this is just --

12 BRIDGET SYKES: No.

13 JASON FICHTER: You're looking for

14 public, on street, that type of thing?

15 BRIDGET SYKES: Mr. -- Mr. Rando

16 can talk about it. He and the -- the owner of

17 Angelo's have an agreement. It's not in a

18 writing agreement or any other type of

19 agreement, but they've been operating that way

20 for a long time.

21 STEPHEN RANDO: It's kind of a

22 shared services agreement, sort of. I use his

23 lot during the day, when his restaurant is

24 mostly open at night, for capacity, and he uses

25 my lot at night for his employees to park on.



1 JASON FICHTER: Okay.

2 STEPHEN RANDO: It's kind of one  
3 hand washes the other type of thing.

4 JASON FICHTER: Are we comfortable  
5 with that arrangement?

6 LANCE LANDGRAF: It's been there  
7 for a long time.

8 JASON FICHTER: Okay.

9 LANCE LANDGRAF: That's -- that's  
10 definitely between those two families.

11 STEPHEN RANDO: It goes back many  
12 generations.

13 JASON FICHTER: And the peaks are  
14 offset, which is a good idea. So -- so, that's  
15 nice.

16 LANCE LANDGRAF: I don't see the  
17 addition really creating -- the addition of  
18 storage space and an office --

19 Like the applicant indicated,  
20 they're not expanding the operation, so to  
21 speak. They're making this expansion so they  
22 can operate more efficiently.

23 JASON FICHTER: To accommodate  
24 their existing --

25 ROBERT REID: Yeah. There was also

1 a single-family home that required parking that  
2 no longer exists. So, that's a little bit of a  
3 mitigation.

4 JASON FICHTER: Okay. I think  
5 those are the highlights.

6 You know, there's some things in  
7 here that -- that could be added to the plan as  
8 we go, but I think you've either addressed them  
9 in testimony or we've hit the highlights here in  
10 this discussion.

11 LANCE LANDGRAF: Okay. With that,  
12 I'll open it up to the public, if you're  
13 finished Jason.

14 JASON FICHTER: All good.

15 LANCE LANDGRAF: Do you want to  
16 mark that B-1?

17 SCOTT COLLINS: Oh. Okay. April  
18 3rd.

19 LANCE LANDGRAF: With that, we'll  
20 open it up to the public.

21 If anybody in the public wishes to  
22 comment, please come forward, state your name.

23 Seeing no one here other than our  
24 staff, we'll close the public portion.

25 And as with the last application --

1                   Nothing else from us, guys? We're  
2     good?

3                   SCOTT COLLINS: All good.

4                   LANCE LANDGRAF: Okay. We'll close  
5     the -- the hearing on this application.

6                   As with the last one, we'll try and  
7     get this on for May as well. I know you guys  
8     have been waiting a while to get this -- the  
9     addition done. We'll try and get it on our May  
10    16th. That should be --

11                  SCOTT COLLINS: Yeah.

12                  LANCE LANDGRAF: -- fairly simple.

13                  SCOTT COLLINS: Yeah.

14                  LANCE LANDGRAF: Yeah. May 16th is  
15    our board meeting.

16                  SCOTT COLLINS: Okay.

17                  LANCE LANDGRAF: Okay. Thank you.

18                  BRIDGET SYKES: Thank you for your  
19    time.

20                  CRAIG DOTH+: Thank you very much.

21                  LANCE LANDGRAF: Thank you.

22                  And with that, if we don't have  
23    anything else --

24                  Our next meeting is May 4th, at  
25    10 A.M. That's Star Wars Day.

1                                   With that, we'll close the meeting.

2

3                                   (This public hearing concluded at  
4                                   11:21 A.M.)

