

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

TERESITA SEGURITAN

SEEKING USE VARIANCE RELIEF IN ACCORDANCE WITH
NJS 40:55D-70d TO ALLOW DUPLEX USE

APPLICATION NO. 2018-12-2559

BLOCK 54, LOT 57

112 South Ocean Avenue,
Atlantic City, New Jersey

Thursday - May 16, 2019



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1 Public hearing in the
2 above-referenced matter, conducted in the
3 meeting room of the CASINO REINVESTMENT
4 DEVELOPMENT AUTHORITY, City of Atlantic City
5 Council Chambers, 1301 Bacharach Boulevard,
6 Atlantic City, New Jersey, before Karen A.
7 Haworth, a New Jersey Certified Court Reporter
8 (CCR), nationally certified Registered
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10 certified Certificate of Merit holder (CM),
11 nationally certified Certified Realtime Reporter
12 (CRR), a Delaware Certified Shorthand Reporter
13 (CSR), nationally certified Certified LiveNote™
14 Reporter (CLR), and Notary Public of the State
15 of New Jersey, on the above date, commencing at
16 10:00 A.M., there being present:

17
18
19
20 APPEARANCES:

21 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

22
23 LANCE B. LANDGRAF, JR.

Chairman

24 Director, Planning Department
25

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

2 (CONTINUED) :

3
4 ROBERT L. REID

Land Use Enforcement Officer

5
6
7
8
9
10 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

11
12 SCOTT G. COLLINS, ESQUIRE

RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

13
14 CHRISTINE COFONE, PP

COFONE CONSULTING

I N D E X

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2		
3	WITNESS(ES)	PAGE NO.
4	CRAIG DOTHE	7
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10	EXHIBITS MARKED AND/OR REFERRED TO:	
11	A-1	
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13	B-1	
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1 (Time noted: 10:00 A.M.)

2

3 LANCE LANDGRAF: I'd like to bring
4 the May 16th Land Use Regulation and Enforcement
5 Division hearing to order.

6 Would you please rise for the
7 Pledge of Allegiance?

8 (The Pledge of Allegiance was
9 recited at this time.)

10 LANCE LANDGRAF: Thank you.

11 This hearing has been noticed in
12 accordance with the Senator Byron M. Baer Open
13 Public Meetings Act.

14 We have three items on our agenda,
15 but the first one is again going to be
16 adjourned. This request was done by the
17 objectors in this case.

18 This is application number
19 2018-03-2364, Celebrity Corners, LLC. That is
20 being carried to the June 6th agenda.

21 So, if you're here for that
22 application, please come back on June the 6th.

23 I don't see anybody here, so that
24 announcement is made.

25 There will be no additional notice.

1 Correct?

2 SCOTT COLLINS: No additional
3 notice.

4 LANCE LANDGRAF: Oh. Good.

5 All right. So, with our agenda
6 today, we have two other applications, and they
7 are from the same applicant. We have
8 application 2018-12-2559. Teresita Seguritan.

9 Did I say that right?

10 UNIDENTIFIED FEMALE FROM THE
11 AUDIENCE: Yes.

12 LANCE LANDGRAF: Okay. I'm just
13 going to read through a couple things and I'll
14 bring you up.

15 UNIDENTIFIED FEMALE FROM THE
16 AUDIENCE: Okay.

17 LANCE LANDGRAF: It's 112 South
18 Ocean Avenue, Block 54, Lot 57. It's in the RC,
19 Resort Commercial, development district. It's
20 seeking use variance relief in accordance with
21 NJS 40:55D-70d to allow a duplex.

22 Rob, we have good notice on this
23 one?

24 ROBERT REID: Yes. I have reviewed
25 the proof of service provided by the applicant

1 and we have jurisdiction to hear the
2 application.

3 LANCE LANDGRAF: Great.

4 Ms. Seguritan, would you please
5 approach? Come up. And I think our solicitor
6 will swear you in.

7 Right?

8 SCOTT COLLINS: Yes.

9 Would you raise your right hand,
10 please? Would you raise your right hand?

11 Do you swear that the -- do you
12 swear to tell the truth, the whole truth and
13 nothing but the truth in your testimony here
14 today?

15 UNIDENTIFIED FEMALE FROM THE

16 AUDIENCE: Yes, sir.

17 SCOTT COLLINS: Thank you.

18 LANCE LANDGRAF: Thank you.

19 SCOTT COLLINS: And would you spell
20 your name for the record?

21 UNIDENTIFIED FEMALE FROM THE

22 AUDIENCE: Teresita Seguritan. T-e-r-e-s-i-t-a.
23 Last name is Seguritan, S-e-g-u-r-i-t-a-n.

24 SCOTT COLLINS: Great. Thank you.

25 LANCE LANDGRAF: I'm happy I

1 pronounced it at least close to correctly.

2 FEMALE FROM THE AUDIENCE (TERESITA
3 SEGURITAN): It's perfect, sir. Perfect.

4 LANCE LANDGRAF: I've been working
5 on that all week.

6 All right. Thank you. Please tell
7 us what you're trying to do.

8 FEMALE FROM THE AUDIENCE (TERESITA
9 SEGURITAN): We would like --

10 We have the rooming house in 112
11 South Ocean Avenue, and we would like to turn it
12 into a duplex, sir.

13 LANCE LANDGRAF: Okay. All right.
14 And I understand you have a witness with you,
15 your architect.

16 FEMALE FROM THE AUDIENCE (TERESITA
17 SEGURITAN): Yes. We have this handsome
18 architect and planner, who will be explaining
19 this --

20 LANCE LANDGRAF: Can we have the
21 "handsome" part stricken from the record?

22 CHRISTINE COFONE: I was going to
23 say guilty as charged.

24 ROBERT REID: How about sitting
25 duck?

1 CRAIG DOTHE: Thanks, Lance.

2 LANCE LANDGRAF: We don't want that
3 on any official records, so --

4 Sir, excuse me one second. Are you
5 here for the zoning -- Atlantic City Zoning
6 Board?

7 UNIDENTIFIED MALE SPEAKER FROM THE
8 AUDIENCE: No.

9 LANCE LANDGRAF: The land --
10 CRDA?

11 UNIDENTIFIED MALE SPEAKER FROM THE
12 AUDIENCE: Yes.

13 LANCE LANDGRAF: Yes. Then you're
14 in the right place. Have a seat.

15 Which application are you here --

16 UNIDENTIFIED MALE SPEAKER FROM THE
17 AUDIENCE: I don't see my neighbors, so I
18 wondered whether I'm in the right place.

19 LANCE LANDGRAF: Oh. You spoke at
20 -- at last month's hearing.

21 CHRISTINE COFONE: Yeah.

22 LANCE LANDGRAF: So, you're --

23 UNIDENTIFIED MALE MEMBER FROM THE

24 AUDIENCE: No. I was here, but it's --

25 LANCE LANDGRAF: Your -- your

1 attorney requested --

2 UNIDENTIFIED MALE MEMBER FROM THE

3 AUDIENCE: Adopted --

4 LANCE LANDGRAF: Yes.

5 UNIDENTIFIED MALE MEMBER FROM THE

6 AUDIENCE: Yeah.

7 LANCE LANDGRAF: Your attorney,

8 Mr. Beckelman, --

9 SCOTT COLLINS: Beckelman.

10 LANCE LANDGRAF: -- had requested
11 that the application be tabled.

12 Your side requested it this time.

13 So, he was supposed to reach out to
14 everyone. Because he couldn't be here.

15 UNIDENTIFIED MALE MEMBER FROM THE

16 AUDIENCE: Okay.

17 LANCE LANDGRAF: So, he reached out
18 to us and the applicant and asked if he could
19 table the application until June 6th.

