

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION AND ENFORCEMENT DIVISION

PUBLIC HEARING

RE: RIGOBERTO ALVAREZ and ERIC ALVAREZ  
(EL CHARRO RESTAURANT)  
2430 Fairmount Avenue  
Block 339, Lots 1 and 78  
DA-Ducktown Arts District  
2019-08-2725

Thursday - September 19, 2019

CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY PUBLIC HEARING, taken in ATLANTIC CITY  
CITY HALL, Council Chambers, Room 206, Atlantic



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1 City, New Jersey, before Karen Winkler, a  
2 Certified Court Reporter and Notary Public of  
3 the State of New Jersey, on the above date,  
4 commencing at 10:00 A.M., there being present:  
5  
6  
7  
8  
9

10 APPEARANCES:

11 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:  
12

13 LANCE B. LANDGRAF, JR.  
14 Hearing Officer

15 ROBERT REID  
16 Land Use Regulation and Enforcement Officer  
17  
18  
19  
20  
21  
22  
23  
24  
25

PROFESSIONALS TO THE BOARD FOR THIS HEARING:

SCOTT G. COLLINS, ESQUIRE  
RYKER, DANZIG, SCHERER, HYLAND  
& PERRETTI, LLP

G. JEFFREY HANSON, PE  
ENVIRONMENTAL RESOLUTIONS, INC.

JUSTIN E. AUCIELLO, PP, AICP  
COFONE CONSULTING GROUP

1     COUNSEL FOR THE APPLICANT:

2  
3     HANK N. ROVILLARD, ESQUIRE, LLC  
4     BY:   HANK N. ROVILLARD, ESQUIRE  
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25

I N D E XWITNESS (ES) PAGE NO.

CRAIG F. DOTHE

By: Hank Rovillard

8

RIGOBERTO ALVAREZ

By: Hank Rovillard

42

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

B-1

1 (Time noted: 10:00 A.M.)

2

3 LANCE LANDGRAF: I'd like to call  
4 to order the September 19th, 2019 CRDA Land Use  
5 Regulation and Enforcement Division hearing.

6 If everyone will, please, rise for  
7 the Pledge of Allegiance.

8 (At this time, the Pledge of  
9 Allegiance is being recited.)

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 two items listed on the  
15 agenda today.

16 First is 2019-08-2725, Rigoberto  
17 and Eric Alvarez, the El Charro Restaurant.

18 The second item is application  
19 number 2018-09-2495, Sean Reardon.

20 We'll hear from the attorney for  
21 the first applicant, Mr. Rovillard.

22 HANK ROVILLARD: Good morning,  
23 Mr. Chairman, members of the board, members of  
24 staff. Hank Rovillard, appearing this morning  
25 on behalf of Rigoberto and Eric Alvarez.

1                   We're before you this morning  
2                   seeking a minor site plan approval with C  
3                   variance relief, waivers from the C variance and  
4                   minor site plan admission checklist in order to  
5                   permit the applicants to expand the first and  
6                   second floors of an already existing restaurant  
7                   and bar, along with a minor expansion of a  
8                   rooftop deck, located at block 339, lots 1 and  
9                   78, more commonly referred to as 2430 Fairmount  
10                  Avenue. The name of the establishment is the El  
11                  Charro Restaurant and Bar. The subject  
12                  property's located in the Ducktown District  
13                  which permits the restaurant and bar use.

14                 LANCE LANDGRAF: Hank, I miss this  
15                 every time.

16                 Rob, could you make a comment with  
17                 regard to completeness on the notice?

18                 ROBERT REID: Yes. I reviewed the  
19                 proof of service provided by the applicant and  
20                 we have jurisdiction to hear this application  
21                 today.

22                 LANCE LANDGRAF: Great. I have to  
23                 move that up on my notes.

24                 HANK ROVILLARD: I was going to  
25                 respectfully submit that all those requirements

1       were met.

2                   LANCE LANDGRAF:  Thank you.

3                   HANK ROVILLARD:  Thank you.

4                   In attendance today in support of  
5       our application is Craig Dothe, a licensed  
6       architect and professional planner, who prepared  
7       the site development plans in support of the  
8       application and the applicant, Rigoberto  
9       Alvarez.

10                  So, at this point, Mr. Chairman, if  
11       I may call Craig F. Dothe and request waiving of  
12       formal qualifications and allow him to begin his  
13       testimony.

14                  LANCE LANDGRAF:  Certainly.  
15       Mr. Dothe's been here numerous times.  He's a  
16       registered architect in the state of New Jersey  
17       and we accept his credentials.

