

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY**

**LAND USE REGULATION and ENFORCEMENT DIVISION**

ATLANTIC CITY DEVELOPMENT CORPORATION  
SEEKING PRELIMINARY AND FINAL MAJOR SITE PLAN  
APPROVAL FOR AN APARTMENT BUILDING TO HOUSE  
STOCKTON UNIVERSITY STUDENTS  
BLOCK 186, LOTS 5, 6, 7, 8, 9  
3504, 3506, 3532 Atlantic Avenue,  
10 and 16 South Providence Avenue  
Atlantic City, New Jersey

Thursday - April 18, 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  
9   Professional Reporter (RPR), nationally  
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  9:58 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

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6

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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

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1 COUNSEL FOR THE APPLICANT:

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3 CHARLES B. LIEBLING, ESQUIRE

- and -

4 SANDY L. GALACIO, JR., ESQUIRE

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WITNESS(ES)

PAGE NO.

SARAH CLARKE

14

STEPHEN L. SCHOCH

By: Sandy Galacio

22

JON BARNHART

By: Sandy Galacio

37

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

A-2

A-3

A-4

A-5

B-1

1 (Time noted: 9:58 A.M.)

2

3 LANCE LANDGRAF: I would like to  
4 call the April 18th CRDA Land Use Regulation and  
5 Enforcement Division hearing to order.

6 Everyone please rise for the Pledge  
7 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 four items listed on our  
15 agenda. However, three of those will not be  
16 heard. There were some noticing issues.

17 Application 2018-12-2559, Teresita  
18 Seguritan, will not be heard for the 112 South  
19 Ocean Avenue application.

20 Item B, 2018 -- two -- excuse me --  
21 at 2018-12-2560, also Teresita Seguritan, at 130  
22 South Ocean Avenue, will not be heard today.

23 And the third item, Showboat  
24 Renaissance, LLC, application 2019-04-2637, 801  
25 Boardwalk, will not be heard today.

1           They will all be renoticing of  
2 their next hearing. We're not sure of the  
3 dates, so they will be renoticing all those  
4 involved.

5           On today's agenda, we have  
6 application number 2019-04-2639, Atlantic City  
7 Development Corporation, AC Devco.

8           Before we get into that, I'm going  
9 to read an interpretation -- or administrative  
10 action into the record on this application.

11           I'll provide you a copy for your  
12 transcript.

13           In the matter of an application for  
14 interpretation of the Casino Reinvestment  
15 Development Authority's Tourism District Land  
16 Use Development Rules.

17           Applicant: AC Devco, 7 Gordon's  
18 Alley, Suite 300, Atlantic City, New Jersey.

19           The property is Block 3504, 3506 --  
20 I'm sorry. Address: 3504, 3506, 3532 Atlantic  
21 Avenue, Block 186, Lots 5, 6, 7, and 8.  
22 Atlantic City, New Jersey.

23           A letter dated April 8th, 2019.  
24 AC Devco filed an application for interpretation  
25 for the above-captioned properties located in

1 Atlantic City, New Jersey.

2 The application seeks an  
3 interpretation as to whether AC Devco's  
4 application for a preliminary and final site  
5 plan approval for the properties above shall be  
6 reviewed by the Casino Reinvestment Development  
7 Authority consistent with the standards set out  
8 in the Gateway Redevelopment Plan rather than  
9 the underlying zoning standards promulgated in  
10 the Authority's Tourism District Land  
11 Development Rules, NJAC 19:66-121,  
12 et sequentia, effective January 2nd, 2018.

13 These Tourism District Land  
14 Development Rules provide the Authority with  
15 continued -- shall continue to recognize zoning  
16 and land use rights conferred under a  
17 Redevelopment Plan duly adopted by the city  
18 pursuant to Local Redevelopment Housing Law  
19 prior to the enactment of the Tourism District  
20 land development rules, provided, one, a  
21 redeveloper shall have been properly designated  
22 pursuant to the LRHL; two, the designated  
23 redeveloper shall have entered into a  
24 redevelopment agreement with the city; and,  
25 three, the redevelopment agreement remains in



1 full force and effect.

2           Upon review of the application and  
3 the records provided therein and the city's  
4 recent action, the Authority makes the following  
5 findings:

6           By resolution adopted June 24th,  
7 2015, the city established a Redevelopment Plan  
8 for the Gateway Redevelopment Area, as  
9 identified therein, prior to the effective date  
10 of the Tourism District rules.

11           Prior to the effective date of the  
12 Tourism District rules, by resolution, the city  
13 designated AC Devco as the redeveloper for  
14 several properties in the Gateway district --  
15 Gateway Redevelopment Area. Excuse me.

16           The city and AC Devco entered --  
17 entered into a certain redevelopment agreement  
18 prior to the effective date of the Tourism  
19 District Land Development Rules.

20           The redevelopment agreement remains  
21 in full force and effect as of the date of this  
22 interpretation.

23           And by resolution, the city  
24 approved an amendment to the redevelopment area,  
25 designating AC Devco as the redeveloper of the

1 subject properties.

2 The city and AC Devco have executed  
3 an amendment to that redevelopment agreement,  
4 dated April 9th, 2019.

5 Based on the foregoing, the  
6 Authority determines that AC Devco's application  
7 for preliminary and final site plan approval for  
8 properties shall be reviewed consistent with the  
9 standards established in the Gateway  
10 Redevelopment Plan in accordance with those  
11 provisions of the Tourism District Land  
12 Development Rules not inconsistent with such  
13 plan.

14 This interpretation is an  
15 administrative action of the Authority, subject  
16 to the applicable appeal period as set forth in  
17 the Tourism District Land Development Rules and  
18 --

19 We need a shorter name for that.  
20 That's too long.

21 -- in accordance with the  
22 applicable laws of the State of New Jersey.

23 All right. So, that will allow us  
24 to proceed, as we spoke earlier, Counselor, with  
25 regard to your application.

1                   And now we'll move into the  
2 AC Devco application 2019-04 --

3                   CHARLES LIEBLING: Can I just make  
4 one clarifying comment regarding the --

5                   LANCE LANDGRAF: Sure.

6                   CHARLES LIEBLING: --  
7 interpretation?

8                   Just a statement at the beginning.  
9 There is also Lot 9 in the same block --

10                  LANCE LANDGRAF: Okay.

11                  CHARLES LIEBLING: -- that is  
12 included in the -- in our application and,  
13 presumably, in your interpretation.

14                  LANCE LANDGRAF: Okay. We can fix  
15 that typo.

16                  CHARLES LIEBLING: Okay. Thank  
17 you.

18                  LANCE LANDGRAF: Thank you.

19                  With that, you can proceed with  
20 your application.

21                  CHARLES LIEBLING: Okay.

22                  LANCE LANDGRAF: I will ask  
23 Mr. Reid to indicate that we have proper  
24 jurisdiction under the noticing requirements.

25                  ROBERT REID: Yes. On this

1 particular application -- on this particular  
2 application, we do have jurisdiction to hear the  
3 application. We have proper notice.

4 LANCE LANDGRAF: Thank you.

5 Chuck, if you want to pull that  
6 microphone close to you if you're going to -- if  
7 you're going to sit there.

8 CHARLES LIEBLING: Sure. Yeah.

9 Actually --

10 LANCE LANDGRAF: I see you're  
11 struggling with the --

12 CHARLES LIEBLING: We're going to  
13 -- we're going to tag team. My colleague, Sandy  
14 Galacio, because of my inability to take notes  
15 and turn pages, --

16 LANCE LANDGRAF: Okay.

17 CHARLES LIEBLING: -- we're going  
18 to work together.

19 LANCE LANDGRAF: Just pull that one  
20 lit microphone over towards you.

21 CHARLES LIEBLING: Thank you.

22 LANCE LANDGRAF: And I do want to  
23 make notice that Councilman Shabazz is here  
24 today.

25 Thank you for attending. Thank

1     you, sir.