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<p style="text-align: center;"><b>A</b></p> <p><b>able</b> 15:16 23:7  <b>about</b> 7:5 13:7 15:5 16:18          19:22 28:22 29:3 32:8,16  <b>above</b> 2:12  <b>above-referenced</b> 2:1  <b>access</b> 18:5,7,11  <b>accessed</b> 19:7  <b>accommodate</b> 33:23  <b>according</b> 16:16  <b>across</b> 13:16 17:14 19:10  <b>activities</b> 8:13 9:23  <b>activity</b> 25:3  <b>add</b> 27:1,11 28:14  <b>added</b> 13:10 20:2 25:18 34:7  <b>adding</b> 9:22 25:15  <b>addition</b> 1:9 7:2 8:10 9:12          10:18 13:13 15:23 18:6,16          19:20,24 21:2 30:17 33:17          33:17 35:9  <b>additional</b> 9:20 10:1 22:1,3          25:15  <b>addressed</b> 26:21 34:8  <b>adequate</b> 18:16  <b>aerial</b> 15:2  <b>affected</b> 20:7  <b>after</b> 10:7 13:4 26:13  <b>again</b> 17:11  <b>against</b> 15:10,12  <b>agreement</b> 32:10,17,18,19,22  <b>air</b> 29:22  <b>aligning</b> 13:18  <b>allow</b> 16:12,13 19:15  <b>allowed</b> 16:7 23:21  <b>along</b> 12:17 13:15 14:5  <b>already</b> 17:18,23 18:17 20:3          20:20 23:22 25:12,21  <b>always</b> 6:21 24:23  <b>amount</b> 25:25  <b>AND/OR</b> 5:10  <b>Angelo's</b> 12:18,19,22 13:2,16          15:4 32:17  <b>another</b> 12:21 17:16  <b>anybody</b> 10:15 34:21  <b>anything</b> 27:10 35:23  <b>anywhere</b> 32:10  <b>app</b> 14:16  <b>APPEARANCES</b> 2:17  <b>applicant</b> 4:1 6:13,23 33:19  <b>application</b> 1:13 6:5,15 14:17          16:24 26:12 31:1 34:25 35:5  <b>approval</b> 1:9 6:17 7:1 29:4,17          29:23 30:23 31:7  <b>approvals</b> 28:11 31:6  <b>approximately</b> 7:1  <b>April</b> 1:17 27:23 34:17  <b>architecture</b> 20:19  <b>area</b> 11:1 13:4,8 16:5,9 18:9</p>	<p>19:23 21:21 22:21 24:15          25:24 29:8 30:22,24 31:2,16          31:20  <b>around</b> 9:5 15:7,15 17:9,24          22:9,25 23:8 30:17  <b>arrangement</b> 33:5  <b>asking</b> 9:7 31:9  <b>asset</b> 25:8  <b>associated</b> 8:20 19:20 22:6  <b>Atlantic</b> 1:12 2:3 24:24  <b>AUTHORITY</b> 1:1 2:2,18  <b>Avenue</b> 1:12 2:3 6:6 12:16          19:2,16 24:17  <b>away</b> 24:18  <b>A-1</b> 5:11 14:17  <b>A-2</b> 5:12 14:18  <b>A.M</b> 2:13 6:1 35:25 36:4</p> <hr/> <p style="text-align: center;"><b>B</b></p> <p><b>B</b> 2:20  <b>back</b> 6:4 13:10,13,15,18,19          17:14,17 33:11  <b>background</b> 7:6  <b>bakery</b> 1:8 6:6 7:3,6 8:1,3,13          8:15 9:11 15:3 21:7,15,16  <b>based</b> 21:22  <b>basically</b> 9:10 17:5,24 22:16  <b>basin</b> 19:17  <b>before</b> 2:4 7:17 11:18,21 12:5          13:21 14:2 25:14  <b>behind</b> 23:25  <b>being</b> 2:13 20:2 25:22 28:22  <b>believe</b> 9:13 23:18 25:6,19          26:7  <b>below</b> 16:6,18  <b>benefits</b> 22:6  <b>best</b> 23:12  <b>better</b> 23:10  <b>between</b> 13:1 22:12,24 24:8          33:10  <b>BFE</b> 16:6,18  <b>big</b> 11:9  <b>bigger</b> 11:12  <b>bit</b> 9:14 34:2  <b>Blake</b> 13:17 18:23,25 19:7,12          19:15,15  <b>Block</b> 1:11 6:6  <b>board</b> 3:1 7:17 12:5 35:15  <b>breathing</b> 9:14,15  <b>Bridget</b> 4:3 6:8,16,20,22,25          7:24 10:14,25 11:13,17,22          12:1,10 14:14 15:21 18:4          26:18,22 27:3,7,9 32:12,15          35:18  <b>build</b> 11:14 19:10 25:1  <b>building</b> 8:6,8,10 10:10 12:12          12:22,25 13:1,5,9,10,19,21          13:21,24,25 14:1,3 15:6,8</p>	<p>16:17,18,23 17:12,14,22          18:5,13 19:10 20:3,17,20          21:17,19 22:5,22 23:4,24          24:4,9,21,23 25:1,13 28:15          28:17 29:3,16 31:17  <b>buildings</b> 14:4,6  <b>built</b> 13:13,19,22  <b>bulk</b> 23:24 24:1,4  <b>business</b> 8:24 9:22  <b>businesses</b> 11:9 20:13  <b>B-1</b> 5:15 34:16</p> <hr/> <p style="text-align: center;"><b>C</b></p> <p><b>calculated</b> 20:25  <b>call</b> 6:3 14:18,23 17:2  <b>capacity</b> 32:24  <b>cars</b> 21:15  <b>case</b> 26:5,6  <b>CASINO</b> 1:1 2:1,18  <b>catch</b> 19:17  <b>CCR</b> 2:5  <b>certainly</b> 11:21 26:24  <b>Certificate</b> 2:7  <b>certified</b> 2:4,5,7,8,8,9,10,10  <b>CFM</b> 3:5  <b>Chairman</b> 2:20  <b>change</b> 18:11,20 19:4 24:19  <b>changes</b> 18:12  <b>city</b> 1:12 2:3 15:11 24:24  <b>clean</b> 18:2 23:4,8  <b>cleaner</b> 23:3  <b>cleaning</b> 25:9  <b>clearly</b> 21:5  <b>close</b> 34:24 35:4 36:1  <b>CLR</b> 2:11  <b>CM</b> 2:8  <b>CME</b> 3:5  <b>coating</b> 17:25  <b>code</b> 16:17 17:12  <b>COLLINS</b> 3:3 7:14,21 12:3,7          14:16,23 27:18 34:17 35:3          35:11,13,16  <b>color</b> 16:1  <b>colors</b> 17:22  <b>come</b> 16:13 19:14 34:22  <b>comfortable</b> 33:4  <b>coming</b> 13:16,18 25:3,20,25  <b>commencing</b> 2:13  <b>comment</b> 28:22 34:22  <b>comments</b> 26:14  <b>commercial</b> 16:6,16 24:9 25:2  <b>community</b> 23:25 24:25  <b>company</b> 8:5  <b>compliance</b> 29:3 31:21  <b>comply</b> 31:19  <b>concept</b> 13:20 15:5 22:17  <b>concerned</b> 24:24  <b>concluded</b> 36:3</p>	<p><b>condition</b> 31:6  <b>conditions</b> 12:12 27:1 28:9,11  <b>configuration</b> 12:13  <b>conformance</b> 24:1,4,5  <b>confusing</b> 21:4  <b>connections</b> 32:1  <b>consider</b> 17:5  <b>construction</b> 31:19  <b>consultant</b> 27:20  <b>continue</b> 19:9 21:15  <b>continues</b> 20:19  <b>corner</b> 28:15  <b>corners</b> 22:11  <b>corporation</b> 10:9,11  <b>correct</b> 10:5,11,12 16:2,3  <b>COUNSEL</b> 4:1  <b>couple</b> 26:20,23  <b>course</b> 15:13 17:20 18:17  <b>Court</b> 2:5  <b>covered</b> 27:25  <b>Craig</b> 5:6 11:23 12:6 14:7,10          14:15,21,25 16:3,22 27:6          28:16 29:6,10,14 30:9,13,18          31:4,11,14,23 32:2,4 35:20  <b>crawlspace</b> 16:11  <b>CRDA's</b> 27:19  <b>creating</b> 33:17  <b>crisp</b> 18:2  <b>CRR</b> 2:9  <b>CSR</b> 2:10  <b>current</b> 8:12  <b>currently</b> 8:2,21 9:9,16  <b>cut</b> 27:13</p> <hr/> <p style="text-align: center;"><b>D</b></p> <p><b>D</b> 5:1  <b>dams</b> 16:14  <b>DANZIG</b> 3:3  <b>data</b> 30:19  <b>date</b> 2:12  <b>day</b> 32:23 35:25  <b>deal</b> 16:17 23:12  <b>deficiency</b> 25:18,20  <b>definitely</b> 33:10  <b>Delaware</b> 2:9  <b>delivery</b> 8:18  <b>demand</b> 21:13 26:3,4  <b>DEP</b> 29:4,6,23 30:23 31:21  <b>Department</b> 2:21 29:16  <b>describe</b> 8:12  <b>DEVELOPMENT</b> 1:1 2:2,18  <b>different</b> 14:8  <b>difficult</b> 23:6  <b>dilapidated</b> 24:22  <b>DIRECT</b> 7:23 12:9  <b>Director</b> 2:21  <b>discussed</b> 17:8 32:6  <b>discussion</b> 32:8 34:10</p>
---	--	---	---