18                  HANK ROVILLARD:  Thank you.

19                  SCOTT COLLINS:  Good morning.

20

21

22

23

24

25

CRAIG F. DOTHE,  
                  having been duly sworn in by Scott  
                  Collins, Esquire, was examined and



1 testified as follows:

2

3 DIRECT EXAMINATION

4 BY HANK ROVILLARD:

5 Q. Craig, you're a licensed  
6 professional architect and planner in the state  
7 of New Jersey, correct?

8 A. Yes.

9 Q. And have you personally inspected  
10 the subject property?

11 A. Yes.

12 Q. And are you familiar with the  
13 Casino Reinvestment Development Authority  
14 Tourism District Land Development Rules?

15 A. Yes, I am.

16 Q. And, for the record, did you or  
17 someone under your control prepare the site  
18 development plans filed in support of the  
19 application?

20 A. Yes.

21 Q. Would you then describe the subject  
22 property for the board as it exists today?

23 THE WITNESS: Mr. Chairman, I'd  
24 recommend marking this A-1 for identification  
25 purposes.

1                   LANCE LANDGRAF: Good with that,  
2                   Scott?

3                   SCOTT COLLINS: Is this anything  
4                   different than what was submitted with the  
5                   application?

6                   THE WITNESS: No, it's a colorized  
7                   version of our Z-1 drawing.

8                   SCOTT COLLINS: I think I'd like to  
9                   mark the application packet A-1 and anything  
10                  that's different --

11                  HANK ROVILLARD: Thank you.

12                  SCOTT COLLINS: Thank you.

13                  THE WITNESS: Okay. Basically what  
14                  it is is this is the property in gray across  
15                  here, including the yellow. This is -- the  
16                  yellow is where the building is located. The  
17                  gray is where the parking is located. On the  
18                  bottom is Florida Avenue and along the left-hand  
19                  side is Fairmount Avenue, so it sits on the  
20                  corner. It's a two-story framed building that  
21                  we've done a lot of work on over the years.  
22                  They bought it, I don't know, 12, 15 years ago,  
23                  something like that. And over the years we've  
24                  done an awful lot of work on it.

25                         On the north side of the building

1 over here is existing an alley. The neighbor  
2 immediately adjoining is a repair facility right  
3 here for automobiles and an automobile storage  
4 area. We have a wall that's between that that  
5 has been decorated with Dryvit, so it looks, you  
6 know, reasonable. It looks good.

7 What we're proposing to do is to  
8 build a second floor, two-story addition  
9 immediately adjacent to the building, between us  
10 and our neighbor, which is the repair garage.  
11 Immediately behind the two-story -- inside  
12 that -- of that two-story addition is going to  
13 be dining on the first floor and second floor.  
14 Immediately behind that is going to be a  
15 single-story addition, which its purpose is for  
16 bathrooms on the ground floor and it'll be on  
17 the roof -- it'll be like part of a rooftop  
18 dining room.

19 JEFFREY HANSON: Just an extension  
20 of the existing rooftop deck that's there?

21 THE WITNESS: Exactly. Which is  
22 accessible from the existing doors from the  
23 second floor. And then we're proposing to  
24 modify the parking to make it come into more  
25 conformance with the ordinance.

1           Additionally, there's an accessory  
2 use structure, storage structure on the back.

3           Additionally, what we're doing is  
4 we're proposed to punch out onto the city right  
5 of way on the sidewalk along Fairmount Avenue  
6 just to put a series of tables out there to get  
7 some activity on the street.

8           LANCE LANDGRAF: That will be  
9 outdoor dining?

10          THE WITNESS: Yes.

11          LANCE LANDGRAF: You'll need to get  
12 a license from the city of Atlantic City.

13          HANK ROVILLARD: We'll request  
14 that, yes.

15          THE WITNESS: We're providing like  
16 French doors across the front to be able to open  
17 up the whole experience of what's inside to  
18 Fairmount Avenue, so when traffic is coming  
19 down, they see activity out there on the street  
20 and it, you know, creates interest. So we think  
21 this is a real nice development for the  
22 building.

23          Also, we're asking for a loading  
24 area along Fairmount Avenue. Previously we had  
25 our loading along Florida Avenue. Florida

1 Avenue's a very tight street, difficult for, you  
2 know, the Sysco truck, that sort of thing to be  
3 able to get in there, and somewhere along the  
4 way the sign disappeared, so once when the sign  
5 disappeared, people started parking there and  
6 then it wasn't loading anymore. So we're  
7 trying -- part of our application would be to be  
8 able to provide for loading along Fairmount  
9 Avenue.

10 LANCE LANDGRAF: Have you reached  
11 out to Atlantic City on that at all?

12 HANK ROVILLARD: Not yet.

13 LANCE LANDGRAF: Okay. Maybe we  
14 can coordinate a meeting after this. We would  
15 make that -- certainly that's within their  
16 jurisdiction to place the loading zone, no  
17 parking signs and things of that nature, so  
18 maybe, should this application move forward with  
19 our board approval, we set up a meeting with the  
20 city and go through that and make sure they're  
21 onboard with that. The loading zone and the  
22 outdoor dining as well.