2                     And Barbara, how are you?

3                     Please, proceed.

4                     CHARLES LIEBLING:  Thanks.

5                     Charles B. Liebling, from Windels,  
6 Marx, Lane & Mittendorf, representing the  
7 applicant, Atlantic City Development  
8 Corporation.

9                     Also with me is Sandy Galacio, from  
10 -- from our firm.

11                    The property is Block 186, Lots 5,  
12 6, 7, 8, and 9, bounded by Atlantic, Providence,  
13 Pacific, and Hartford.

14                    We are seeking preliminary and  
15 final major site plan approval for the next  
16 phase of the Stockton University Atlantic City  
17 campus, which is a six-story, 105-unit, 405-bed  
18 student apartment dormitory facility.  We --

19                    In addition to a representative of  
20 -- of AC Devco, we'll have two expert witnesses  
21 testifying; an architect and site engineer.

22                    LANCE LANDGRAF:  Okay.  Why don't  
23 we have them sworn in now, Scott, in case what  
24 they have to say --

25                    SCOTT COLLINS:  Do you want to go

1 one at a time, maybe, just because they're going  
2 to -- and qualify them as well?

3 LANCE LANDGRAF: Sure.

4 CHARLES LIEBLING: Okay. So...

5 SCOTT COLLINS: When you're ready  
6 to start.

7 LANCE LANDGRAF: Okay. Let's do  
8 that.

9 SCOTT COLLINS: It's cleaner.

10 CHARLES LIEBLING: Sarah Clarke is  
11 executive vice president from Atlantic City  
12 Development Corporation. And I'd just like her  
13 to present just some -- some -- some background.  
14 She's not testifying as an expert.

15 LANCE LANDGRAF: Okay.

16 CHARLES LIEBLING: Okay.

17 SCOTT COLLINS: Could you raise  
18 your right hand, please?

19

20

21

22 SARAH CLARKE,  
23 having been duly sworn in by Scott  
24 Collins, Esquire, was examined and  
25 testified as follows:

1

2

THE WITNESS: I do.

3

SCOTT COLLINS: Thank you.

4

LANCE LANDGRAF: Welcome, Sarah.

5

CHARLES LIEBLING: Okay.

6

7

THE WITNESS: Okay. So, I am the nonexpert witness. And I wanted to just give a brief overview of the application that we have before you today and just really set the stage.

8

9

10

LANCE LANDGRAF: Sarah, can I

11

interrupt you for one second?

12

THE WITNESS: Yes. Absolutely.

13

LANCE LANDGRAF: Sir, ma'am, you're

14

-- you're here for what application?

15

FEMALE MEMBER FROM THE AUDIENCE:

16

We're here for -- yeah -- for -- it's for

17

Showboat, the --

18

LANCE LANDGRAF: That's been

19

tabled. They had an error in their notice.

20

It's not been tabled. It's actually -- you're

21

going to get a new notice for that application.

22

UNKNOWN FEMALE MEMBER FROM THE

23

AUDIENCE: Okay.

24

LANCE LANDGRAF: We apologize for

25

the inconvenience. But, they have to provide

1 certain notice. You, apparently, got yours  
2 okay.

3 UNKNOWN FEMALE MEMBER FROM THE  
4 AUDIENCE: Yes.

5 LANCE LANDGRAF: But, someone did  
6 not.

7 So, they are not able to be heard  
8 today.

9 So, I apologize. You're going to  
10 have --

11 You'll get another notice for  
12 another day when you'll have to come back.

13 UNKNOWN FEMALE MEMBER FROM THE  
14 AUDIENCE: Okay. They -- they tabled it. So,  
15 we don't know what the date will be.

16 LANCE LANDGRAF: That's correct.  
17 Then you will get another notice.  
18 You'll get another letter just like that.

19 UNKNOWN FEMALE MEMBER FROM THE  
20 AUDIENCE: Okay. Thank you so much.

21 LANCE LANDGRAF: You're very  
22 welcome.

23 UNKNOWN FEMALE MEMBER FROM THE  
24 AUDIENCE: Sorry for disturbing you.

25 LANCE LANDGRAF: No, no, no. I



1 apologize for the inconvenience for you.

2 UNKNOWN FEMALE MEMBER FROM THE

3 AUDIENCE: That's all right. It -- it happens.

4 LANCE LANDGRAF: Enjoy your day.

5 Sorry, Sarah.

6 THE WITNESS: That's okay.

7 LANCE LANDGRAF: Please proceed.

8 THE WITNESS: So, we're -- we're  
9 here today to proceed with the next phase of the  
10 Atlantic City Gateway redevelopment initiative,  
11 and it's, namely, the development of the next  
12 phase, the second phase of the Stockton  
13 University, Atlantic City campus.

14 As Chuck referenced, it is a  
15 residential building for 105 -- with 105  
16 apartments for 405 students.

17 As you recall, we were here before  
18 you three years ago for the first phase of the  
19 project, and that included the following  
20 components: The first phase of the Stockton  
21 University campus included the academic  
22 building, primarily on Albany Avenue, the  
23 residential building, which is on Atlantic and  
24 Albany, and the South Jersey Gas building, tower  
25 and parking facility underneath it.

1 LANCE LANDGRAF: And mark that as

2 --

3 SCOTT COLLINS: I'm just going to  
4 interrupt for one second.

5 Chuck, is anything here that you're  
6 going to -- you would have witnesses refer to,  
7 is it different than what was submitted with the  
8 application?

9 CHARLES LIEBLING: Gentlemen? Are  
10 we just --

11 STEPHEN SCHOCH: The -- the aerial  
12 photographs I don't believe were -- were part of  
13 the application.

14 CHARLES LIEBLING: Okay. So -- so,  
15 yeah. The -- the plans are part of the  
16 application. As you just heard, the aerial  
17 photographs need to be marked.

18 SCOTT COLLINS: Okay. So, we'll  
19 mark the application package itself A-1, and  
20 then proceed as we go.

21 So, this is a new exhibit.

22 SANDY GALACIO: Yes.

23 LANCE LANDGRAF: It will be A-2.

24 SCOTT COLLINS: A-2?

25 LANCE LANDGRAF: And what you're

1 referring to as A-2 is a prospective view of the  
2 Stockton academic building, residential building  
3 and South Jersey Gas structure.

4 SCOTT COLLINS: Very good. Thank  
5 you.

6 THE WITNESS: And we just wanted to  
7 provide this exhibit today as, really, a point  
8 of reference for the successful completion of  
9 the first phase of the project that we did  
10 appear before you with three years ago.

11 And -- and the -- the project today  
12 will be a continuation of that -- of that  
13 project.

14 The site is located on Block 186,  
15 as referenced previously, and is located  
16 immediately across from --

17 And I'll show the next exhibit,  
18 which is -- this is not the one -- Block 186,  
19 which is shown in yellow on this particular  
20 exhibit. And you'll see the direct --

21 It is directly across from  
22 O'Donnell Memorial Park. And you'll see where  
23 it is bounded by Providence on the one side and,  
24 on the far side, by Hartford Avenue.

25 SANDY GALACIO: We'll mark this as

1 A-3.

2 SCOTT COLLINS: A-3. Thank you.

3 THE WITNESS: So, the project --  
4 we've seen the project have a great deal of  
5 impact on the neighborhood already.

6 And we're pleased with the  
7 opportunity to present this project to you for  
8 the additional student housing. Stockton  
9 University does expect to have their demand for  
10 student housing continue to increase, and -- and  
11 this -- this project will help them address that  
12 need going forward.

13 As Chuck mentioned, we do have two  
14 people testifying, and we have other members of  
15 the project team available to answer questions  
16 if we -- if we have those in the future.

17 LANCE LANDGRAF: Okay. Thank you,  
18 Sarah.

19 THE WITNESS: Thank you.

20 SANDY GALACIO: All right. I'm  
21 going to step in. Sandy Galacio, from Windels,  
22 Marx. Thank you very much.

23 I'm going to introduce the -- the  
24 two witnesses. I'm going to start off with  
25 Stephen Schoch, who is the architect for the

1 project, from Kitchen & Associates.