20 UNIDENTIFIED MALE MEMBER FROM THE

21 AUDIENCE: Okay.

22 LANCE LANDGRAF: So, I apologize
23 that you came out again. And, hopefully, you're
24 local.

25 UNIDENTIFIED MALE MEMBER FROM THE

1 AUDIENCE: Yes. I live here.

2 LANCE LANDGRAF: Good. Good.

3 Because there were some people that came last
4 month that it's their summer residence. So, --

5 UNIDENTIFIED MALE MEMBER FROM THE
6 AUDIENCE: All right.

7 LANCE LANDGRAF: -- I'm glad you're
8 at least --

9 UNIDENTIFIED MALE MEMBER FROM THE
10 AUDIENCE: Well, one -- one point of
11 clarification, though.

12 It seems like --

13 So, I live there. I see what he's
14 doing. He's doing the work already. So...

15 LANCE LANDGRAF: We've heard that.
16 We've made notice to the city that those --

17 If he's -- if he's doing something
18 outside of the permits that he's allowed to do,
19 they should be stopping it.

20 UNIDENTIFIED MALE MEMBER FROM THE
21 AUDIENCE: Okay. Thank you. Appreciate it.

22 LANCE LANDGRAF: Have a great day.

23 CHRISTINE COFONE: And June 6. You
24 won't get another notice.

25 LANCE LANDGRAF: Yeah. You will

1 not get another notice.

2 CHRISTINE COFONE: So, it is a
3 carry notice today.

4 LANCE LANDGRAF: June 6th at the
5 same time.

6 CHRISTINE COFONE: You won't get
7 another notice.

8 UNIDENTIFIED MALE MEMBER FROM THE
9 AUDIENCE: Okay.

10 CHRISTINE COFONE: It's scheduled
11 for June 6th now.

12 UNIDENTIFIED MALE MEMBER FROM THE
13 AUDIENCE: I'll wait until they --

14 CHRISTINE COFONE: You might want
15 to double-check before you come out again.

16 We're expecting to hear it that
17 day. Right?

18 LANCE LANDGRAF: Yes.

19 CHRISTINE COFONE: And you won't
20 get another notice? Okay?

21 UNIDENTIFIED MALE MEMBER FROM THE
22 AUDIENCE: I understand. Okay. Thank you.

23 CHRISTINE COFONE: Have a good day.

24 ROBERT REID: Thank you.

25 LANCE LANDGRAF: Thank you. Have a

1 good day.

2 SCOTT COLLINS: Proceed.

3 LANCE LANDGRAF: Proceed, please.

4 SCOTT COLLINS: Do you swear to
5 tell the truth, the whole truth and nothing but
6 the truth in your testimony here today?

7 CRAIG DOTHE: I do.

8 SCOTT COLLINS: And could you just
9 state and spell your name for me as well?

10 CRAIG DOTHE: Craig Dothe,
11 D-o-t-h-e. Architect and planner.

12 LANCE LANDGRAF: And we have heard
13 from Mr. Dothe in the past, and we would accept
14 him as a expert in planning and architecture.

15 SCOTT COLLINS: Both fields.

16 Thank you.

17 CRAIG DOTHE: What we have is --

18 This is an interesting project, in
19 that it's really kind of not architecture.
20 Usually, I'm -- I -- I like to come up here and
21 talk about architecture; look how pretty it is,
22 you know, the shape of the roof, the color
23 scheme, that -- that sort of thing.

24 I can't really do that. This
25 building was built about a hundred years ago.

1 It was originally built like most of the
2 buildings along this side of the street; as a
3 single-family, three story, masonry, attached
4 building.

5 It sits on a very small piece of
6 ground. And the piece of ground is -- it's like
7 800 square feet, plus or minus.

8 Interesting. The piece of ground's
9 only 17 foot wide, 47 foot deep. It has an
10 alley in the back and the -- the front street
11 across the -- across the front.

12 The building itself is three story.
13 Obviously, the front door is off the public
14 right-of-way off of the street side. And
15 there's a rear stair with a secondary means of
16 egress that goes down and meets the alley, you
17 know, in case of fire.

18 I bring that up because it's like
19 one of the questions in -- in the report was
20 about -- and -- and maybe it's semantics, but
21 it's like we have to prove that what we are
22 proposing is something specific.

23 I should read it specifically so I
24 don't --

25 LANCE LANDGRAF: The site's

1 particularly well suited for the use.

2 CRAIG DOTHE: Yeah. And -- and
3 when you think of --

4 CHRISTINE COFONE: That's statutory
5 criteria, Mr. Dothe. That's not -- that's --

6 Anybody getting a use variance in
7 the State of New Jersey --

8 CRAIG DOTHE: Right.

9 CHRISTINE COFONE: -- has to
10 demonstrate that proof.

11 So, it's because you need a use
12 variance.

13 CRAIG DOTHE: Right.

14 CHRISTINE COFONE: It's not
15 something that's unique to the CRDA --

16 CRAIG DOTHE: Right.

17 CHRISTINE COFONE: -- or our
18 regulations here.

19 That comes right out of the
20 New Jersey land use law statute.

21 CRAIG DOTHE: Got it. I totally
22 get it.

23 CHRISTINE COFONE: Cool.

24 CRAIG DOTHE: But, what it is,
25 specifically as that applies to this project, is

1 different than a lot of projects.

2 So, a lot of projects --

3 Let's say you have a specific piece
4 of ground that's a decent size piece of ground.
5 It's on a corner, you know, that sort of thing.
6 And I just want to open up an auto body shop.
7 And auto body shops are -- are forbidden, but I
8 -- it's a piece of ground that I specifically
9 own, so that's the way I wish to -- to develop
10 it.

11 Something like that is -- is one
12 type of application, where it's like, wow, that
13 -- that's a heavy lift to come back and say, you
14 know, an auto body shop shouldn't be over in a
15 -- in a zone where it belongs according to the
16 ordinance, but, at the same time, the auto body
17 shop means something to that particular owner
18 because that's his business.

19 You know, and we've all had
20 applications similar to things like that.

21 This particular piece of ground,
22 the -- the difference between what the ordinance
23 says, in terms of minimum square footage of land
24 and the uses, the specific uses that are allowed
25 on the sites, are relative to something which

1 this building was never developed for, the whole
2 neighborhood was never developed for. The
3 entire development pattern of the neighborhood
4 doesn't reinforce where the direction of the
5 ordinance wants to bring us.

6 I'm all in with the direction of
7 the ordinance. I think that that is -- is a
8 very high goal, and I would love to see each and
9 every one of these uses move towards the
10 ordinance. That -- that's a -- that's a --
11 that's a noble goal. And if we're able to
12 accomplish that, I think it will have a great
13 change to Atlantic City.

14 And so that all being said, we
15 still have the situation where we have a lot of
16 these types of properties. There's --

17 You know, you -- you know, recently
18 --

19 Because we've all sort of lived
20 through some of the bumps in the road that took
21 place throughout our -- our planning history,
22 our recent planning history, the last 30 years,
23 where there was a lot of Certificate of Land Use
24 compliances that were out -- that were handed
25 out even though interpretations might not have

1 been correct. So, they become Certificate of
2 Nonconformities. You know, they -- people have
3 to go through certificate --

4 LANCE LANDGRAF: You're talking
5 about the rooming houses, --

6 CRAIG DOTHE: Yeah.

7 LANCE LANDGRAF: -- in other words.

8 CRAIG DOTHE: Well, it's that plus
9 other uses, --

10 LANCE LANDGRAF: Yeah.

11 CRAIG DOTHE: -- you know, which
12 have become problems throughout the city and
13 have actually slowed the redevelopment down, I
14 think.