23 HANK ROVILLARD: Great, okay.

24 Thank you.

25 BY HANK ROVILLARD:

1           Q.       Also requesting a certain amount of  
2 signage, correct?

3           A.       Yes.

4           Q.       Would you describe that for the  
5 board?

6           A.       Without getting crazy, because, you  
7 know, we've redone the signage so many times and  
8 a lot of that appears on our application  
9 material to the board. I have simplified the  
10 way to describe the signage, just by facade.  
11 When we look at Fairmount Avenue and we're  
12 looking at the building, we have three signs  
13 that we're proposing. One of them is a wall  
14 sign mounted directly to the wall so it's an  
15 interior lit LED wall sign. Additionally, we're  
16 providing or we've designed a blade sign to  
17 stick out over and into -- located in alignment  
18 with this roof and this one architectural  
19 element and we've also designed an awning to go  
20 over top of the dining outside in order to keep  
21 the moisture from being able to constantly ruin  
22 the tables, and we were putting some signage  
23 along the front valance, which is very common.

24                   When you look at Florida Avenue  
25 right here, we've proposed one blade sign on

1 Florida Avenue to mimic the same blade sign that  
2 we're putting on Fairmount Avenue. The side  
3 elevation facing the repair garage and lot, we  
4 have a series of six signs which show images of  
5 the food that you can get inside. So when  
6 you're going down Fairmount Avenue, that's  
7 actually a nice little corner of the facade. We  
8 also have an additional sign that says El Charro  
9 and it's internally lit, and these six signs and  
10 this El Charro sign presently exist on the  
11 building. When we build the two-story addition,  
12 we want to take that sign off and then move it  
13 to our new exterior wall to continue that  
14 signage piece, as part of the experience going  
15 down Fairmount Avenue.

16 Q. Before we speak to the request to  
17 variances and site plan, we requested certain  
18 waivers from the C variance checklist and the  
19 minor subdivision checklist. Would you speak to  
20 that for the board as it was referenced in the  
21 staff's memo?

22 A. Yeah. The waiver for the C  
23 variance checklist.

24 Q. We asked for a waiver.

25 A. For the survey and the topographic

1       apparently, and I apologize, we didn't give you  
2       a copy of the survey. So we, of course, have  
3       the survey and we'll make that a condition of  
4       the approval.

5               JEFFREY HANSON: You don't require  
6       that waiver any further?

7               THE WITNESS: No. I have them.  
8       I'll certainly give them to you.

9               JEFFREY HANSON: Okay. I should  
10      note that the information was submitted -- since  
11      there's not any grading changes that are really  
12      occurring with this, the information that was  
13      submitted was sufficient for our review.

14              THE WITNESS: Okay.

15              HANK ROVILLARD: Thank you.

16              THE WITNESS: That was my next  
17      sentence. It's not done as contours. It's done  
18      by site elevations and it does drain.

19              LANCE LANDGRAF: That's typical  
20      down here. Such a small site.

21              JEFFREY HANSON: If there's not  
22      grading changes, substantial grading changes  
23      going on, then I really don't need -- it's nice  
24      to have it, but I don't necessarily need it for  
25      review.



1 LANCE LANDGRAF: We would support  
2 the waiver of the contours and he'll provide the  
3 survey of the property. Thank you.

4 BY HANK ROVILLARD:

5 Q. With regard to the site plan  
6 waivers?

7 A. Okay. There's several of them.  
8 Items 17, 20, 21, 23, 24, 25, 27, 28, 29, 30 and  
9 32, from the review letter. Since the proposed  
10 development represents a fairly minor  
11 subdivision, you know, we're not changing the  
12 site very much. We're --

13 Q. Site plan.

14 A. From the site plan.

15 JEFFREY HANSON: With respect to  
16 the minor site plan waivers, as Mr. Dothe  
17 alluded to, there's several of them, but we  
18 asked several questions throughout the letter  
19 related to these items and as long as the  
20 testimony's given, then we don't have any  
21 objection to that waiver being provided.

22 LANCE LANDGRAF: Okay.

23 THE WITNESS: If for some reason I  
24 don't address something specific, please, at the  
25 end ask.

1 JEFFREY HANSON: Absolutely.

2 THE WITNESS: Thank you.

3 BY HANK ROVILLARD:

4 Q. Craig, with respect to the C  
5 variances, would you highlight the requested C  
6 variances for the board?

7 A. Okay. There are several. The  
8 front yard on Fairmount Avenue, the requirement  
9 is five foot. We're proposing to keep the  
10 existing building where it is and when we build  
11 our addition, to align with that building and  
12 it's six and an eighth inch over.