<p><b>dislocation</b> 20:12  <b>divide</b> 21:9  <b>DIVISION</b> 1:4  <b>doing</b> 9:23 22:23 24:21  <b>done</b> 35:9  <b>door</b> 17:17 19:25 20:1  <b>doors</b> 16:15  <b>DOTH</b> 5:6 12:6 14:10,15,21          14:25 16:3,22 28:16 29:6,10          29:14 30:9,13,18 31:4,11,14          31:23 32:2,4 35:20  <b>DothT</b> 7:8 11:17  <b>dough</b> 22:11  <b>down</b> 15:20 18:23 19:14 24:22  <b>downspout</b> 19:13,14  <b>downspouts</b> 19:7  <b>drain</b> 19:4  <b>drainage</b> 18:21  <b>drains</b> 18:24  <b>Dry</b> 17:25  <b>Dryvit</b> 17:25  <b>durable</b> 25:5  <b>during</b> 8:23 9:1 15:13 32:23</p>	<p>13:5,18 17:18 18:13,18,21          20:25 21:7,12 31:13 33:24  <b>exists</b> 34:2  <b>expand</b> 15:19  <b>expanding</b> 11:9 16:9 21:16          26:8 33:20  <b>expansion</b> 7:6 9:8 10:7 22:6          23:17 25:23 33:21  <b>experienced</b> 23:6  <b>explain</b> 9:6  <b>extend</b> 13:14</p>	<p style="text-align: center;"><b>G</b></p> <p><b>G</b> 3:3  <b>garage</b> 29:23  <b>gave</b> 9:14  <b>general</b> 21:21  <b>generations</b> 33:12  <b>getting</b> 23:2  <b>give</b> 7:5,17 9:15 10:1 15:5          26:13 28:18  <b>given</b> 21:9  <b>glad</b> 11:8  <b>glance</b> 28:3  <b>go</b> 7:8 8:13,23 12:11 15:22          16:13 20:23 21:6 22:5,8          26:12,16,17 27:5,15 28:1          29:15,22 34:8  <b>goes</b> 33:11  <b>going</b> 7:5 11:1 20:7 24:17,25          25:3,5,25 26:1  <b>gonna</b> 17:18 18:18 19:8 21:15          23:15 27:4 28:25 31:1,19          32:1  <b>good</b> 15:16 24:23 33:14 34:14          35:2,3  <b>Google</b> 13:23  <b>grade</b> 28:15 31:13,16  <b>grades</b> 28:15  <b>grand</b> 21:25  <b>grant</b> 26:25  <b>ground</b> 16:8  <b>guess</b> 6:8  <b>gutter</b> 19:13  <b>gutters</b> 19:6  <b>guys</b> 35:1,7</p>	<p><b>HYLAND</b> 3:3</p> <p style="text-align: center;"><b>I</b></p> <p><b>idea</b> 13:14 33:14  <b>immediately</b> 12:20 13:12          23:25  <b>impact</b> 20:11,16,17 23:16          25:17 26:8  <b>impacting</b> 24:14  <b>improvements</b> 20:6  <b>INC</b> 1:8  <b>inch</b> 9:10  <b>increased</b> 22:4 25:24  <b>increasing</b> 26:3  <b>indicated</b> 33:19  <b>InSite</b> 3:5 26:11  <b>internal</b> 32:1  <b>issued</b> 26:11  <b>issues</b> 15:14 23:13  <b>items</b> 8:16 25:21  <b>item-by-item</b> 26:13</p>
<p style="text-align: center;"><b>E</b></p> <p><b>E</b> 5:1  <b>each</b> 16:15 17:7,9  <b>earlier</b> 13:7  <b>early</b> 9:3  <b>easement</b> 32:10  <b>easier</b> 23:3  <b>edge</b> 18:3 25:2  <b>efficiently</b> 33:22  <b>egress</b> 17:21  <b>eight</b> 26:25  <b>either</b> 34:8  <b>electrical</b> 18:15  <b>elevation</b> 29:2  <b>elevations</b> 28:19 29:2 30:6,8          30:10,17  <b>emergency</b> 17:20 23:2  <b>employees</b> 8:19,22 21:8,11,24          32:25  <b>Enforcement</b> 1:4 2:23  <b>engineering</b> 3:5 27:20  <b>enough</b> 11:24 15:16  <b>entrance</b> 24:12  <b>ESQUIRE</b> 3:3 4:3  <b>ESQUIRES</b> 4:3  <b>Essentially</b> 28:10  <b>even</b> 9:15  <b>every</b> 9:10,10  <b>everything</b> 16:23 22:11 23:8          27:25  <b>Exactly</b> 27:3  <b>EXAMINATION</b> 7:23 12:9  <b>EXHIBITS</b> 5:10  <b>existing</b> 7:2 8:5 9:11 12:12</p>	<p style="text-align: center;"><b>F</b></p> <p><b>facility</b> 9:17 22:8  <b>fact</b> 24:16  <b>fairly</b> 35:12  <b>Fairmount</b> 12:19,22 18:24          19:16  <b>families</b> 33:10  <b>far</b> 18:9 23:2,10 24:18,24          25:10  <b>feel</b> 11:11  <b>feet</b> 10:19,22 29:12  <b>FEMA</b> 24:22  <b>FEMA-compliant</b> 25:1 28:23  <b>FICHTER</b> 3:5 27:22 28:7,13          28:21 29:7,11 30:1,21 31:8          31:12,15,24 32:3,5,13 33:1          33:4,8,13,23 34:4,14  <b>final</b> 17:25  <b>fine</b> 28:6  <b>finish</b> 30:17  <b>finished</b> 27:5 34:13  <b>fire-rated</b> 17:10  <b>first</b> 10:18 17:4 21:19 22:20          26:16  <b>five</b> 21:10,25  <b>fixture</b> 17:19  <b>flipped</b> 24:11  <b>flood</b> 16:20,22 29:8 30:22,23          31:16,20  <b>floodgates</b> 16:12  <b>flood-compliant</b> 28:23  <b>floor</b> 10:19 11:4 15:22 16:8          17:1,4,4,4,6 21:19 22:19,21          30:17  <b>followed</b> 6:9  <b>foot</b> 7:2 17:4 21:22  <b>forward</b> 34:22  <b>Fox</b> 4:3 6:22  <b>from</b> 6:22 15:4,4 18:8,9 20:18          22:7 23:9,14,19,21,21 24:18          25:6 28:11 30:23 31:3 35:1  <b>front</b> 8:16 12:21 13:3 14:9          15:3 18:9 19:4  <b>full-time</b> 8:22  <b>further</b> 24:7</p>	<p style="text-align: center;"><b>H</b></p> <p><b>habitate</b> 15:17  <b>hand</b> 7:15 33:3  <b>happens</b> 18:23  <b>Haworth</b> 2:4  <b>hazard</b> 29:8 30:22,24 31:16          31:20  <b>health</b> 23:9,12  <b>hear</b> 6:14  <b>heard</b> 28:22  <b>hearing</b> 1:19 3:1 35:5 36:3  <b>help</b> 24:25  <b>high</b> 18:25  <b>highlights</b> 28:4,6 34:5,9  <b>him</b> 7:13 10:16 11:19 12:1          27:13  <b>hire</b> 26:1  <b>hit</b> 28:9 34:9  <b>holder</b> 2:7  <b>home</b> 34:1  <b>house</b> 15:9 19:5 29:21,21  <b>houses</b> 15:15  <b>Hurricane</b> 15:13</p>	<p style="text-align: center;"><b>J</b></p> <p><b>Jason</b> 3:5 26:16 27:5,19,22          28:7,13,21 29:7,11 30:1,21          31:8,12,15,24 32:3,5,13          33:1,4,8,13,23 34:4,13,14  <b>Jason's</b> 27:17  <b>Jersey</b> 2:3,4,12  <b>JR</b> 2:20  <b>jurisdiction</b> 6:14  <b>jurisdictional</b> 6:10  <b>just</b> 10:1,18,22,22 14:19,21          15:5 16:1 17:24 18:18 19:14          19:23,25 22:19 26:19 27:1          27:18 28:17 29:15,18 30:19          32:11</p> <p style="text-align: center;"><b>K</b></p> <p><b>Karen</b> 2:4  <b>keep</b> 23:3  <b>kind</b> 31:1 32:21 33:2  <b>know</b> 11:18,24 15:6 16:12          17:15,19 19:6 21:5 22:12,25          24:3,6,8 26:2,6,9 30:3,16          34:6 35:7  <b>known</b> 11:23</p> <p style="text-align: center;"><b>L</b></p> <p><b>L</b> 2:23 3:5  <b>lack</b> 25:10  <b>laid</b> 12:13  <b>Lance</b> 2:20 6:3,18,24 7:12          10:17,21 11:8,20,23 14:7,12          15:25 16:20 26:15,19,23          27:4,14 28:1,5,8,14,20          30:11,15 31:5 33:6,9,16          34:11,15,19 35:4,12,14,17</p>