15 Sometimes, I think maybe it -- it
16 has sped it up because sometimes, the -- the
17 clients, they just give up or something like
18 that, and then they sell it off and then,
19 eventually, their house -- the -- the building
20 goes vacant, and then it goes down.

21 But, that doesn't necessarily speed
22 up the development. Because a lot of times,
23 cities --

24 We -- we like to see like vacant
25 ground, because then we can develop it. But,

1 vacant ground also says there's lack of an
2 economy, too. So, then it -- that also holds
3 back development.

4 So, there's like a lot of different
5 balls, let's say, up in the air at the same
6 time.

7 I --

8 What I did was I -- I looked at the
9 neighborhood, specifically. I looked at the
10 site. Specifically, as it relates to that one
11 section, is this use particularly well suited
12 for this site? If we define the site by the
13 outbounds of the site, I would say, absolutely,
14 yes. I would say that because we only have 17
15 foot wide, so we're not getting, you know, a big
16 hotel on that site. We're not getting the -- a
17 lot of the things that I think we would like to
18 see happening throughout --

19 CHRISTINE COFONE: I would agree
20 with you, not to --

21 CRAIG DOTHE: -- Atlantic City.

22 CHRISTINE COFONE: The other thing
23 is the land use law statute sets up -- sets that
24 you could rely on the existing structures on the
25 property as well under the hardship criteria for

1 the justification of a use variance.

2 CRAIG DOTHE: Right.

3 CHRISTINE COFONE: So, it seems, to
4 me, that, in accordance with your argument, you
5 could also rely on the fact that you're taking
6 advantage of the existing structure; not only
7 the size and shape of the property, --

8 CRAIG DOTHE: Mm-hmm.

9 CHRISTINE COFONE: -- but also the
10 existing lawful structures thereon, which the
11 land use law certainly allows you to.

12 CRAIG DOTHE: Right. Okay. Thank
13 you.

14 Because this -- this building
15 literally does that. The porches are in the
16 front, the entrance is in the front. Secondary
17 means of egress is in the back. It is zero lot
18 line, otherwise.

19 So, we -- we carried all these
20 nonconformings going forward by -- as a part of
21 this application, --

22 CHRISTINE COFONE: Understood.

23 CRAIG DOTHE: -- all those (c.)
24 nonconformings.

25 So, what ends up happening is, we

1 sit there and we say, okay, rooming houses. We
2 determined that rooming houses are generally bad
3 for specific neighborhoods. We -- we --

4 I have them around my office down
5 on Brighton Avenue.

6 CHRISTINE COFONE: Well, they would
7 be a nonpermitted use in the zone. So --

8 It's a prohibited use in the RC
9 District.

10 SCOTT COLLINS: Right. That's
11 correct.

12 CRAIG DOTHE: Okay.

13 CHRISTINE COFONE: So, while
14 residential, the --

15 The zoning -- the RC zoning
16 district does allow for residential uses, it
17 does not allow for rooming houses.

18 So, you could, if you wanted to, in
19 my opinion, probably make the argument that
20 you're coming closer into conformance --

21 LANCE LANDGRAF: Mm-hmm.

22 CHRISTINE COFONE: -- with the zone
23 plan by eliminating an outright prohibited use
24 --

25 CRAIG DOTHE: Right.

1 CHRISTINE COFONE: -- in favor of a
2 use that's permitted in the RC District, just
3 not in the fashion that you're asking for.

4 CRAIG DOTHE: That -- that's where
5 I was kind of going with that. And I --

6 CHRISTINE COFONE: I thought you
7 might.

8 CRAIG DOTHE: Thank -- thank you
9 for --

10 CHRISTINE COFONE: I'm just trying
11 to make our record clear.

12 LANCE LANDGRAF: Exactly.

13 CRAIG DOTHE: Even though, when we
14 start to analyze the neighborhood, we see an
15 awful lot of commercial.

16 The pink is the commercial. Yellow
17 is vacant. Then we see green, blue and -- and
18 orange. And each of those colors represent
19 singles, duplexes and multi-fams.

20 Now, if we took this building and
21 just made it into a triplex, we could have
22 gotten approval to do that through a Certificate
23 of Land Use Compliance, because it would be
24 considered a -- a multi-fam and we haven't
25 changed anything to the outside.

1 This particular building --

2 Say, for instance, if we did that,
3 the second floor unit is about 500 square feet.
4 So, what it is is you would put one unit on the
5 first floor, which is already there, one unit on
6 the second floor, and one unit on the third
7 floor. The stair would have doors on it, just
8 like it does right now.

9 CHRISTINE COFONE: Mm-hmm.

10 CRAIG DOTHE: And in case of a
11 fire, it --

12 The doors, the -- the narrow
13 hallways all kind of inhibit egress, you know,
14 through the interior of the building.

15 Hopefully, the people would utilize
16 the secondary means of egress and get out the
17 back, and then everything would be okay from
18 that perspective.

19 But, what we'd end up with is three
20 families inside of the building.

21 The -- the middle unit would be
22 only 500 square feet. So, you can imagine, it's
23 not going to be that nice of a unit.

24 Even the Casino Control Act says
25 that a -- a guest room in a casino, if it -- if

1 it's counted towards casino gaming space, has to
2 be at least 450 square feet.

3 And you utilize a hotel room for a
4 night, two nights, you know, pretty much maximum
5 in Atlantic City. And you're getting 450 square
6 feet, minimum.

7 And I -- I just find that if we
8 built an apartment at 500 square feet, it's just
9 not enough space. I --

10 It's like -- it's not going to
11 attract, you know, the nicer family type of
12 living in the place.

13 So, we came up with the concept of
14 doing a duplex knowing that we had to ask for a
15 use variance.

16 Now, the -- the fact that, in the
17 RC zone, rooming houses are not allowed I think
18 is a significant fact because we have a rooming
19 house. We're taking a rooming house, which is
20 nonconforming, and we're asking to --

21 CHRISTINE COFONE: Modify.

22 CRAIG DOTHE: Yeah. Modify.

23 CHRISTINE COFONE: Eliminate.

24 CRAIG DOTHE: But, actually, yeah,
25 make -- make the use less; to a duplex.

1 And then as a result of that, we're
2 asking for a (d.) variance to do that. But,
3 what we're --

4 It's not necessarily we're taking a
5 use which is approved and asking for a
6 (d.) variance to do something that's -- that's
7 nonconforming; what we're doing is we're taking
8 something that's nonconforming and moving it
9 over to something else that's nonconforming
10 without --

11 ROBERT REID: So, you're talking
12 about something that's less than ten sitting --
13 requires less parking.

14 CRAIG DOTHE: Which is a --

15 Yeah. I --

16 And -- and I just --

17 I don't necessarily --

18 When we think about it in terms of
19 long-range, I don't necessarily want to give
20 everybody a way out that they sit there and just
21 keep these buildings present in the way of
22 future development. But, at the same time, we
23 don't want to lose these buildings, necessarily.

24 It -- it's obviously devastating to
25 the people who own it or the people who rent the

1 units that are inside of it, but, additionally,
2 it -- it -- it is difficult on the tax base. It
3 creates, you know, more vacant land, which isn't
4 necessarily developed on. So...

5 LANCE LANDGRAF: So, just --

6 And I'm going to put on my planning
7 director hat and take off the hearing officer
8 hat for one second.

9 So, we are looking at our zoning
10 classifications, our zoning regulations --

11 CRAIG DOTHE: Right.

12 LANCE LANDGRAF: -- now.

13 CRAIG DOTHE: Right.

14 LANCE LANDGRAF: One of the things
15 we are doing is we're going to add residential
16 -- not multi-family -- we're going to add
17 residential, so singles and duplexes, back into
18 the RC zone.