2 SCOTT COLLINS: Good morning.

3 Would you please raise your right hand?

4

5

6

7 STEPHEN L. SCHOCH,

8 having been duly sworn in by Scott

9 Collins, Esquire, was examined and

10 testified as follows:

11

12 SCOTT COLLINS: Thank you.

13 Could you just spell your name?

14 THE WITNESS: My name is Stephen

15 Schoch, S-c-h-o-c.

16 I'm the managing principal of

17 Kitchen & Associates, an architecture,

18 engineering, planning and interiors firm, out of

19 Collingswood, New Jersey.

20 I'm a licensed architect in the

21 State of New Jersey and 21 other jurisdictions

22 and I've been accepted as an expert in many

23 similar courts.

24 LANCE LANDGRAF: I would stipulate

25 to his credentials. I've worked -- seen Stephen

1 work before.

2 SCOTT COLLINS: Thank you.

3 THE WITNESS: Okay.

4

5 DIRECT EXAMINATION

6 BY SANDY GALACIO:

7 Q. All right. And -- and, Mr. Schoch,  
8 your -- your firm and yourself, you prepared  
9 plans for this project that were submitted to  
10 the board. Correct?

11 A. We have.

12 Q. All right. And will you just  
13 provide your testimony in support of the  
14 application?

15 A. Certainly. What I'm going to do  
16 is, basically, walk you through the building  
17 design and -- and the architectural side of  
18 things, and then the engineer will talk about  
19 the civil and -- and the site -- site planning  
20 aspects.

21 Referring back to A-2 just for a  
22 moment, when we look at this new building, one  
23 of the things that were --

24 SANDY GALACIO: Excuse me. I don't  
25 think we marked that one yet.

1 THE WITNESS: Was -- was this not  
2 A-2? Aah. Okay. Then I pulled the wrong one.

3 SANDY GALACIO: There we go.

4 THE WITNESS: Referring back to  
5 A-2, the -- with the architecture that has  
6 already been established for Phase I, the  
7 purpose of -- of the -- the goal for  
8 architectural design here is really to -- not to  
9 create something brand new, but to create  
10 something that reinforces the -- the very recent  
11 statement that's been made in establishing  
12 Stockton University's presence in this area.

13 So, the idea here with the third  
14 building is to continue along that same kind of  
15 aesthetic lines so that, ultimately, there's a  
16 sense of arrival at a -- at an urban campus.

17 So, we'll -- we'll refer back to  
18 this when we see the exterior elevations.

19 Are we going to mark all -- all of  
20 them?

21 CHARLES LIEBLING: Because these  
22 are part of the submission.

23 SANDY GALACIO: Yeah.

24 THE WITNESS: But, these are  
25 colorized versions? Is it --

1 SANDY GALACIO: It's colorized.

2 CHARLES LIEBLING: So, we'll mark  
3 that.

4 SCOTT COLLINS: I think, if it's a  
5 part of the submission, we can just note that --

6 CHARLES LIEBLING: Okay.

7 SCOTT COLLINS: -- it's a colorized  
8 version.

9 SANDY GALACIO: Okay. Very well.

10 THE WITNESS: All right. This --  
11 this is simply a colorized version of the  
12 architectural site plan.

13 And it probably best illustrates  
14 how the site is -- is very prominent on the  
15 corner of Providence, with primary frontage  
16 along Atlantic, but there's also an additional  
17 parcel that connects the land area to Hartford  
18 Avenue.

19 The building itself is built along  
20 the perimeter of -- of Hartford -- I'm sorry --  
21 Providence and Atlantic. And then it extends  
22 back in the interior of the site and has access  
23 points from the Hartford Avenue area as well.

24 Currently, there is an existing  
25 six-story warehouse structure, known as the



1 Eldridge -- the Eldridge Chelsea building, about  
2 the same height as what is being proposed here.  
3 That building will be demolished. And that  
4 building shares a party wall with an adjacent  
5 low-rise -- there's a mosque immediately next  
6 door. So, we'll be maintaining that party wall  
7 and, at the low level, that's only a -- a  
8 one-and-a-half-story, two-story space.

9 So, the building, as it rises up  
10 above that, the upper floors will step back away  
11 from the property line, which allows us to then  
12 put windows and -- and things like that on the  
13 exterior wall for -- for the apartments.

14 What you see here in plan --

15 Basically, what is -- is shown in  
16 blue, those are residential apartments. The  
17 bulk of the ground floor is a double-loaded  
18 corridor apartment building.

19 The primary entrance on Atlantic  
20 Avenue is roughly in the same location as the  
21 existing Eldridge warehouse building. So, it's  
22 -- it's in closest proximity to the other two  
23 buildings on -- on campus.

24 The area immediately inside that  
25 entrance, that will be, basically, common space;

1 lounge areas and -- and program areas for  
2 Stockton. But, there's no academic programming  
3 in this building, there's no retail in this  
4 building. This is a -- this is an apartment  
5 building, a purpose-built student housing.

6           What we're using the Hartford  
7 Avenue property for is, there is a loading area,  
8 and through that we will be dealing with trash  
9 and -- and various loading activities so that  
10 that activity is not on Atlantic Avenue. And  
11 there's a secondary residential entrance for  
12 students to come and go, because that's actually  
13 the -- the closest point towards the other  
14 residential building and the boardwalk.

15           The upper floors -- and again,  
16 there's a colorized version of the -- the upper  
17 -- typical upper floor plan.

18           The upper floors, -- again, the  
19 floor plan lays out as a double-loaded corridor  
20 building.

21           It's already been said there are  
22 105 units and 405 beds in the property. Of  
23 that, it's a mix of, basically, four-bedroom  
24 single occupancy units. So, like the name  
25 implies, four bedrooms, one -- one student per

1 -- per room. And then the --

2 And those would be the blue ones on  
3 this -- this exhibit.

4 And then these -- these ones in a  
5 lighter shade of brown, those are actually  
6 two-bedroom four-person apartments. So, there's  
7 a mix of typologies here. So, in those cases,  
8 the bedrooms are slightly larger, but they can  
9 accommodate two -- two students in each bedroom.

10 Again, the maximum number of  
11 students in any one apartment is four.

12 There is also, on each floor, one  
13 -- one studio apartment. Typically, that's --  
14 that's occupied by the -- the floor resident  
15 advisor, and such.

16 There's no -- no major common  
17 spaces on each floor. Though, as you can see in  
18 the corner right at Atlantic and Providence,  
19 that space has been reserved on each floor for a  
20 study lounge, a common -- common lounge area.  
21 That is -- is --

22 And this -- this is simply a blowup  
23 of the rendering that was provided in the -- in  
24 the documents on the cover sheet. So, I don't  
25 know if you need to mark this or not.

1 SCOTT COLLINS: I don't.

2 THE WITNESS: Okay.

3 SCOTT COLLINS: I think you're  
4 fine.

5 THE WITNESS: So, this is the  
6 perspective rendering from the corner of -- of  
7 Providence and Atlantic.

8 And that study area exists here in  
9 that -- in that corner.

10 So, you can see that the  
11 architectural language is very similar to the  
12 precedent already set by -- by the first two  
13 phases.

14 The materials are going to -- many  
15 of them are going to be also applied here, such  
16 as some of the terra cotta siding and some of  
17 the glazing systems.

18 So, what we chose to do, though  
19 it's a -- a residential building, there are two  
20 -- two particular architectural elements that --  
21 that we paid attention to. One is on the  
22 corner. So that, as the traffic coming in this  
23 way has to, basically, turn and -- and approach  
24 -- you know, as it goes to O'Donnell Park, it  
25 has to turn and stop at that traffic light, this

1 is really the northernmost gateway to the  
2 Stockton campus.

3 So, this is, basically, being used  
4 to create a good civic presence and entrance to  
5 the campus area.

6 As you can see, above, you have  
7 typical forms and window patterns that are  
8 appropriate for a residential.

9 One of the other things that --  
10 that we've done -- and you can see this in the  
11 rendering, you can see it in the other  
12 elevations that have been submitted, we're  
13 treating the ground floor facade differently  
14 than the upper floors. Though they are still  
15 residential units, we're very mindful of the  
16 urban design standards that are in the  
17 Gateway-made plan that speak to the desire for  
18 buildings to address the street at pedestrian  
19 level differently than those -- those floors  
20 above.