<p>35:21  <b>land</b> 1:4 2:23 11:14,16  <b>LANDGRAF</b> 2:20 6:3,18,24  7:12 10:17,21 11:8,20,23  14:7,12 15:25 16:20 26:15  26:19,23 27:4,14 28:5,8,14  28:20 30:11,15 31:5 33:6,9  33:16 34:11,15,19 35:4,12  35:14,17,21  <b>landscaping</b> 19:20  <b>language</b> 20:20  <b>large</b> 19:17  <b>last</b> 11:15 34:25 35:6  <b>lasts</b> 25:7  <b>late</b> 8:11 9:13  <b>less</b> 9:2,19 17:3 29:12  <b>Let</b> 29:20  <b>letter</b> 27:23  <b>let's</b> 14:16,23 24:11 29:20,21  <b>lifted</b> 29:22  <b>lighting</b> 17:19,21 19:22,23,23  32:6  <b>like</b> 7:10 9:3 11:19 12:11 15:6  15:7 17:15 22:12 25:7,23  26:1,12 27:10 29:18 30:25  33:19  <b>likes</b> 27:12  <b>lines</b> 17:11  <b>little</b> 9:14 19:12 21:3 22:19,25  34:2  <b>LiveNoteTM</b> 2:11  <b>local</b> 11:9  <b>locally</b> 29:15  <b>locations</b> 22:19  <b>long</b> 8:4 11:24 14:5 16:10  32:20 33:7  <b>longer</b> 34:2  <b>looking</b> 32:13  <b>looks</b> 15:6,7 25:6  <b>lot</b> 12:14,17,21 13:2 15:4,9,11  26:20 32:23,25  <b>Lots</b> 1:11 6:7  <b>low</b> 30:20  <b>L-shaped</b> 13:5,24</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>main</b> 20:3  <b>maintained</b> 18:8  <b>make</b> 31:6  <b>makes</b> 26:4  <b>make-or-break</b> 31:1  <b>making</b> 33:21  <b>many</b> 8:19 15:11 33:11  <b>mark</b> 14:13,16,18 34:16  <b>MARKED</b> 5:10  <b>matching</b> 17:23  <b>materials</b> 14:17 23:11 25:4,5  <b>matter</b> 2:1</p>	<p><b>May</b> 35:7,9,14,24  <b>maybe</b> 26:25  <b>mean</b> 30:7  <b>meet</b> 25:16  <b>meeting</b> 6:4 35:15,24 36:1  <b>Merit</b> 2:7  <b>met</b> 6:11  <b>mezzanine</b> 10:22 11:1 17:2,2  <b>might</b> 32:9  <b>minor</b> 18:16  <b>missed</b> 32:9  <b>missing</b> 30:4  <b>Mississippi</b> 1:12 6:6 12:16  19:2 24:17  <b>mitigation</b> 34:3  <b>Mmm-hmm</b> 10:20 28:16  31:11  <b>more</b> 8:23 9:1,2,14,15,19  22:24,25 23:6 26:1,2 30:14  32:5 33:22  <b>morning</b> 9:4  <b>most</b> 15:15 17:5 27:25  <b>mostly</b> 8:14 32:24  <b>much</b> 8:9 23:1,6 35:20  <b>must</b> 27:24</p> <hr/> <p style="text-align: center;"><b>N</b></p> <hr/> <p><b>N</b> 5:1  <b>name</b> 6:18 34:22  <b>narrow</b> 14:6  <b>nationally</b> 2:5,7,8,10  <b>NC2</b> 23:19  <b>neat</b> 18:1  <b>need</b> 29:4 30:22 31:2  <b>negative</b> 23:16 24:14 25:17  26:8  <b>neighborhood</b> 15:7 20:18  24:10,19  <b>new</b> 2:3,4,12 9:23 21:1 25:4  <b>next</b> 23:23 24:7 25:7 35:24  <b>nice</b> 18:3 20:19 33:15  <b>night</b> 9:3 32:24,25  <b>NJ</b> 1:12  <b>non-compliance</b> 26:9  <b>non-compliant</b> 24:23  <b>non-convenient</b> 22:18  <b>north</b> 1:12 6:6 12:17  <b>Notary</b> 2:11  <b>note</b> 27:18  <b>noted</b> 6:1  <b>nothing</b> 7:18 12:4 20:2 35:1  <b>notice</b> 22:9  <b>noticed</b> 26:24</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <p><b>oath</b> 27:20  <b>obviously</b> 16:5 19:3 24:8  <b>occupied</b> 19:6</p>	<p><b>off</b> 27:13 28:4  <b>office</b> 11:2 17:1 21:21 33:18  <b>Officer</b> 2:23  <b>offset</b> 33:14  <b>off-site</b> 20:9  <b>Oh</b> 6:20 29:11 30:5 34:17  <b>okay</b> 6:8 7:12 8:4,8,12,19,25  9:6,18,21 10:6,13 11:4,7,22  12:11,15 14:23,25 15:24  16:14 19:19,22 20:2,9,11,22  23:14 26:18 28:7 31:4,23  33:1,8 34:4,11,17 35:4,16  35:17  <b>old</b> 25:13,13  <b>once</b> 19:9  <b>one</b> 8:10 14:7,22 15:25 17:16  19:23 20:22 21:20 23:4 24:6  33:2 34:23 35:6  <b>ones</b> 28:9,10  <b>only</b> 16:7 24:20 28:24  <b>onto</b> 19:15  <b>open</b> 13:4 32:24 34:12,20  <b>operate</b> 33:22  <b>operating</b> 8:5 32:19  <b>operation</b> 8:17 24:20 33:20  <b>operational</b> 10:4  <b>operations</b> 7:7  <b>opinion</b> 20:14  <b>order</b> 6:4  <b>ordinance</b> 24:2  <b>original</b> 13:9  <b>other</b> 14:4 32:18 33:3 34:23  <b>Otherwise</b> 28:2  <b>out</b> 8:5 12:13 13:14 17:19  21:4 23:2 24:13 25:20  <b>outside</b> 31:6  <b>ovens</b> 22:12,24 26:2  <b>over</b> 7:9 10:22 12:11 15:22  19:16 20:23 21:6 22:5,10  <b>overhang</b> 19:12  <b>overtop</b> 17:25  <b>owner</b> 15:18 32:16  <b>owners</b> 20:13 23:17  <b>ownership</b> 10:7  <b>owns</b> 10:9  <b>o'clock</b> 9:4,4,5</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>packet</b> 21:5  <b>PAGE</b> 5:3  <b>park</b> 32:25  <b>parking</b> 1:10 12:17,21 13:2  15:4 20:23,24 21:3,12,15  22:1,3 25:10,12,14,18,20  26:3,4,9 32:7,8,8,11 34:1  <b>part</b> 16:23 20:3 31:20 32:10  <b>particular</b> 26:5  <b>past</b> 23:22</p>	<p><b>PE</b> 3:5  <b>peaks</b> 33:13  <b>Pennsylvania</b> 2:3  <b>people</b> 17:5 22:24 25:25 26:1  <b>per</b> 21:23  <b>percent</b> 8:17  <b>Perfect</b> 28:20  <b>permit</b> 16:23 31:3  <b>perpendicular</b> 13:17  <b>PERRETTI</b> 3:3  <b>perspective</b> 22:7 23:20,22  25:6  <b>photographs</b> 14:20,24  <b>pick</b> 28:4  <b>piece</b> 11:15 20:19  <b>piles</b> 23:7  <b>pipng</b> 19:18  <b>pitch</b> 19:11  <b>pitches</b> 19:1  <b>place</b> 22:10  <b>plan</b> 1:9 6:17 7:1,9 14:8,11,24  15:23 17:4 18:21 19:4 31:18  31:21 34:7  <b>planning</b> 2:21 9:8,21 10:8  27:19  <b>plans</b> 27:1 28:25 31:13  <b>please</b> 7:15 34:22  <b>plus</b> 16:6,18  <b>point-by-point</b> 28:2  <b>portion</b> 14:11,19 24:20 34:24  <b>position</b> 8:1  <b>positive</b> 20:17  <b>possible</b> 18:10 24:19  <b>PP</b> 3:5  <b>present</b> 2:13 18:17  <b>presently</b> 13:25 17:23  <b>president</b> 8:2  <b>pretty</b> 8:9  <b>previous</b> 14:1,3  <b>previously</b> 19:5 27:21  <b>probably</b> 25:14  <b>problems</b> 23:5  <b>product</b> 23:7  <b>Professional</b> 2:6  <b>PROFESSIONALS</b> 3:1  <b>program</b> 30:24  <b>project</b> 22:17  <b>proof</b> 6:13  <b>proofing</b> 16:20,22  <b>property</b> 12:18,18,21 13:12  17:11 20:13 23:16  <b>proposed</b> 21:14 31:15  <b>provide</b> 20:18 30:13  <b>provided</b> 6:13  <b>providing</b> 16:10  <b>proximity</b> 17:10  <b>public</b> 1:19 2:11 20:6 32:14  34:12,20,21,24 36:3</p>
---	---	---	---