19 This would be in conformance with
20 that.

21 So, because we are a state agency,
22 we take longer to make that change. It's just
23 the process.

24 CRAIG DOTHE: Right.

25 LANCE LANDGRAF: We're not a

1 municipality, where they can do it in two
2 months.

3 CRAIG DOTHE: Mm-hmm.

4 LANCE LANDGRAF: We have to go
5 through the Office of Administrative Law, do
6 different things and --

7 Actually, our regulations are state
8 law.

9 CRAIG DOTHE: Right.

10 LANCE LANDGRAF: So, they're harder
11 to change. Appropriately so.

12 CRAIG DOTHE: Mm-hmm.

13 LANCE LANDGRAF: We shouldn't
14 willy-nilly just change --

15 SCOTT COLLINS: Yeah.

16 LANCE LANDGRAF: -- state law.

17 CRAIG DOTHE: Okay.

18 LANCE LANDGRAF: So, one of the
19 things we are looking at is to amend our regs to
20 allow this type of redevelopment of these old
21 homes that were built in the early 1900s, that
22 era, and convert them, some, hopefully, back
23 into single-families, --

24 ROBERT REID: Yes.

25 LANCE LANDGRAF: -- but, also,

1 duplexes.

2 That -- that's a viable use.

3 What the goal is that we are
4 looking at now is almost to -- not almost to --
5 it's to bring people back to residential units
6 in the City of Atlantic City. Increase the
7 population.

8 CRAIG DOTHE: Mm-hmm.

9 LANCE LANDGRAF: Get it up to --

10 You know, ideally -- and -- and I
11 don't want to get too far into the weeds, but,
12 ideally, we'd like to see 50,000 people living
13 here in Atlantic City in the next ten years.

14 CRAIG DOTHE: Mm-hmm.

15 LANCE LANDGRAF: That creates a
16 viable city that has the population's support,
17 the services that they need.

18 CRAIG DOTHE: Right.

19 LANCE LANDGRAF: We're at -- we're
20 at an inflection point right now where 36,000
21 people, basically, live here. We're looking to
22 increase that.

23 So, the opportunity to create a
24 residential component where it was historically;

25 --

1 CRAIG DOTHE: Mm-hmm.

2 LANCE LANDGRAF: -- beach block.

3 Basically, create, you know, duplex
4 units to -- to come down and have and live there
5 or make it a summer residence or something like
6 that.

7 So, I don't want to testify for the
8 applicant, but just so that --

9 CHRISTINE COFONE: No, but I agree
10 with you, Lance.

11 So, if you look at our fourth
12 bullet down on page 4, where we're talking about
13 the Medici proofs and the impact on the public
14 good, I think that's exactly --

15 LANCE LANDGRAF: Right.

16 CHRISTINE COFONE: -- the type of
17 impact, and this will have a positive impact on
18 the public good.

19 Therefore, you'd be able to satisfy
20 your Medici proofs; any impact on the -- the
21 public --

22 LANCE LANDGRAF: Mm-hmm.

23 CHRISTINE COFONE: -- zone plan in
24 the area.

25 CRAIG DOTHE: Perfect.

1 And -- and just to speak from my
2 own experience, Lance, we moved into
3 Atlantic City back in the '80s and we expected
4 people to follow us.

5 LANCE LANDGRAF: Mm-hmm.

6 CRAIG DOTHE: And --

7 LANCE LANDGRAF: And it didn't
8 happen.

9 CRAIG DOTHE: And they --
10 It didn't happen.

11 LANCE LANDGRAF: Yeah.

12 CRAIG DOTHE: And it was shortly
13 after the time where Atlantic City said why
14 aren't people living in these large homes, maybe
15 what we should do is have like casino workers
16 living in these homes. So, what we'll do is
17 we'll allow you to make them into multi-fams.
18 And they started to change --

19 LANCE LANDGRAF: Right.

20 CRAIG DOTHE: -- the regs to allow
21 the multi-fams, but they didn't anticipate it
22 would be absentee landlords.

23 LANCE LANDGRAF: Right.

24 CRAIG DOTHE: And that ended up
25 putting pressure on -- on the neighborhoods.

1 When -- when we moved into -- down
2 in Chelsea, you know, we were building new
3 houses. We were building additions on things.
4 We were expanding the uses of the buildings
5 because the ordinance allowed us to. We were
6 there, living, and we were creating like this
7 nice little enclave, and --

8 And it's really nice. If others
9 follow in that way, I think we could actually
10 get somewhere. And that would be awesome.

11 So, I appreciate that you're --
12 you're -- you know, you're open and adjusting.
13 Because it's been 40 years --

14 LANCE LANDGRAF: Right.

15 CRAIG DOTHE: -- that we've been
16 trying to attract large --

17 LANCE LANDGRAF: Right.

18 CRAIG DOTHE: -- developments.

19 LANCE LANDGRAF: And that -- that's
20 our plan, is to encourage nonconforming uses.

21 CRAIG DOTHE: Mm-hmm.

22 LANCE LANDGRAF: Not only rooming
23 houses, but other nonconforming uses to -- to
24 convert into something that is more
25 residentially based.

1 CRAIG DOTHE: Yeah.

2 LANCE LANDGRAF: And that's --

3 that's, I think --

4 You know, we're --

5 We've got the casinos now. I think

6 we're at a good number, in my opinion. And --

7 and we won't see any more of those being

8 constructed.

9 CRAIG DOTHE: Yeah.

10 LANCE LANDGRAF: So, we're looking

11 at other opportunities for residential.

12 We've seen what's happening up on

13 -- in 600 NoBe, the -- the north beach

14 development, with the Boraie family.

15 CRAIG DOTHE: Right.

16 LANCE LANDGRAF: They just

17 announced another one over in the Marina

18 District. They're -- they're looking to do four

19 condos, --

20 CRAIG DOTHE: Mm-hmm.

21 LANCE LANDGRAF: -- you know,

22 residential components.

23 So, that's a direction I think

24 we're -- we're leaning towards to encourage

25 that.

1 CRAIG DOTHE: Mm-hmm.

2 LANCE LANDGRAF: And that's the
3 direction that -- that we're -- we're going to
4 give to the -- to the new regulations.

5 So, with that, Craig --

6 Are we good with his testimony?

7 CHRISTINE COFONE: Yeah. I think
8 his testimony was great.

9 I think, you know, certainly with
10 the testimony you've put on, I think the CRDA
11 could find that appropriate population densities
12 would be advanced as criteria "E" of the land
13 use law with the excellent testimony that you've
14 put on about the impacts of the particular -- of
15 the subject property, the size and shape of it.

16 I think you've certainly
17 substantiated the burden of proof, as we've
18 asked you to in our -- in our review letter
19 dated April 4th of 2019.

20 So, thank you for that.

21 CRAIG DOTHE: You're welcome.

22 LANCE LANDGRAF: And we'll mark
23 that B-1.

24 SCOTT COLLINS: Yes.

25 And just to back up, we'll mark the

1 application itself, the application materials,
2 A-1.

3 And I know you put some boards up.
4 Is -- is there anything up there that is not --
5 was not included in the application packet that
6 you submitted?

7 CRAIG DOTHE: No. It -- it was all
8 included.

9 SCOTT COLLINS: Okay. Perfect.
10 Thank you.

11 LANCE LANDGRAF: Okay. I'm going
12 to open it up to the public for this
13 application. Anybody here who wants to speak on
14 -- on behalf of this applicant or against this
15 application, please step forward, state your
16 name.