21 So, we're using some different  
22 materials there. Even though the -- the rooms  
23 are the same, they have larger glazing systems,  
24 which appear more commercial in appearance. The  
25 ceiling height or the structural height of the

1 first floor bay is two to three feet higher than  
2 the typical floors above. This does a couple of  
3 things for us. Number one, it gives a certain  
4 vertical differentiation that's appropriate for  
5 the -- the design standards.

6 Number two, it allows for  
7 appropriate indoor volume for those common areas  
8 that exist on the ground floor.

9 And number three, it -- the -- the  
10 standard does talk about a desire for retail  
11 spaces at -- on street levels. This doesn't  
12 currently propose any retail street space --  
13 retail spaces. However, by -- by designing and  
14 constructing a building with that type of  
15 height, it does, at -- at some point in the  
16 future, if it is decided that retail is robust  
17 enough to come in, that could be adapted for --  
18 for such a thing without major structural  
19 changes.

20 So, those are all part of our --  
21 our thinking in doing that.

22 One of the things, as well, to take  
23 mind of, it's not just that the first floor is  
24 built higher. The first floor is physically  
25 elevated from the adjacent sidewalk.

1                   We're in Atlantic City. We have  
2 FEMA regulations. So, if the sidewalk is at  
3 eight, the first floor is at 12. So, that's a  
4 four-foot difference that has -- for -- for the  
5 ground floor.

6                   So, if I'm currently standing on  
7 the sidewalk on Atlantic Avenue, the floor of  
8 the first floor residential unit next to me is  
9 approximately the height of the top of the dias  
10 that you're sitting at.

11                   So, those residents are literally  
12 four feet higher. And the windows that the --  
13 the transparent parts of the window system, as  
14 opposed to the -- the -- the opaque parts of it,  
15 that doesn't start until two feet higher than  
16 that. So, people passing by won't be able to  
17 have direct -- direct views and -- and vision  
18 into bedrooms and living rooms of the ground  
19 floor, although the building is designed in  
20 order to create that civic presence and to  
21 invoke that kind of urban environment. And we  
22 believe that those are some of the things that  
23 are -- are embodied in the -- the urban design  
24 standards.

25                   The --

1 I don't believe this one was part  
2 of the advance materials. This is a --

3 It's A-4?

4 SANDY GALACIO: A-4.

5 THE WITNESS: A-4.

6 A-4 is an aerial perspective  
7 rendering that is taken from -- from a point  
8 that -- that shows an overhead view of the -- of  
9 the proposed building with the currently-built  
10 out Phase I project in the background.

11 So, you can really see the  
12 relationship of all three buildings; how this  
13 building is actually presented on -- on the  
14 corner, and directly across from the park.

15 So, this is something where, as a  
16 Green Acres park, it will never be built upon.

17 This is going to be a very  
18 prominent building, welcoming people into the  
19 campus from this area.

20 You can see how the -- the building  
21 is six stories in height. It does have a -- a  
22 white roof.

23 There's very minimal rooftop  
24 equipment, but there will be some. Primarily,  
25 it will be along the center spine above the



1 corridor. So, nobody from the ground floor --

2 We've done some view studies, so  
3 you won't be able to see rooftop mechanical  
4 equipment from -- from walking or driving  
5 around.

6 There is an interior courtyard that  
7 is going to be accessible and usable to -- to  
8 the residents.

9 And I know Jon is going to speak a  
10 little bit more about that.

11 But, the -- the idea for that is  
12 it's completely wrapped by the building  
13 structure itself. It's connected to the -- the  
14 -- the ground floor amenity space for students.  
15 So, there will be some outdoor space. It's,  
16 primarily, landscaping. Study area. It's not  
17 intended to -- to be a major event type of  
18 space.

19 You'll take note that there is an  
20 access point off of Providence. That is  
21 something that will be gated and secured.  
22 Emergency services will have access to a lock  
23 box and such, so that, in the event that they  
24 need to access that courtyard, they have the  
25 ability to do so. We don't anticipate a -- a

1 lot of that, but, obviously, it's something that  
2 folks may want to do.

3 And there will -- there will also  
4 be an emergency exit through that so that  
5 anything -- anyone in the courtyard has the  
6 ability to egress out that way. That is not  
7 intended, nor -- nor -- nor is it designed to be  
8 an everyday point of ingress and egress to the  
9 building. It's -- it's really an emergency type  
10 of thing.

11 The only other thing that -- that  
12 I'm going to say and then I'll -- I'll defer to  
13 Jon on -- on other things is that we're at the  
14 property lines on -- on both primary streets,  
15 Providence and Atlantic. Atlantic has a -- a  
16 very -- in addition to being multiple lanes of  
17 travel, it has a very wide sidewalk, 15 feet  
18 wide.

19 However, we have cut back at the  
20 corner because it is -- geometrically, it's an  
21 acute corner. We felt that that was an area  
22 that we could, number one, add some landscaping  
23 at the ground level, but, number two, also, as  
24 an acute corner, back the building away a little  
25 bit to improve sightlines and -- and traffic.

1           That's my brief overview of the  
2     architecture.

3           LANCE LANDGRAF: Any questions?

4           CHRISTINE COFONE: Just two.

5           Thank you. That was a great  
6     presentation.

7           I just -- I recall from the other  
8     structure, the other residential structure,  
9     there was some storage area for surfboards and  
10    bicycles and things like that. What is the plan  
11    to accommodate storage on the site here for the  
12    proposed students?

13          THE WITNESS: So, we have some  
14    storage, but we don't have as much storage as --  
15    as the first -- first phase. And -- and if --  
16    if you want to -- if you want testimony on how  
17    that's working in practice, I would suggest that  
18    Sarah would come back for that.

19          I don't know if you want --

20          SARAH CLARKE: Yes. So, Stockton,  
21    currently, is working through how to, you know,  
22    most effectively use that bike storage with the  
23    coming, you know, spring and summer season.

24          CHRISTINE COFONE: Sure.

25          SARAH CLARKE: I think they're

1 working through that right now to make sure they  
2 also have the bikes for students.

3 So, I do believe that the plan that  
4 we have today -- and Jon could go into more  
5 details -- will provide ample space for  
6 bicycles, and it will either be for students'  
7 own bikes or it will be for some type of --

8 CHRISTINE COFONE: Bike sharing?

9 SARAH CLARKE: -- borrow or bike  
10 share program.

11 Exactly.

12 CHRISTINE COFONE: Great.

13 SARAH CLARKE: So, it will  
14 definitely have it.

15 CHRISTINE COFONE: Thank you.

16 And then I assume Mr. Barnhart will  
17 be the proper witness to ask about any shuttles  
18 for these students --

19 THE WITNESS: Yeah.

20 CHRISTINE COFONE: -- and where  
21 they'll pick up the shuttle.

22 THE WITNESS: Yeah. Traffic --

23 CHRISTINE COFONE: Okay.

24 THE WITNESS: -- circulation is --

25 CHRISTINE COFONE: That will be

1 great.

2 THE WITNESS: -- more appropriate  
3 for him.

4 CHRISTINE COFONE: That's it for  
5 me. Thank you.

6 LANCE LANDGRAF: Scott, do we need  
7 to have her sworn or --

8 CHRISTINE COFONE: Oh. Obviously,  
9 that's more --

10 SCOTT COLLINS: We usually do it  
11 the first time of the year, but yeah.

12 LANCE LANDGRAF: Okay.

13 SCOTT COLLINS: Just note for the  
14 record that Christine Cofone is the CRDA's  
15 planning consultant on the application and has  
16 previously been sworn and testified as an expert  
17 in her field.

18 CHRISTINE COFONE: Thank you.

19 LANCE LANDGRAF: Thank you.

20 SANDY GALACIO: All right. So, our  
21 next witness would be Jon Barnhart, from the  
22 firm Arthur Ponzio & Associates.