<p><b>pulled</b> 15:19  <b>purchased</b> 13:11  <b>put</b> 13:13 15:11 16:7,14,25  17:1,18 19:12,13,13 26:2  <b>putting</b> 16:11 17:13 22:20  29:23</p>	<p>12:25 13:3,3,6,8,22,24  14:12 17:17 18:8,22,22  19:14 22:8 27:15 29:5,7  30:7,18 31:8,14 32:3  <b>RIKER</b> 3:3  <b>ROBERT</b> 2:23 6:12 33:25  <b>roof</b> 19:11  <b>room</b> 9:14,15  <b>Rothschild</b> 4:3 6:23  <b>roughly</b> 30:19  <b>RPR</b> 2:6</p>	<p><b>size</b> 22:4  <b>sizes</b> 17:7  <b>skids</b> 22:10  <b>small</b> 17:13,15,17  <b>sold</b> 15:18  <b>some</b> 7:5 15:14,14 22:14 28:4  28:4,14,18 30:9 32:7 34:6  <b>somewhat</b> 21:5  <b>sorry</b> 6:20  <b>sort</b> 30:4 32:22  <b>south</b> 2:2 12:20 13:12  <b>space</b> 9:20 10:2 11:2,4 16:13  19:6 21:20,22,23 22:20,21  22:24,25 33:18  <b>spaces</b> 17:7 21:8,10,25,25  22:2 25:16  <b>speak</b> 33:21  <b>specific</b> 29:20  <b>spot</b> 18:25 28:18 30:10  <b>square</b> 7:2 9:10 10:22 17:3  21:22  <b>squeezed</b> 9:16,17  <b>stacked</b> 22:11  <b>staff</b> 34:24  <b>staggered</b> 9:1  <b>stair</b> 16:25 17:16  <b>standpoint</b> 23:9,15  <b>Star</b> 35:25  <b>start</b> 7:10  <b>starts</b> 9:3  <b>state</b> 2:12 34:22  <b>step</b> 24:6,7  <b>STEPHEN</b> 5:4 7:20 32:21  33:2,11  <b>still</b> 10:10 24:17  <b>storage</b> 11:5 12:22 13:1 16:8  16:10 22:21 25:21 28:24  29:25 33:18  <b>store</b> 8:16  <b>stored</b> 22:18 25:22  <b>stormwater</b> 18:21  <b>street</b> 13:17 18:23,25 19:7,12  19:15,15 32:14  <b>stucco</b> 18:1  <b>stuff</b> 28:24  <b>subterranean</b> 19:17  <b>summer</b> 8:23  <b>surrounding</b> 20:12 23:16  <b>survey</b> 30:7,7  <b>swear</b> 7:16 12:1,3  <b>sworn</b> 7:13 27:17,21  <b>Sykes</b> 4:3 6:8,16,20,22,25  7:24 10:14,25 11:13,17,22  12:1,10 14:14 15:21 18:4  26:18,22 27:3,7,9 32:12,15  35:18  <b>system</b> 18:15</p>	<p style="text-align: center;"><b>T</b></p> <p><b>take</b> 19:15 22:17 24:6  <b>taken</b> 2:1  <b>taking</b> 24:22  <b>talk</b> 27:12 29:3 32:16  <b>talked</b> 13:7 19:22  <b>tap</b> 18:18  <b>Tavern</b> 12:19,23  <b>tell</b> 12:4  <b>ten</b> 21:7,15  <b>terms</b> 18:11 20:16 23:1,23  <b>testified</b> 11:18  <b>testimony</b> 7:5,9,16 12:5 26:21  27:25 31:25 34:9  <b>Thank</b> 6:24 7:21 12:7 35:17  35:18,20,21  <b>their</b> 17:10 19:8 24:25 30:23  33:24  <b>thing</b> 14:7 23:23 24:20,24  32:14 33:3  <b>things</b> 22:12,18 28:4 34:6  <b>thing's</b> 18:1  <b>think</b> 21:4 25:17 27:7,25 28:9  28:10,25 30:12 34:4,8  <b>third</b> 17:3  <b>three</b> 22:1 25:16  <b>through</b> 25:3 26:12,16,17,20  27:5 28:1,3 29:22  <b>Thursday</b> 1:17  <b>tied</b> 22:4  <b>tilted</b> 18:23  <b>time</b> 6:1 9:1 11:24 21:9 24:13  32:20 33:7 35:19  <b>today</b> 6:17,25 7:4  <b>total</b> 21:12,25  <b>towards</b> 18:24,24 19:1,12  <b>transitions</b> 24:8  <b>trucks</b> 24:13,16  <b>truth</b> 7:18,18,19 12:4,4,5  <b>try</b> 35:6,9  <b>two</b> 9:2 21:21 29:12 33:10  <b>two-story</b> 10:18  <b>type</b> 28:24 32:14,18 33:3  <b>typical</b> 15:14</p>