17 Seeing none, I'll close the portion
18 -- the public portion.

19 Anything else?

20 CHRISTINE COFONE: Not at this
21 time.

22 LANCE LANDGRAF: Anything more to
23 say?

24 SCOTT COLLINS: No. I am good.

25 ROBERT REID: No. I'm good.

1 LANCE LANDGRAF: All right. With
2 that --

3 And, Craig, as you know, what we'll
4 do -- Mr. Dothe, as you know, what we'll do is
5 we'll get this on our board agenda in,
6 hopefully, June.

7 SCOTT COLLINS: Yeah.

8 LANCE LANDGRAF: And -- and that's
9 when the -- the board will actually vote on it.
10 We'll get a hearing officer report. I'll get
11 you a copy of that prior to that so you'll see
12 what this board -- this panel will recommend to
13 the board. And, hopefully, we'll be on --

14 We do ask you to attend that
15 meeting in case there's any detailed questions
16 with regard to the application. And that
17 meeting will be on June "6th" [stated
18 incorrectly].

19 CRAIG DOTHE: Okay. Thank you.

20 LANCE LANDGRAF: No. I'm sorry.

21 CHRISTINE COFONE: No. I was just
22 going to say. You have a hearing on June 6th.

23 LANCE LANDGRAF: June 18th is the
24 -- is the board date.

25 SCOTT COLLINS: Sure.

1 LANCE LANDGRAF: All right. With
2 that, we'll close the testimony on this
3 application and we'll move to the second one,
4 which I think is also Mr. Dothe.

5
6 (This public hearing concluded at
7 10:22 A.M.)