23

24 DIRECT EXAMINATION

25 BY SANDY GALACIO:

1 Q. Mr. Barnhart, you've testified in  
2 front of the CRDA before, sir. Correct?

3 A. Yes, I have.

4 LANCE LANDGRAF: We would stipulate  
5 to his credentials. Jon's a licensed engineer  
6 and planner.

7 THE WITNESS: Yes, I am.

8 SCOTT COLLINS: And note for the  
9 record that he's previously been sworn before  
10 this -- this body many times and remains under  
11 oath.

12 THE WITNESS: Thank you.

13 SANDY GALACIO: Thank you very  
14 much.

15 BY SANDY GALACIO:

16 Q. And -- and Mr. Barnhart, you and  
17 your firm prepared plans in support of this  
18 application. Correct?

19 A. That's correct.

20 Q. And you're here to testify in  
21 support of the application based on those plans.  
22 Correct?

23 A. That's correct.

24 Q. Can you please provide your  
25 testimony, sir?

1           A.        Sure.

2                   SCOTT COLLINS: Just for the  
3 record, Mr. Barnhart, I don't know that you'll  
4 be testifying as a planning expert, but I think  
5 we should note for the record that he's  
6 previously been qualified as both an engineering  
7 and a planning expert.

8                   THE WITNESS: Yes. I'm licensed in  
9 New Jersey as a professional engineer and a  
10 professional planner, as well as a certified  
11 municipal engineer, and I've provided that type  
12 of testimony in front of the CRDA for a number  
13 of years now.

14                  SCOTT COLLINS: Certainly. So, I'm  
15 just noting for the record --

16                  THE WITNESS: Yep. Thank you.

17                  SCOTT COLLINS: -- that you've been  
18 qualified in both fields.

19                  THE WITNESS: I don't think this  
20 one's been marked yet. What are we up to?

21                  LANCE LANDGRAF: We're up to A-5.

22                  THE WITNESS: So, this would be 6  
23 or this would be --

24                  SANDY GALACIO: This would be A-5.

25                  THE WITNESS: Okay. So, I'm just

1 going to start with an exhibit which we've just  
2 marked A-5, which, I think, really, it tells you  
3 where -- where -- where we are right now and --  
4 and what -- what the area looks like. And then  
5 we'll go into where we're going with this  
6 project.

7 The site in question is right here,  
8 to the left of this aerial photograph. (Witness  
9 indicating.) It's just under one acre in total  
10 area.

11 It's -- it's an asphalt lot. There  
12 was one building that was torn down, and then  
13 the white building that you see on that photo  
14 still remains and is proposed to be -- to be  
15 demolished as part of the project.

16 The site has frontage on Atlantic  
17 Avenue, Providence Avenue and a small frontage  
18 on Hartford Avenue, and it's just one block  
19 removed from -- from the beach and boardwalk.

20 The proximity of the site to the  
21 other sites, you could see, we have, basically  
22 -- basically, four city blocks; three were  
23 developed, one remained a parking lot, that were  
24 part of the Phase I Stockton/South Jersey  
25 Gas/Devco project.



1           The block on the oceanfront, being  
2     the residential block. Immediately across from  
3     that, the old high school site is the academic  
4     facility, as we all know. Diagonal from that,  
5     across Atlantic Avenue, is the South Jersey Gas  
6     tower, as well as the parking garage that is  
7     used by South Jersey Gas and Stockton. And then  
8     there's the surface parking lot on Block 21 that  
9     still remains as a surface parking today.

10           So, you can see what's happening  
11    here; that Stockton and Devco went -- had this  
12    endeavor to, basically, redevelop four city  
13    blocks. They did it. And what's really, really  
14    interesting and -- you know, from -- from my  
15    perspective, as a planner and engineer and  
16    having done a lot of work in Atlantic City, is  
17    that I've done a lot of projects that have  
18    proposed Phase IIs and Phase IIIs and Phase IVs,  
19    and they don't happen.

20           So, what this is showing us -- and  
21    this is to play off of Atlantic City's slogan of  
22    Do AC, they're ready to do AC again by creating  
23    this Phase II project and to take this to the  
24    next level. So, that tells us that they have a  
25    successful project, that that's where they --

1 that's -- the site that they've already  
2 developed, the blocks that they've already  
3 developed have given them the confidence in how  
4 that's operating to move on and do the next  
5 project. And that's why we're here this  
6 morning.

7 Steve's exhibit that shows -- I'm  
8 looking for the one that's, basically, that same  
9 one. Yes. That's it.

10 So, this, I think, really tells the  
11 story of -- of the day.

12 STEPHEN SCHOCH: That's A-4. That  
13 was A-4.

14 THE WITNESS: Okay. I'm speaking  
15 from Exhibit A-4 now.

16 This is, essentially, that same  
17 area I just showed you, but with the building --  
18 with the new proposed building in the aerial  
19 photo.

20 And so what does it create? It's  
21 creating that -- and I said this when we were in  
22 front of the Planning Board a couple -- few  
23 weeks ago. It's creating that university  
24 appearance and feel around O'Donnell Park. It's  
25 a really, really interesting layout. It's now

1 drawing --

2                   You know, we had -- we had three  
3 city blocks developed, you know, toward the  
4 south end of the -- of the community that abuts  
5 the lower -- lower density residential as you  
6 head toward Ventnor. But, if you're -- if you  
7 visit the site right now, it's -- while it's  
8 absolutely beautiful and the park is nice and  
9 it's right there, you know, the park is not  
10 necessarily being utilized yet. I think we're  
11 now starting to draw, we think, the students  
12 down into this area and utilize the park and  
13 create a very, very nice really open university  
14 feel at this location.

15                   The way that the site will be  
16 operated is that, as Steve already -- I'm not  
17 going to go into the details of the building.  
18 Steve already identified how the building will  
19 lay out.

20                   Students will have the ability to  
21 park their vehicles in the garage. That's where  
22 -- that's where their designated parking will  
23 be. They will, obviously, be able to go  
24 directly to the academic building if -- if  
25 they're going to class. It's just -- just two

1 -- basically, two short blocks to the entrance  
2 of the -- of the new residential hall. The main  
3 entrance of the new residential hall will be on  
4 Atlantic Avenue, at the corner of the building,  
5 where I'm pointing here. (Witness indicating.)  
6 There will be a secondary entrance off of  
7 Hartford Avenue, with a pedestrian access point  
8 coming off of Hartford and leading them into the  
9 building itself.

10 The perimeter of the site will be  
11 completely built, landscaped and lit to match  
12 the other campus blocks. We're trying to create  
13 that continuous campus feel. So, the lighting  
14 that you see out there today around the existing  
15 buildings will be the lighting that you'll see  
16 here.

17 The landscaping elements. The  
18 street trees that are out there today are the  
19 street trees that you will see on this site,  
20 because we're trying to create some consistency  
21 with -- with the campus.

22 As Steve pointed out, there is an  
23 interior courtyard, which will be available for  
24 use by the students. There are some hardscape  
25 elements as well as softscape elements in that

1 courtyard.

2                   STEPHEN SCHOCH: Yeah. It's this  
3 one.

4                   THE WITNESS: This is just --  
5 This was in the plan package.  
6 Right?

7                   STEPHEN SCHOCH: Yep.

8                   THE WITNESS: Okay.  
9                   There's some hardscape and some  
10 softscape elements in the courtyard. There is  
11 an area that we are going to promote a little  
12 rain garden, which is consistent with what we  
13 did in -- in the residence hall that's up on the  
14 boardwalk now. It will help support the  
15 stormwater management system, but it will also  
16 create a little bit of a feature. It helps to  
17 treat some stormwater. And the stormwater  
18 system will eventually tie to the municipal  
19 system.

20                   There --

21                   As I mentioned, there's a hardscape  
22 patio area that leads off of the common area for  
23 students to go in nicer weather days and sit out  
24 there. I presume Stockton will have, maybe,  
25 some outdoor events and things of -- of that

1 nature, obviously, for further discussion.