<p style="text-align: center;"><b>Q</b></p> <p><b>qualifications</b> 11:25  <b>qualify</b> 11:19  <b>questions</b> 10:16</p>	<p style="text-align: center;"><b>S</b></p> <p><b>safer</b> 23:1  <b>sake</b> 31:10  <b>same</b> 8:9 9:1 10:3,4,7 18:6  20:20 21:24 25:21,21 29:24  <b>sandwiched</b> 13:1  <b>Sandy</b> 15:13  <b>saying</b> 29:13  <b>SCHERER</b> 3:3  <b>SCOTT</b> 3:3 7:14,21 12:3,7  14:16,23 27:18 34:17 35:3  35:11,13,16  <b>season</b> 8:23  <b>seasonal</b> 8:24  <b>second</b> 9:5 17:1,6  <b>secure</b> 29:16  <b>see</b> 11:8 29:1 33:16  <b>Seeing</b> 34:23  <b>SEEKING</b> 1:9  <b>sell</b> 8:16  <b>sense</b> 26:4  <b>sep</b> 23:10  <b>separation</b> 23:11  <b>service</b> 6:13  <b>services</b> 32:22  <b>seven</b> 21:8,24 26:25  <b>sewer</b> 18:17  <b>shape</b> 15:16  <b>shared</b> 32:22  <b>sheet</b> 30:4  <b>shift</b> 9:3,5  <b>shifts</b> 9:3  <b>Shorthand</b> 2:9  <b>show</b> 28:15 29:1,2 31:13,18  31:21  <b>side</b> 9:22 12:18 13:15 14:22  15:4,5 17:14 24:12,18  <b>similar</b> 14:4  <b>simple</b> 35:12  <b>since</b> 8:7,9 13:11 15:19  <b>single-family</b> 34:1  <b>single-story</b> 13:6  <b>sir</b> 14:15  <b>site</b> 1:9 6:17 7:1,9 12:12 14:1  14:24 18:24 19:1,1 20:9  21:8 25:13,22 32:9</p>	<p style="text-align: center;"><b>R</b></p> <p><b>rainwater</b> 19:8  <b>raise</b> 7:14  <b>Rando</b> 1:8 5:4 6:5 7:3,4,11,20  7:25 10:10,15 13:11 15:3,18  32:15,21 33:2,11  <b>rating</b> 24:25  <b>read</b> 27:24  <b>really</b> 10:14,17 15:16 22:4  33:17  <b>Realtime</b> 2:8  <b>recently</b> 23:6  <b>record</b> 6:19 27:19  <b>REFERRED</b> 5:10  <b>regard</b> 29:17  <b>Registered</b> 2:6  <b>regulated</b> 31:2  <b>REGULATION</b> 1:4  <b>Reid</b> 2:23 6:9,12 33:25  <b>REINVESTMENT</b> 1:1 2:2,18  <b>relate</b> 31:16  <b>relates</b> 23:24  <b>remain</b> 18:6  <b>remains</b> 27:20  <b>removing</b> 20:17  <b>rendering</b> 16:1  <b>report</b> 26:10  <b>Reporter</b> 2:5,6,9,10,11  <b>representation</b> 13:23  <b>requesting</b> 20:22  <b>required</b> 20:7 25:16 34:1  <b>requirement</b> 17:20 21:20,22  30:20  <b>requirements</b> 6:10 16:15,18  17:11 20:24,25 21:1 24:1,5  25:15  <b>residential</b> 13:21 14:1 15:9  18:3,9 20:13 23:25 24:9,12  24:15,18 25:9  <b>residential-style</b> 17:15  <b>respect</b> 26:11  <b>restaurant</b> 32:23  <b>result</b> 23:17 25:18  <b>retail</b> 8:15,16 9:22  <b>reviewed</b> 6:12 26:10  <b>right</b> 7:15 9:17 11:12 12:15,16</p>	<p style="text-align: center;"><b>U</b></p> <p><b>under</b> 10:6,10 27:20  <b>underneath</b> 29:23  <b>uninhabitable</b> 15:10  <b>unless</b> 10:15  <b>updated</b> 31:13  <b>upgraded</b> 29:1  <b>use</b> 1:4 2:23 16:6,7 21:7,16  23:20,20 24:3 25:2 29:24,25  32:22  <b>used</b> 11:5  <b>uses</b> 8:20 10:4 32:24  <b>utilities</b> 18:13,19 31:25</p>