<p>A</p> <p>able 17:11 29:19 about 8:24 13:21,25 14:20 18:5 23:3 25:12,18 29:12 33:14 above 2:15 above-referenced 2:2 absentee 30:22 absolutely 19:13 accept 13:13 accomplish 17:12 accordance 1:9 5:12 6:20 20:4 according 16:15 across 14:11,11 Act 5:13 23:24 actually 18:13 24:24 27:7 31:9 35:9 add 26:15,16 additional 5:25 6:2 additionally 26:1 additions 31:3 adjourned 5:16 adjusting 31:12 Administrative 27:5 Adopted 10:3 advanced 33:12 advantage 20:6 after 30:13 again 5:15 10:23 12:15 against 34:14 agency 26:21 agenda 5:14,20 6:5 35:5 ago 13:25 agree 19:19 29:9 air 19:5 Allegiance 5:7,8 alley 14:10,16 allow 1:10 6:21 21:16,17 27:20 30:17,20 allowed 11:18 16:24 24:17 31:5 allows 20:11 almost 28:4,4 along 14:2 already 11:14 23:5 amend 27:19 analyze 22:14 AND/OR 4:10 announced 32:17 announcement 5:24 another 11:24 12:1,7,20 32:17 anticipate 30:21 anybody 5:23 15:6 34:13 anything 22:25 34:4,19,22 apartment 24:8 apologize 10:22 APPEARANCES 2:20 applicant 6:7,25 10:18 29:8</p>	<p>34:14 application 1:12 5:18,22 6:8 7:2 9:15 10:11,19 16:12 20:21 34:1,1,5,13,15 35:16 36:3 applications 6:6 16:20 applies 15:25 appreciate 11:21 31:11 approach 7:5 appropriate 33:11 Appropriately 27:11 approval 22:22 approved 25:5 April 33:19 architect 8:15,18 13:11 architecture 13:14,19,21 area 29:24 argument 20:4 21:19 around 21:4 asked 10:18 33:18 asking 22:3 24:20 25:2,5 Atlantic 1:15 2:4,6 9:5 17:13 19:21 24:5 28:6,13 30:3,13 attached 14:3 attend 35:14 attorney 10:1,7 attract 24:11 31:16 AUDIENCE 6:11,16 7:16,22 8:2,8,16 9:8,12,17,24 10:3,6 10:16,21 11:1,6,10,21 12:9 12:13,22 AUTHORITY 1:1 2:4,21 3:1 auto 16:6,7,14,16 Avenue 1:14 6:18 8:11 21:5 awesome 31:10 awful 22:15 A-1 4:11 34:2 A.M 2:16 5:1 36:7</p> <p>B</p> <p>B 2:23 Bacharach 2:5 back 5:22 14:10 16:13 19:3 20:17 23:17 26:17 27:22 28:5 30:3 33:25 bad 21:2 Baer 5:12 balls 19:5 base 26:2 based 31:25 basically 28:21 29:3 beach 29:2 32:13 Beckelman 10:8,9 become 18:1,12 before 2:6 12:15 behalf 34:14 being 2:16 5:20 17:14 32:7 belongs 16:15</p>	<p>between 16:22 big 19:15 block 1:13 6:18 29:2 blue 22:17 board 3:10 9:6 35:5,9,12,13 35:24 boards 34:3 body 16:6,7,14,16 Boraie 32:14 Both 13:15 Boulevard 2:5 Brighton 21:5 bring 5:3 6:14 14:18 17:5 28:5 building 13:25 14:4,12 17:1 18:19 20:14 22:20 23:1,14 23:20 31:2,3 buildings 14:2 25:21,23 31:4 built 13:25 14:1 24:8 27:21 bullet 29:12 bumps 17:20 burden 33:17 business 16:18 Byron 5:12 B-1 4:13 33:23</p> <p>C</p> <p>c 20:23 came 10:23 11:3 24:13 carried 5:20 20:19 carry 12:3 case 5:17 14:17 23:10 35:15 casino 1:1 2:3,21 3:1 23:24,25 24:1 30:15 casinos 32:5 CCR 2:8 Celebrity 5:19 certainly 20:11 33:9,16 certificate 2:10 17:23 18:1,3 22:22 certified 2:7,8,10,11,11,12,13 2:13 Chairman 2:23 Chambers 2:5 change 17:13 26:22 27:11,14 30:18 changed 22:25 charged 8:23 Chelsea 31:2 CHRISTINE 3:14 8:22 9:21 11:23 12:2,6,10,14,19,23 15:4,9,14,17,23 19:19,22 20:3,9,22 21:6,13,22 22:1,6 22:10 23:9 24:21,23 29:9,16 29:23 33:7 34:20 35:21 cities 18:23 city 1:15 2:4,4,6 9:5 11:16 17:13 18:12 19:21 24:5 28:6 28:6,13,16 30:3,13</p>	<p>clarification 11:11 classifications 26:10 clear 22:11 clients 18:17 close 8:1 34:17 36:2 closer 21:20 CLR 2:14 CM 2:10 COFONE 3:14,14 8:22 9:21 11:23 12:2,6,10,14,19,23 15:4,9,14,17,23 19:19,22 20:3,9,22 21:6,13,22 22:1,6 22:10 23:9 24:21,23 29:9,16 29:23 33:7 34:20 35:21 COLLINS 3:12 6:2 7:8,17,19 7:24 10:9 13:2,4,8,15 21:10 27:15 33:24 34:9,24 35:7,25 color 13:22 colors 22:18 come 5:22 7:5 12:15 13:20 16:13 29:4 comes 15:19 coming 21:20 commencing 2:15 commercial 6:19 22:15,16 Compliance 22:23 compliances 17:24 component 28:24 components 32:22 concept 24:13 concluded 36:6 condos 32:19 conducted 2:2 conformance 21:20 26:19 considered 22:24 constructed 32:8 CONSULTING 3:14 CONTINUED 3:2 Control 23:24 convert 27:22 31:24 Cool 15:23 copy 35:11 corner 16:5 Corners 5:19 correct 6:1 18:1 21:11 correctly 8:1 Council 2:5 counted 24:1 couple 6:13 Court 2:7 Craig 4:4 9:1 13:7,10,10,17 15:2,8,13,16,21,24 18:6,8 18:11 19:21 20:2,8,12,23 21:12,25 22:4,8,13 23:10 24:22,24 25:14 26:11,13,24 27:3,9,12,17 28:8,14,18 29:1,25 30:6,9,12,20,24 31:15,18,21 32:1,9,15,20</p>
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<p>33:1,5,21 34:7 35:3,19 CRDA 9:10 15:15 33:10 create 28:23 29:3 creates 26:3 28:15 creating 31:6 criteria 15:5 19:25 33:12 CRR 2:12 CSR 2:13</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>d 4:1 25:2,6 DANZIG 3:12 date 2:15 35:24 dated 33:19 day 11:22 12:17,23 13:1 decent 16:4 deep 14:9 define 19:12 Delaware 2:12 demonstrate 15:10 densities 33:11 Department 2:24 detailed 35:15 determined 21:2 devastating 25:24 develop 16:9 18:25 developed 17:1,2 26:4 development 1:1 2:4,21 3:1 6:19 17:3 18:22 19:3 25:22 32:14 developments 31:18 difference 16:22 different 16:1 19:4 27:6 difficult 26:2 direction 17:4,6 32:23 33:3 director 2:24 26:7 district 6:19 21:9,16 22:2 32:18 Division 1:4 5:5 doing 11:14,14,17 24:14 25:7 26:15 done 5:16 door 14:13 doors 23:7,12 Dothe 4:4 9:1 13:7,10,10,13 13:17 15:2,5,8,13,16,21,24 18:6,8,11 19:21 20:2,8,12 20:23 21:12,25 22:4,8,13 23:10 24:22,24 25:14 26:11 26:13,24 27:3,9,12,17 28:8 28:14,18 29:1,25 30:6,9,12 30:20,24 31:15,18,21 32:1,9 32:15,20 33:1,21 34:7 35:4 35:19 36:4 double-check 12:15 down 14:16 18:13,20 21:4 29:4,12 31:1 duck 8:25</p>	<p>duplex 1:10 6:21 8:12 24:14 24:25 29:3 duplexes 22:19 26:17 28:1 D-o-t-h-e 13:11</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 4:1 33:12 each 17:8 22:18 early 27:21 economy 19:2 egress 14:16 20:17 23:13,16 Eliminate 24:23 eliminating 21:23 enclave 31:7 encourage 31:20 32:24 end 23:19 ended 30:24 ends 20:25 Enforcement 1:4 3:4 5:4 enough 24:9 entire 17:3 entrance 20:16 era 27:22 ESQUIRE 3:12 even 17:25 22:13 23:24 eventually 18:19 every 17:9 everybody 25:20 everyone 10:14 everything 23:17 exactly 22:12 29:14 excellent 33:13 excuse 9:4 EXHIBITS 4:10 existing 19:24 20:6,10 expanding 31:4 expected 30:3 expecting 12:16 experience 30:2 expert 13:14 explaining 8:18</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fact 20:5 24:16,18 families 23:20 family 24:11 32:14 far 28:11 fashion 22:3 favor 22:1 feet 14:7 23:3,22 24:2,6,8 FEMALE 6:10,15 7:15,21 8:2 8:8,16 fields 13:15 find 24:7 33:11 fire 14:17 23:11 first 5:15 23:5 floor 23:3,5,6,7 follow 30:4 31:9</p>	<p>foot 14:9,9 19:15 footage 16:23 forbidden 16:7 forward 20:20 34:15 four 32:18 fourth 29:11 from 6:7,10,15 7:15,21 8:2,8 8:16,21 9:7,11,16,23 10:2,5 10:15,20,25 11:5,9,20 12:8 12:12,21 13:13 23:17 30:1 front 14:10,11,13 20:16,16 future 25:22</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 3:12 gaming 24:1 generally 21:2 getting 15:6 19:15,16 24:5 give 18:17 25:19 33:4 glad 11:7 go 18:3 27:4 goal 17:8,11 28:3 goes 14:16 18:20,20 going 5:15 6:13 8:22 20:20 22:5 23:23 24:10 26:6,15,16 33:3 34:11 35:22 good 6:4,22 11:2,2 12:23 13:1 29:14,18 32:6 33:6 34:24,25 gotten 22:22 great 7:3,24 11:22 17:12 33:8 green 22:17 ground 14:6,6 16:4,4,8,21 18:25 19:1 ground's 14:8 guest 23:25 guilty 8:23</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>hallways 23:13 hand 7:9,10 handed 17:24 handsome 8:17,21 happen 30:8,10 happening 19:18 20:25 32:12 happy 7:25 harder 27:10 hardship 19:25 hat 26:7,8 Haworth 2:7 hear 7:1 12:16 heard 11:15 13:12 hearing 2:1 3:10 5:5,11 9:20 26:7 35:10,22 36:6 heavy 16:13 high 17:8 him 13:14 historically 28:24 history 17:21,22</p>	<p>holder 2:10 holds 19:2 homes 27:21 30:14,16 hopefully 10:23 23:15 27:22 35:6,13 hotel 19:16 24:3 house 8:10 18:19 24:19,19 houses 18:5 21:1,2,17 24:17 31:3,23 hundred 13:25 HYLAND 3:12</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>ideally 28:10,12 imagine 23:22 impact 29:13,17,17,20 impacts 33:14 included 34:5,8 incorrectly 35:18 increase 28:6,22 inflection 28:20 inhibit 23:13 inside 23:20 26:1 instance 23:2 interesting 13:18 14:8 interior 23:14 interpretations 17:25 items 5:14</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>Jersey 1:15 2:6,7,15 15:7,20 JR 2:23 June 5:20,22 10:19 11:23 12:4 12:11 35:6,17,22,23 jurisdiction 7:1 just 6:12 13:8 16:6 18:17 22:2 22:10,21 23:7 24:7,8 25:16 25:20 26:5,22 27:14 29:8 30:1 32:16 33:25 35:21 justification 20:1</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Karen 2:6 keep 25:21 kind 13:19 22:5 23:13 know 13:22 14:17 16:5,14,19 17:17,17 18:2,11 19:15 23:13 24:4,11 26:3 28:10 29:3 31:2,12 32:4,21 33:9 34:3 35:3,4 knowing 24:14</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>L 3:4 lack 19:1 Lance 2:23 5:3,10 6:4,12,17 7:3,18,25 8:4,13,20 9:1,2,9 9:13,19,22,25 10:4,7,10,17</p>