2 There will be an emergency access  
3 point off of Providence Avenue so an ambulance  
4 or something like that can get into that area,  
5 as well as -- you know, as well as maintenance  
6 -- maintenance vehicles to be able to maintain  
7 that area as well as the interior area of the  
8 building itself.

9 The other site elements are such  
10 that the loading, deliveries, trash will be  
11 handled off of Hartford Avenue. There's --  
12 there's -- there's a --

13 We have a small frontage on  
14 Hartford Avenue that will be developed into two  
15 portions. One will be a -- a student access  
16 portion, which will have -- which will have a  
17 fence on one side, a -- a separating wall  
18 between the loading operation and the -- and the  
19 -- and the pedestrian walking area for -- for  
20 students to come into Hartford Avenue.

21 We're anticipating that Atlantic  
22 Avenue will be the main point of access; coming  
23 out of Atlantic Avenue, walking down Atlantic to  
24 the academic building, or maybe -- maybe there's  
25 a point where they cross the street and they

1 walk through the park to get to the academic  
2 building.

3 But -- but, this point of access,  
4 we think, is also important for the students  
5 because, as I mentioned, it's only a block,  
6 block and a half from the beach. So, we --  
7 we're thinking that students -- some students  
8 may be heading toward the boardwalk. So, that  
9 gives them a second point of access into the  
10 building.

11 The --

12 Adjacent to that is a -- is a  
13 loading and -- and delivery area. Vehicles will  
14 -- will back into that area. There's a -- not a  
15 true loading dock, but there's a loading -- a  
16 loading door and utility services that come into  
17 that back area, which is where all of those  
18 operations will happen. They will not happen  
19 out on Atlantic Avenue.

20 I talked about landscaping,  
21 lighting.

22 All utilities. We've -- we've  
23 begun discussions with utility companies. All  
24 the utilities that we need to service this site  
25 are -- are easily accessible, thankfully, all

1 sewer, water, electric, gas, telephone, all --  
2 all the elements that we -- that we need to  
3 service the building.

4 So, from a planning perspective,  
5 you know, this is a permitted use in the zone.  
6 We are in the Gateway Redevelopment Area.

7 There are no variances or there is  
8 no relief being sought this morning with the  
9 application, but we did want to just, you know,  
10 touch on some planning items at the request of  
11 the -- of the professional report that was  
12 issued to us just to -- just to -- just to give  
13 you a level of understanding and comfort of how  
14 consistent this project is with a number of the  
15 -- of the -- the master planning documents that  
16 are out there.

17 So, just -- just to talk quickly,  
18 and -- and I -- and again, I'll be brief with  
19 these items, because we are a permitted use, so  
20 we're really not trying to prove anything to  
21 you. We -- we do comply. But, we just want to  
22 get on the record some of the important things,  
23 because this is -- we think this is a, you know,  
24 a very, very important project for the city.

25 Talking, first, about the --



1           If you look at the Tourism District  
2 master plan. Obviously, I could read, probably,  
3 this whole document, and it all is relevant to  
4 this application, so I'm not going to do that,  
5 but just picking out a couple pieces.

6           If you -- if you look at -- in this  
7 Tourism District master plan, under the  
8 "Statement of Objectives," there's -- there's  
9 two items that I -- you know, really pointed out  
10 to me -- I'm just going to read them briefly --  
11 that -- that go to the heart of what we're  
12 proposing here. And that --

13           One is --

14           The way it's read is: "To create  
15 zoning controls that will enhance the boardwalk,  
16 beach and nearby streets through extensive  
17 entertainment/event programming, create an  
18 improved level street experience on major  
19 thoroughfares, offer new and dynamic retail  
20 offerings, increase cleanliness and safety, take  
21 advantage of the Tourism District's frontages,  
22 provide for a variety of educational uses and  
23 spur a variety of residential offerings."  
24 Exactly what we're doing here.

25           We're providing residential

1 offerings to the educational use that was  
2 already developed on the former Atlantic City  
3 High School site. So, we are -- we are  
4 absolutely promoting that goal or objective of  
5 the Tourism District master plan.

6 And the second one I want to  
7 mention is: "To guide future residential and  
8 nonresidential growth in a coordinated, managed  
9 approach and to provide for logical transitional  
10 uses between residential and nonresidential  
11 areas of the Tourism District."

12 As I mentioned, the southern part  
13 of the island is -- is lower density  
14 residential; all single-family homes as you head  
15 into -- head in -- in toward Ventnor.

16 You get -- then you get to the  
17 Stockton campus. You have a mixture of uses  
18 around it. This is, we believe --

19 We're --

20 You know, thinking about it for a  
21 second not as part of the university, it's a  
22 multi-family residential building. It fits in  
23 nice with the location, being directly across  
24 the park, before you start getting into the  
25 heart of the heavy, hearty retail dining and

1 entertainment portion of the Tourism District,  
2 with the casinos and -- and all the items that  
3 go -- are along the beach and boardwalk.

4 So again, we believe that that  
5 objective is clearly being advanced here.

6 There's a couple of -- of other  
7 objectives in the land use element that, I  
8 think, also apply, but I think that -- I think  
9 that those two really go to the heart of what  
10 we're proposing -- or of showing that we are  
11 consistent with that master plan with the  
12 project that we propose.

13 And the second document, I just  
14 want to bring up and put a couple things --  
15 items on the record with regard to our  
16 consistency with -- of this project to the  
17 redevelopment plan, the amended and restated  
18 redevelopment plan for the Gateway District.

19 The beginning of that plan talks  
20 about some of the goals from the 2008 city  
21 master plan. There are a couple of goals in  
22 that master -- that original 2008 master plan  
23 that really go to the heart of this -- of this  
24 project, and I'm just going to put them in real  
25 quick.

1                   First, is: "To maintain a compact  
2 urban and growth -- urban form and growth  
3 pattern that provides adequate space to meet  
4 housing, employment, business and public service  
5 needs," which, again, we believe this project  
6 absolutely complies with.

7                   And the last one is -- is  
8 interesting because this is going back to 2008.  
9 "Support the expansion of existing academic  
10 institutions; namely, Stockton and Atlantic Cape  
11 Community College, to bring in the student  
12 community, thereby causing a multiplier effect  
13 of related services and housing."

14                   Now, that was from the 2008 master  
15 plan. We're doing it. We did it in Phase I.  
16 We're proposing to do it even more in Phase II  
17 by bringing another 405 beds to -- to this  
18 campus.

19                   So, going just a step further,  
20 those writings from the 2008 master plan, just  
21 the statement and purpose and intent, the -- the  
22 goals and objectives of the redevelopment -- of  
23 the Gateway Redevelopment Plan were very basic,  
24 but, again, I think we are -- we hit them right  
25 on. "To improve and abate the present

1 conditions of properties within the  
2 redevelopment area and to encourage the  
3 development of the area."

4 Phase I did that. And my office  
5 was fortunate enough to work on some -- some  
6 other projects around that campus. That would  
7 never have happened as -- if that campus had not  
8 been built. Things like sub shops, little  
9 stores. Those projects would not have happened.

10 So, this -- that Phase I project  
11 and, again, this Phase II project, by bringing  
12 more students into the community, are absolutely  
13 in -- bringing -- or enhancing that -- that --  
14 the purpose of that redevelopment plan.

15 And the second is to: "Promote the  
16 redevelopment of the area which would not  
17 otherwise occur solely by private effort."

18 Again, I think we absolutely meet  
19 that -- that standard or that goal or objective  
20 of the -- of the Gateway Redevelopment Plan.

21 So, from a planning perspective, I  
22 think we -- we have all of our bases covered. I  
23 think this is a project that is a win for  
24 everybody. Obviously, for the developer or they  
25 wouldn't be moving forward with it. For the

1 City of Atlantic City, for Stockton, for -- you  
2 know, for -- for -- for the local people that  
3 live in and around the area. It's redevelopment  
4 of another block that's been sitting blighted  
5 for many, many years and folding it into that  
6 Stockton University campus.