<p><b>utilizing</b> 9:10</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>vacant</b> 15:11 20:17  <b>variance</b> 1:10 7:9 20:23  <b>ventilation</b> 16:11  <b>venue</b> 31:10  <b>very</b> 14:4,6 19:17 25:13,13  35:20  <b>view</b> 15:2,3,4  <b>violations</b> 15:9,12  <b>volume</b> 25:25</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>waiting</b> 35:8  <b>waivers</b> 26:24  <b>walk</b> 22:25  <b>walked</b> 22:9  <b>wall</b> 24:21  <b>walls</b> 17:9,10  <b>want</b> 27:13 28:1 34:15  <b>warehouse</b> 13:15,16 21:18  <b>warehousing</b> 11:5  <b>Wars</b> 35:25  <b>washes</b> 33:3  <b>water</b> 16:13 18:17 19:16  <b>way</b> 23:10,12 24:14 32:19  <b>ways</b> 22:14  <b>well</b> 22:16 29:4,15 35:7  <b>went</b> 15:12 26:20  <b>we'll</b> 6:3 7:12 14:17,18 16:17  17:13 19:11,11 26:16,17  28:18,18 31:5,6 34:19,24  35:4,6,9 36:1  <b>we're</b> 6:16,25 9:9,9,16 16:5,6  16:7,9,10,11,14 17:18,24  18:18 19:8 21:16 22:14,21  23:22 24:16,21,22,25 25:15  28:25 30:19,19,20 35:1  <b>we've</b> 11:12 34:9  <b>while</b> 35:8  <b>whole</b> 7:18 12:4 18:1 22:16  <b>wholesale</b> 8:14,17  <b>windows</b> 17:13,15  <b>wishes</b> 34:21  <b>WITNESS</b> 10:20,24 11:11  <b>WITNESS(ES)</b> 5:3  <b>wrapping</b> 17:24  <b>writing</b> 32:18  <b>wrote</b> 21:4</p> <hr/> <p style="text-align: center;"><b>X</b></p> <hr/> <p><b>X</b> 5:1</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>Yeah</b> 14:10,14,21 18:7 21:3  26:22 28:5 29:14 30:15,18  30:21 33:25 35:11,13,14</p>	<p><b>years</b> 15:11 25:8  <b>Yep</b> 27:3,7</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>zone</b> 20:24 23:19</p> <hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>1</b> 9:4  <b>1,600</b> 7:2  <b>1.5</b> 21:10  <b>10</b> 35:25  <b>10:56</b> 2:13 6:1  <b>11:21</b> 36:4  <b>12</b> 5:6 28:11  <b>128</b> 1:12 6:6  <b>15</b> 2:2 8:21,22 21:13 28:12  <b>16</b> 28:14 31:24  <b>16th</b> 35:10,14  <b>18</b> 21:25  <b>1949</b> 8:7</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>2</b> 9:4 16:6,18  <b>20</b> 1:17 8:21,21,23 25:7  <b>2017</b> 1:17  <b>2017-03-2152</b> 1:13</p> <hr/> <p style="text-align: center;"><b>3</b></p> <hr/> <p><b>3rd</b> 27:23 34:18  <b>30</b> 25:7  <b>337</b> 1:11 6:7</p> <hr/> <p style="text-align: center;"><b>4</b></p> <hr/> <p><b>4th</b> 35:24</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>5</b> 1:11 6:7  <b>5.7</b> 30:19  <b>500</b> 21:22</p> <hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p><b>62</b> 1:11 6:7  <b>63</b> 1:11 6:7  <b>65</b> 1:11 6:7  <b>66</b> 1:11 6:7</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>7</b> 5:4  <b>700</b> 10:22  <b>717</b> 10:23</p> <hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>80s</b> 8:11 9:13 13:10,14,19  <b>876</b> 10:19  <b>88</b> 30:19</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>9</b> 9:5 30:20</p>	<p><b>90</b> 8:17</p>	
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