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<p>10:22 11:2,7,15,22,25 12:4 12:18,25 13:3,12 14:25 18:4 18:7,10 21:21 22:12 26:5,12 26:14,25 27:4,10,13,16,18 27:25 28:9,15,19 29:2,10,15 29:22 30:2,5,7,11,19,23 31:14,17,19,22 32:2,10,16 32:21 33:2,22 34:11,22 35:1 35:8,20,23 36:1 land 1:4 3:4 5:4 9:9 15:20 16:23 17:23 19:23 20:11 22:23 26:3 33:12 LANDGRAF 2:23 5:3,10 6:4 6:12,17 7:3,18,25 8:4,13,20 9:2,9,13,19,22,25 10:4,7,10 10:17,22 11:2,7,15,22,25 12:4,18,25 13:3,12 14:25 18:4,7,10 21:21 22:12 26:5 26:12,14,25 27:4,10,13,16 27:18,25 28:9,15,19 29:2,15 29:22 30:5,7,11,19,23 31:14 31:17,19,22 32:2,10,16,21 33:2,22 34:11,22 35:1,8,20 35:23 36:1 landlords 30:22 large 30:14 31:16 last 7:23 9:20 11:3 17:22 law 15:20 19:23 20:11 27:5,8 27:16 33:13 lawful 20:10 leaning 32:24 least 8:1 11:8 24:2 less 24:25 25:12,13 letter 33:18 let's 16:3 19:5 lift 16:13 like 5:3 8:9,11 11:12 13:20 14:1,6,18,21 16:11,12,20 18:17,24,24 19:4,17 23:8 24:10 28:12 29:5 30:15 31:6 line 20:18 literally 20:15 little 31:7 live 11:1,13 28:21 29:4 lived 17:19 LiveNote™ 2:13 living 24:12 28:12 30:14,16 31:6 LLC 5:19 local 10:24 longer 26:22 long-range 25:19 look 13:21 29:11 looked 19:8,9 looking 26:9 27:19 28:4,21 32:10,18 lose 25:23 lot 1:13 6:18 16:1,2 17:15,23</p>	<p>18:22 19:4,17 20:17 22:15 love 17:8</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>M 5:12 made 5:24 11:16 22:21 make 21:19 22:11 24:25,25 26:22 29:5 30:17 MALE 9:7,11,16,23 10:2,5,15 10:20,25 11:5,9,20 12:8,12 12:21 Marina 32:17 mark 33:22,25 MARKED 4:10 masonry 14:3 materials 34:1 matter 2:2 maximum 24:4 May 1:19 5:4 maybe 14:20 18:15 30:14 means 14:15 16:17 20:17 23:16 Medici 29:13,20 meeting 2:3 35:15,17 Meetings 5:13 meets 14:16 MEMBER 9:23 10:2,5,15,20 10:25 11:5,9,20 12:8,12,21 Merit 2:10 middle 23:21 might 12:14 17:25 22:7 minimum 16:23 24:6 minus 14:7 Mm-hmm 20:8 21:21 23:9 27:3,12 28:8,14 29:1,22 30:5 31:21 32:20 33:1 Modify 24:21,22 month 11:4 months 27:2 month's 9:20 more 26:3 31:24 32:7 34:22 most 14:1 move 17:9 36:3 moved 30:2 31:1 moving 25:8 much 24:4 multi-fam 22:24 multi-family 26:16 multi-fams 22:19 30:17,21 municipality 27:1</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N 4:1 name 7:20,23 13:9 34:16 narrow 23:12 nationally 2:8,9,11,13 necessarily 18:21 25:4,17,19 25:23 26:4</p>	<p>need 15:11 28:17 neighborhood 17:2,3 19:9 22:14 neighborhoods 21:3 30:25 neighbors 9:17 never 17:1,2 new 1:15 2:6,7,15 15:7,20 31:2 33:4 next 28:13 nice 23:23 31:7,8 nicer 24:11 night 24:4 nights 24:4 NJS 1:10 6:21 NoBe 32:13 noble 17:11 nonconforming 24:20 25:7,8 25:9 31:20,23 nonconformings 20:20,24 Nonconformities 18:2 none 34:17 nonpermitted 21:7 north 32:13 Notary 2:14 noted 5:1 nothing 7:13 13:5 notice 5:25 6:3,22 11:16,24 12:1,3,7,20 noticed 5:11 number 5:18 32:6</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>objectors 5:17 obviously 14:13 25:24 Ocean 1:14 6:18 8:11 off 14:13,14 18:18 26:7 office 21:4 27:5 officer 3:4 26:7 35:10 official 9:3 Oh 6:4 9:19 okay 6:12,16 8:13 10:16,21 11:21 12:9,20,22 20:12 21:1 21:12 23:17 27:17 34:9,11 35:19 old 27:20 one 5:15 6:23 9:4 11:10,10 14:19 16:11 17:9 19:10 23:4 23:5,6 26:8,14 27:18 32:17 36:3 only 14:9 19:14 20:6 23:22 31:22 open 5:12 16:6 31:12 34:12 opinion 21:19 32:6 opportunities 32:11 opportunity 28:23 orange 22:18 order 5:5 ordinance 16:16,22 17:5,7,10</p>	<p>31:5 originally 14:1 other 6:6 18:7,9 19:22 31:23 32:11 others 31:8 otherwise 20:18 out 10:13,17,23 12:15 15:19 17:24,25 23:16 25:20 outbounds 19:13 outright 21:23 outside 11:18 22:25 over 16:14 25:9 32:17 own 16:9 25:25 30:2 owner 16:17</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>packet 34:5 page 4:3 29:12 panel 35:12 parking 25:13 part 8:21 20:20 particular 16:17,21 23:1 33:14 particularly 15:1 19:11 past 13:13 pattern 17:3 people 11:3 18:2 23:15 25:25 25:25 28:5,12,21 30:4,14 perfect 8:3,3 29:25 34:9 permits 11:18 permitted 22:2 PERRETTI 3:12 perspective 23:18 piece 14:5,6,8 16:3,4,8,21 pink 22:16 place 9:14,18 17:21 24:12 plan 21:23 29:23 31:20 planner 8:18 13:11 planning 2:24 13:14 17:21,22 26:6 please 5:6,22 7:4,10 8:6 13:3 34:15 Pledge 5:7,8 plus 14:7 18:8 point 11:10 28:20 population 28:7 33:11 population's 28:16 porches 20:15 portion 34:17,18 positive 29:17 PP 3:14 present 2:16 25:21 pressure 30:25 pretty 13:21 24:4 prior 35:11 probably 21:19 problems 18:12 Proceed 13:2,3</p>
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<p>process 26:23 Professional 2:9 PROFESSIONALS 3:10 prohibited 21:8,23 project 13:18 15:25 projects 16:1,2 pronounced 8:1 proof 6:25 15:10 33:17 proofs 29:13,20 properties 17:16 property 19:25 20:7 33:15 proposing 14:22 prove 14:21 provided 6:25 public 2:1,14 5:13 14:13 29:13,18,21 34:12,18 36:6 put 23:4 26:6 33:10,14 34:3 putting 30:25</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>questions 14:19 35:15</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>raise 7:9,10 RC 6:18 21:8,15 22:2 24:17 26:18 reach 10:13 reached 10:17 read 6:13 14:23 really 13:19,24 31:8 Realtime 2:11 rear 14:15 recent 17:22 recently 17:17 recited 5:9 recommend 35:12 record 7:20 8:21 22:11 records 9:3 redevelopment 18:13 27:20 REFERRED 4:10 regard 35:16 Registered 2:8 regs 27:19 30:20 Regulation 1:4 5:4 regulations 15:18 26:10 27:7 33:4 REID 3:4 6:24 8:24 12:24 25:11 27:24 34:25 reinforce 17:4 REINVESTMENT 1:1 2:3,21 3:1 relates 19:10 relative 16:25 relief 1:9 6:20 rely 19:24 20:5 rent 25:25 report 14:19 35:10 Reporter 2:7,9,11,12,14</p>	<p>represent 22:18 request 5:16 requested 10:1,10,12 requires 25:13 residence 11:4 29:5 residential 21:14,16 26:15,17 28:5,24 32:11,22 residentially 31:25 Resort 6:19 result 25:1 review 33:18 reviewed 6:24 right 6:5,9 7:7,9,10 8:6,13 9:14,18 11:6 12:17 15:8,13 15:16,19 20:2,12 21:10,25 23:8 26:11,13,24 27:9 28:18 28:20 29:15 30:19,23 31:14 31:17 32:15 35:1 36:1 right-of-way 14:14 RIKER 3:12 rise 5:6 road 17:20 Rob 6:22 ROBERT 3:4 6:24 8:24 12:24 25:11 27:24 34:25 roof 13:22 room 2:3 23:25 24:3 rooming 8:10 18:5 21:1,2,17 24:17,18,19 31:22 RPR 2:9</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>same 6:7 12:5 16:16 19:5 25:22 satisfy 29:19 says 16:23 19:1 23:24 scheduled 12:10 scheme 13:23 SCHERER 3:12 SCOTT 3:12 6:2 7:8,17,19,24 10:9 13:2,4,8,15 21:10 27:15 33:24 34:9,24 35:7,25 seat 9:14 second 9:4 23:3,6 26:8 36:3 secondary 14:15 20:16 23:16 section 19:11 see 5:23 9:17 11:13 17:8 18:24 19:18 22:14,17 28:12 32:7 35:11 Seeing 34:17 seeking 1:9 6:20 seems 11:12 20:3 seen 32:12 Seguritan 1:8 6:8 7:4,22,23 8:3,9,17 sell 18:18 semantics 14:20 Senator 5:12</p>	<p>service 6:25 services 28:17 sets 19:23,23 shape 13:22 20:7 33:15 shop 16:6,14,17 shops 16:7 Shorthand 2:12 shortly 30:12 side 10:12 14:2,14 significant 24:18 similar 16:20 singles 22:19 26:17 single-families 27:23 single-family 14:3 sir 7:16 8:3,12 9:4 sit 21:1 25:20 site 19:10,12,12,13,16 sites 16:25 site's 14:25 sits 14:5 sitting 8:24 25:12 situation 17:15 size 16:4 20:7 33:15 slowed 18:13 small 14:5 solicitor 7:5 some 11:3 17:20 27:22 34:3 something 11:17 14:22 15:15 16:11,17,25 18:17 25:6,8,9 25:12 29:5 31:24 sometimes 18:15,16 somewhere 31:10 sorry 35:20 sort 13:23 16:5 17:19 South 1:14 6:17 8:11 space 24:1,9 speak 30:1 34:13 SPEAKER 9:7,11,16 specific 14:22 16:3,24 21:3 specifically 14:23 15:25 16:8 19:9,10 sped 18:16 speed 18:21 spell 7:19 13:9 spoke 9:19 square 14:7 16:23 23:3,22 24:2,5,8 stair 14:15 23:7 start 22:14 started 30:18 state 2:14 13:9 15:7 26:21 27:7,16 34:15 stated 35:17 statute 15:20 19:23 statutory 15:4 step 34:15 still 17:15 stopping 11:19</p>	<p>story 14:3,12 street 14:2,10,14 stricken 8:21 structure 20:6 structures 19:24 20:10 subject 33:15 submitted 34:6 substantiated 33:17 suited 15:1 19:11 summer 11:4 29:5 support 28:16 supposed 10:13 Sure 35:25 swear 7:6,11,12 13:4 S-e-g-u-r-i-t-a-n 7:23</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 10:19 tabled 10:11 take 26:7,22 taking 20:5 24:19 25:4,7 talk 13:21 talking 18:4 25:11 29:12 tax 26:2 tell 7:12 8:6 13:5 ten 25:12 28:13 Teresita 1:8 6:8 7:22 8:2,8,16 terms 16:23 25:18 testify 29:7 testimony 7:13 13:6 33:6,8,10 33:13 36:2 thank 5:10 7:17,18,24 8:6 11:21 12:22,24,25 13:16 20:12 22:8,8 33:20 34:10 35:19 Thanks 9:1 their 11:4 18:19 thereon 20:10 thing 13:23 16:5 19:22 things 6:13 16:20 19:17 26:14 27:6,19 31:3 think 7:5 15:3 17:7,12 18:14 18:15 19:17 24:17 25:18 29:14 31:9 32:3,5,23 33:7,9 33:10,16 36:4 third 23:6 though 11:11 17:25 22:13 thought 22:6 three 5:14 14:3,12 23:19 through 6:13 17:20 18:3 22:22 23:14 27:5 throughout 17:21 18:12 19:18 Thursday 1:19 time 5:1,9 10:12 12:5 16:16 19:6 25:22 30:13 34:21 times 18:22 today 6:6 7:14 12:3 13:6 totally 15:21</p>
---	---	--	---