7 I think that covers everything.

8 Steve touched on the urban design  
9 standards.

10 Steve, if there's more that you  
11 need from me, I can certainly add to it.

12 You did mention the bike storage.  
13 There -- there is some storage -- some limited  
14 storage in the building. We're still working  
15 with Stockton on, potentially, some exterior  
16 bike storage as well, but --

17 CHRISTINE COFONE: I think that  
18 would be good.

19 THE WITNESS: Yeah. They are --  
20 they are very cognizant of that fact. And --  
21 and, you know, they're -- they're in a bike  
22 sharing program. And so, I think we --

23 As a condition of the approval,  
24 we've got some items to clarify from the report  
25 that was issued. We will make sure that we

1 address those and -- and explain to you clearly  
2 how bikes will be handled.

3 We have also reviewed all of the  
4 other comments from the ARH report, and we can  
5 comply with all of the comments in that report.

6 LANCE LANDGRAF: Okay. Great.

7 CHRISTINE COFONE: Including the  
8 striping of Providence Avenue? You're going to  
9 restripe those crosswalks? You're going to do  
10 that?

11 THE WITNESS: Yes.

12 CHRISTINE COFONE: Okay. Great.  
13 Because that was one of my questions.

14 If you could just provide a little  
15 bit of testimony on the walking path and the  
16 lighting levels. Because these students will  
17 have to walk to the parking garage.  
18 Presumptively, some of them will at some points.  
19 So, you're comfortable that there's an  
20 appropriate path that's well lit for them to get  
21 from this building to the parking garage?

22 THE WITNESS: Yes. The intended  
23 main path is from the Atlantic Avenue entrance,  
24 down the Atlantic Avenue sidewalk.

25 CHRISTINE COFONE: Sidewalk.

1 THE WITNESS: Which would take you  
2 across the front of Knife & Fork. Then you  
3 would cross the intersection and then get to --

4 You could either cross before --  
5 before Albany or --

6 You know, you could cross Atlantic  
7 or you could cross Albany if you're -- to go to  
8 the other residential building. But, the intent  
9 is that the students would go to that  
10 intersection.

11 CHRISTINE COFONE: Right.

12 THE WITNESS: Now, students might  
13 not necessarily do that. They might see the  
14 park. And --

15 CHRISTINE COFONE: They might.

16 THE WITNESS: -- and that's why the  
17 suggestion of the crosswalks at Providence are a  
18 good one. So...

19 CHRISTINE COFONE: And have you  
20 looked at those lighting levels in early morning  
21 or late evening hours? I mean, they could be  
22 walking out, you know, when it's dark.

23 THE WITNESS: We will --

24 Well, our block, we are redoing all  
25 the lighting on our block. So, it really only



1 leaves the block -- the Knife & Ford block, --

2 CHRISTINE COFONE: Right.

3 THE WITNESS: -- which we will  
4 confirm those levels.

5 And if -- if we need to -- if  
6 there's something that needs to be done there,  
7 we will, obviously, do it.

8 CHRISTINE COFONE: Yeah. We just  
9 want to make sure that, after hours, if they're  
10 coming, and the students keep unusual hours,  
11 that they have the ability to walk from this  
12 building to the parking garage and there's a  
13 safe and proper well lit path for them.

14 THE WITNESS: Right. And  
15 Stockton's number one goal in every meeting that  
16 we go to is the --

17 CHRISTINE COFONE: Safety.

18 THE WITNESS: -- student safety.

19 CHRISTINE COFONE: Right. No  
20 doubt.

21 And then the shuttle. Are they  
22 going to pick the shuttle up here that would  
23 take them to the main campus or they'll walk  
24 over to the academic building?

25 THE WITNESS: So, no. The shuttle

1 -- the shuttle route is -- the -- the drop-off  
2 and pickup of the shuttle is on, I'll say, the  
3 back side of the academic building.

4 CHRISTINE COFONE: Right.

5 THE WITNESS: The shuttle comes  
6 into the parking lot, stops at -- at the  
7 entrance. It really has no back. The building  
8 has two fronts. But, they're in the parking  
9 lot.

10 The safest -- the safest plan is to  
11 have all the students go there.

12 CHRISTINE COFONE: Go there.

13 THE WITNESS: Because having that  
14 shuttle pick them up on the public street, we --  
15 it's just probably not a safe condition.

16 CHRISTINE COFONE: Not so much of a  
17 safe condition.

18 THE WITNESS: And, you know, it's  
19 only a couple blocks. From a campus university  
20 standpoint, it's a short --

21 CHRISTINE COFONE: It's very  
22 walkable.

23 THE WITNESS: -- it's a short walk.

24 SCOTT COLLINS: It's absolutely  
25 walkable.

1 I just wanted to understand the  
2 plan --

3 THE WITNESS: Yes.

4 CHRISTINE COFONE: -- for that.

5 THE WITNESS: Yeah. There is no  
6 added stop at this -- at this building.

7 CHRISTINE COFONE: Okay. Fair  
8 enough.

9 LANCE LANDGRAF: That was a  
10 question I had. Good -- good question.

11 Jon, one comment. On the Hartford  
12 Avenue, the -- the vehicles that will be  
13 accessing that, trash trucks and things of that  
14 nature, deliveries, --

15 THE WITNESS: Mmm-hmm.

16 LANCE LANDGRAF: -- is there  
17 adequate room on Hartford to make those  
18 maneuvers?

19 Do we have -- can we throw some  
20 templates on there just to show that --

21 THE WITNESS: Yeah. We absolutely  
22 will.

23 LANCE LANDGRAF: Okay.

24 THE WITNESS: We're -- we are --  
25 we're still working with Stockton with regard to

1 truck sizes and things, but --

2 LANCE LANDGRAF: Okay.

3 THE WITNESS: Yes. I believe there  
4 were some comments about that in the report --

5 LANCE LANDGRAF: Was there?

6 THE WITNESS: -- with regard to the  
7 -- to the fencing and things in that area to  
8 make sure that their sightlines are appropriate  
9 and turning is appropriate.

10 We will show the turning movements  
11 to make sure everything works.

12 LANCE LANDGRAF: Okay. Because  
13 Hartford's a little more narrow than --  
14 certainly, narrow -- more narrow than Atlantic  
15 and Pacific.

16 THE WITNESS: Yes. Yeah.

17 LANCE LANDGRAF: So, make sure  
18 we've got room to do that there.

19 THE WITNESS: What's nice about  
20 this loading area is that it's not right up on  
21 the street, it's back off the street.

22 LANCE LANDGRAF: Right.

23 THE WITNESS: So, you know, it's --  
24 A vehicle can actually be in there  
25 and not blocking any city traffic or anything.

1 LANCE LANDGRAF: That happens in  
2 Atlantic City, doesn't it?

3 How far is that back? It looks  
4 like it's --

5 THE WITNESS: It's -- it's about 80  
6 feet back.

7 LANCE LANDGRAF: Okay. So, 75, 80.  
8 Okay. Good.

9 THE WITNESS: Yeah.

10 LANCE LANDGRAF: All right. So,  
11 you're good with everything in the Adams,  
12 Rehmann & Heggan letter dated --

13 CHRISTINE COFONE: April 15th.

14 LANCE LANDGRAF: -- April 15.

15 THE WITNESS: Yes.

16 LANCE LANDGRAF: Okay.

17 SCOTT COLLINS: Let's mark that  
18 while we're at it.

19 LANCE LANDGRAF: Mark that as B-1?

20 SCOTT COLLINS: B-1. Yes.

21 LANCE LANDGRAF: And, Christine, do  
22 you have anything else --

23 CHRISTINE COFONE: No. Nothing  
24 further.

25 LANCE LANDGRAF: -- before I open

1 it up to the public?

2 CHRISTINE COFONE: Thank you.

3 LANCE LANDGRAF: With that, Chuck,  
4 is it okay to open it up to the public at this  
5 point?

6 CHARLES LIEBLING: Absolutely. Yep  
7 That's the end of our --

8 LANCE LANDGRAF: At this time, we'd  
9 open the hearing up to the public. If anyone  
10 wants to speak or ask a question, please come  
11 up, state your name, and give us your comments.