<p>towards 17:9 24:1 32:24 triplex 22:21 truth 7:12,12,13 13:5,5,6 trying 8:7 22:10 31:16 turn 8:11 two 6:6 24:4 27:1 type 16:12 24:11 27:20 29:16 types 17:16 T-e-r-e-s-i-t-a 7:22</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>under 19:25 understand 8:14 12:22 Understood 20:22 UNIDENTIFIED 6:10,15 7:15,21 9:7,11,16,23 10:2,5 10:15,20,25 11:5,9,20 12:8 12:12,21 unique 15:15 unit 23:3,4,5,6,21,23 units 26:1 28:5 29:4 until 10:19 12:13 use 1:4,9,10 3:4 5:4 6:20 15:1 15:6,11,20 17:23 19:11,23 20:1,11 21:7,8,23 22:2,23 24:15,25 25:5 28:2 33:13 uses 16:24,24 17:9 18:9 21:16 31:4,20,23 Usually 13:20 utilize 23:15 24:3</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vacant 18:20,24 19:1 22:17 26:3 variance 1:9 6:20 15:6,12 20:1 24:15 25:2,6 very 14:5 17:8 viable 28:2,16 vote 35:9</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 12:13 want 9:2 12:14 16:6 25:19,23 28:11 29:7 wanted 21:18 wants 17:5 34:13 way 16:9 25:20,21 31:9 weeds 28:11 week 8:5 welcome 33:21 well 11:10 13:9 15:1 18:8 19:11,25 21:6 were 11:3 17:24,24 27:21 31:2 31:3,4,5,6 we'll 30:16,17 33:22,25 35:3,4 35:5,10,13 36:2,3 we're 12:16 17:11 19:15,16 24:19,20 25:1,3,4,7,7 26:15</p>	<p>26:16,25 28:19,19,21 29:12 32:4,6,10,24,24 33:3,3 we've 11:15,16 16:19 17:19 31:15 32:5,12 33:17 while 21:13 whole 7:12 13:5 17:1 wide 14:9 19:15 willy-nilly 27:14 wish 16:9 witness 8:14 WITNESS(ES) 4:3 wondered 9:18 words 18:7 work 11:14 workers 30:15 working 8:4 wow 16:12</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p>X 4:1</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yeah 9:21 10:6 11:25 15:2 18:6,10 24:22,24 25:15 27:15 30:11 32:1,9 33:7 35:7 years 13:25 17:22 28:13 31:13 Yellow 22:16</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zero 20:17 zone 16:15 21:7,22 24:17 26:18 29:23 zoning 9:5,5 21:15,15 26:9,10</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>10:00 2:16 5:1 10:22 36:7 112 1:14 6:17 8:10 1301 2:5 16 1:19 16th 5:4 17 14:9 19:14 18th 35:23 1900s 27:21</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2018-03-2364 5:19 2018-12-2559 1:12 6:8 2019 1:19 33:19</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>30 17:22 36,000 28:20</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 29:12 4th 33:19</p>	<p>40 31:13 40:55D-70d 1:10 6:21 450 24:2,5 47 14:9</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>50,000 28:12 500 23:3,22 24:8 54 1:13 6:18 57 1:13 6:18</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 11:23 6th 5:20,22 10:19 12:4,11 35:17,22 600 32:13</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 4:4</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>80s 30:3 800 14:7</p>
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