12 I see Barbara coming up.

13 FEMALE MEMBER FROM THE AUDIENCE:

14 Yes.

15 Hi. Barbara Allen Woolley-Dillon,  
16 the director of planning for the City of  
17 Atlantic City.

18 I just want to say, the  
19 relationships with the partners that we have in  
20 the city is extremely important.

21 Obviously, the willingness to  
22 invest from Stockton is absolutely integral to  
23 where we need to go to redevelop and bring  
24 development back to the city.

25 We're very pleased to see that this

1 is Phase II. We're thrilled that it's coming  
2 forward. And we are welcoming the continued  
3 investment on behalf of Stockton here in the  
4 city.

5 SANDY GALACIO: Great. Thank you.

6 CHARLES LIEBLING: Thank you.

7 FEMALE MEMBER FROM THE AUDIENCE

8 (BARBARA ALLEN WOOLLEY-DILLON): Thank you.

9 LANCE LANDGRAF: Thank you,  
10 Barbara.

11 Councilman, welcome again.

12 MALE MEMBER FROM THE AUDIENCE

13 (KALEEM SHABAZZ): Good morning. Thank you.

14 Kaleem Shabazz. I'm a councilman  
15 in Atlantic City and, also, the council  
16 representative on the Planning Board.

17 Just for the record, I wanted to  
18 say two things.

19 First of all, the city council, in  
20 unanimous resolution, supported this extension.  
21 And the Planning Board, in a unanimous  
22 resolution, had the same presentation that was  
23 just presented today, and the Planning Board  
24 unanimously supported this extension and  
25 expansion.

1                   And the council and the  
2                   administration are united with our absolute  
3                   excitement about the expansion. We are united  
4                   in welcoming Stockton and we are united in  
5                   continuing to hope that Stockton expansion  
6                   continues.

7                   So, I just wanted to put that on  
8                   the record.

9                   LANCE LANDGRAF: Great.

10                  MALE MEMBER FROM THE AUDIENCE

11                  (KALEEM SHABAZZ): Thank you.

12                  SANDY GALACIO: Thank you.

13                  LANCE LANDGRAF: Thank you for  
14                  spending the time.

15                  All right. Anyone else from the  
16                  public that wants to speak today?

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

19                  Chuck, do you have anything  
20                  further?

21                  CHARLES LIEBLING: No.

22                  Sarah, did you want to make any  
23                  more comments?

24                  SARAH CLARKE: I'm all good for  
25                  now.



1 CHARLES LIEBLING: Okay. All  
2 right. Great.

3 LANCE LANDGRAF: Just one -- one  
4 last question --

5 CHARLES LIEBLING: Yes.

6 LANCE LANDGRAF: And I wrote it  
7 down and I forgot to ask.

8 Other approvals, we're moving  
9 forward with --

10 I see Andy in the room. So, he's  
11 -- he's the CAFRA guru. And --

12 CHARLES LIEBLING: Yes. That --

13 LANCE LANDGRAF: -- we're moving  
14 forward with those?

15 CHARLES LIEBLING: Yes. Yes.

16 Obviously, you know, we'll -- we'll  
17 be obtaining all those as required. But, yes,  
18 those -- those applications -- the DEP  
19 applications have been submitted and are -- are  
20 -- are in the works.

21 LANCE LANDGRAF: Okay. Good.

22 CHARLES LIEBLING: Okay. Yeah.

23 That really --

24 You know, we really appreciate your  
25 consideration. We look forward to getting this

1 -- this built and open in, you know -- we're at  
2 2021, fall of 2021.

3 And, you know, thank you -- thank  
4 you for your time and consideration.

5 LANCE LANDGRAF: Okay. Christine,  
6 are you good?

7 CHRISTINE COFONE: All good. Yes.  
8 Thank you.

9 LANCE LANDGRAF: Scott? You've got  
10 everything?

11 SCOTT COLLINS: I'm good.

12 LANCE LANDGRAF: All right. With  
13 that, we'll close the testimony on this matter.

14 And our next meeting is May 2nd, at  
15 10 A.M. in this -- these chambers.

16 I will make every effort to get  
17 this on our May 21st board meeting. The CRDA  
18 board will be active at that time and we should  
19 be good to get that. We'll have enough time to  
20 get things together and get on that agenda.

21 SCOTT COLLINS: Yes.

22 LANCE LANDGRAF: If there's no  
23 other public comment, we'll close the hearing  
24 today.

25 Thank you all for coming out.

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(This public hearing concluded at  
10:47 A.M.)

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## **ADMINISTRATIVE ACTION**

### **In the Matter of an Application for Interpretation of the Casino Reinvestment Development Authority's Tourism District Land Development Rules**

**Applicant: Atlantic City Development Corporation ("ACDEVCO")  
7 Gordon's Alley, Suite 300  
Atlantic City, New Jersey 08401**

#### **Properties:**

**3504, 3506 & 3532 Atlantic Avenue  
Block 186, Lots 5, 6, 7, 8 and 9  
Atlantic City, New Jersey 08401**

By letter dated April 8, 2019, ACDEVCO filed an Application for Interpretation (the "Application") for the above-captioned properties (the "Properties") located in Atlantic City, New Jersey (the "City"). The Application seeks an interpretation as to whether ACDEVCO's application for Preliminary and Final Site Plan Approval for the Properties shall be reviewed by the Casino Reinvestment Development Authority (the "Authority") consistent with the standards set out in the Gateway Redevelopment Plan rather than the underlying zoning standards promulgated in the Authority's Tourism District Land Development Rules, *N.J.A.C. 19:66-1.1 et seq.* effective January 2, 2018 (the "Tourism District Land Development Rules").

The Tourism District Land Development Rules provide that the Authority shall continue to recognize zoning and land use rights conferred under a redevelopment plan duly adopted by the City pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "LRHL") prior to the enactment of the Tourism District Land Development Rules, provided: (i) a redeveloper shall have been properly designated pursuant to the LRHL, (ii) the designated redeveloper shall have entered into a redevelopment agreement with the City, and (iii) the redevelopment agreement remains in full force and effect. See *N.J.A.C. 19:66-9.1.*

Upon review of the Application, the records provided therein and the City's recent action (as detailed herein-below), the Authority makes the following findings:



1. By Resolution adopted June 24, 2015, the City established a redevelopment plan for the Gateway Redevelopment Area, as identified therein prior to the effective date of the Tourism District Land Development Rules.
2. Prior to the effective date of the Tourism District Land Development Rules, by Resolution #505 of 2015, adopted June 24, 2015, approving a Memorandum of Understanding in which the City designated ACDEVCO as the redeveloper for several properties within the Gateway Redevelopment Area.
3. The City and ACDEVCO entered into that certain Redevelopment Agreement dated [insert date] (the "Redevelopment Agreement") prior to the effective date of the Tourism District Land Development Rules.
4. The Redevelopment Agreement remains in full force and effect as of the date of this Interpretation.
5. By Resolution #253 of 2019 adopted April 10, 2019, the City approved an amendment to the Redevelopment Agreement designating ACDEVCO as the redeveloper of the Properties.
6. The City and ACDEVCO have executed an amendment to the Redevelopment Agreement dated April 10, 2019.

Based on the foregoing, the Authority determines that ACDEVCO's application for Preliminary and Final Site Plan Approval for Properties shall be reviewed consistent with the standards established in the Gateway Redevelopment Plan and in accordance with the those provisions of the Tourism District Land Development Rules not inconsistent with such plan.

This Interpretation is an administrative action of the Authority subject to the applicable appeal period as set forth in the Tourism District Land Development Rules and in accordance with applicable laws of the State of New Jersey.

A handwritten signature in black ink, appearing to read "Lance B. Landgraf, Jr.", is written over a horizontal line.

Lance B. Landgraf, Jr., PP, AICP  
Director of Planning and Development  
Casino Reinvestment Development Authority

Dated: April 18, 2019