13 JEFFREY HANSON: It's beyond,  
14 correct?

15 THE WITNESS: Yes. There's a  
16 little twist in the building. So we wish to  
17 keep that existing nonconforming.

18 Also, front yard.

19 LANCE LANDGRAF: Just going back to  
20 that as well, so that's in the right of way of  
21 Fairmount Avenue. So with that, we're going to  
22 need as a condition of any approval that might  
23 be granted, a license from the city to allow  
24 that building -- a revokable license, if they  
25 ever need the space, they can come in and have

1     you remove that part of the building. That  
2     would be a condition of any approval that our  
3     board would grant, go to the city and get that  
4     license.

5                     HANK ROVILLARD: Right.

6                     LANCE LANDGRAF: Kind of stacking  
7     things up we're going to have to get from the  
8     city. But that's good.

9                     HANK ROVILLARD: Okay.

10                    THE WITNESS: Also, along Fairmount  
11    Avenue, we have a design for a covered, I guess  
12    we call it a bay window. It's a rather large  
13    element, which exists on the corner. It  
14    projects into Fairmount Avenue. It also  
15    projects into Florida Avenue. The projection  
16    into Fairmount Avenue is three foot six and a  
17    half inches total, and the addition of this area  
18    here which is where the seating is -- the  
19    seating is designed, because it's fairly low  
20    there, and water can collect there. So what we  
21    want is to build a little wood deck that will  
22    line up with the interior of the finished floor  
23    of the bar/restaurant. So that when you come  
24    out, it's handicapped accessible and we want to  
25    put a railing along there, like a nice open

1 aluminum railing, that type of thing, and then,  
2 of course, put an awning over there. So that's  
3 also an intrusion into that right of way.

4 LANCE LANDGRAF: All of that would  
5 need that similar license.

6 HANK ROVILLARD: Same license.

7 THE WITNESS: So then we have a  
8 front yard building setback along Florida Avenue  
9 and, as I touched on before, that same bay  
10 window is one great big element that's right on  
11 the corner. It projects into Florida Avenue  
12 three foot three and five eighths of an inch.  
13 The requirement there is five foot back, so our  
14 existing building, which we're not touching,  
15 along this whole elevation sits directly on the  
16 property line at zero, so that's an existing  
17 nonconformity and we're asking for a variance to  
18 be able to project additionally the three and a  
19 half feet into Florida Avenue.

20 LANCE LANDGRAF: And that bay  
21 window is proposed, correct?

22 THE WITNESS: Yes.

23 BY HANK ROVILLARD:

24 Q. Rear yard setback along Florida  
25 Avenue?

1           A.       Yes. It's a corner yard, so there  
2       are no rear yards on corner lots, but we have a  
3       strange shape to our lot. This is a rear yard  
4       based upon the Florida frontage, and back in  
5       that back corner, we have an existing storage  
6       area right there, which is, you know, installed  
7       right back to the property line. So it's at  
8       zero rear yard setback, so we'd like to keep  
9       that existing nonconformity.

10          Q.       Building coverage?

11          A.       Building coverage requirement is 30  
12       feet -- I'm sorry -- 30 percent. We're  
13       proposing 44 percent. The existing is 37  
14       percent, so we're proposing to increase building  
15       coverage by seven percent. That all exists  
16       right here in this alley where we're providing a  
17       single story for the bathrooms and this  
18       two-story addition right in this area. The --

19               Well, do you want me to -- we're  
20       not getting into justifications?

21          Q.       You can, sure.

22          A.       Okay. Obviously, it's right up  
23       against the repair -- the auto repair and  
24       storage area, and there's already a very tall  
25       wall running across this whole facade here, so

1       it's, you know -- basically it has no effect at  
2       all, de minimis to the neighbor.

3               Q.       Also impervious coverage variance?

4               A.       Yes. Our maximum's 80 percent  
5       impervious coverage in this zone. We're  
6       100 percent presently and we're going to  
7       continue to have that, but because we're  
8       building on it, it's an expansion of that  
9       nonconformity. So we're asking for that  
10      variance.

11              LANCE LANDGRAF: Where you're  
12      putting the building is already impervious now?

13              THE WITNESS: Exactly.

14              JEFFREY HANSON: We're already  
15      100 percent.

16              LANCE LANDGRAF: Yeah.

17              THE WITNESS: We also have a  
18      parking variance. Parking is kind of confusing  
19      specifically on this job, because the number of,  
20      I guess, services that he provides. He has a  
21      bar. It's like a neighborhood bar and  
22      restaurant. So he has a lot of people who come  
23      here from the neighborhood. There's a lot of  
24      people located in that neighborhood because of  
25      the existing El Charro there. And what they do

1 is they come there. They just walk over. It's  
2 no big deal. People that are coming to Atlantic  
3 City that stay over at the Sheraton, they also  
4 walk here, as they do to Angelo's down the  
5 street. Also, there is a bus route which is two  
6 blocks away on Atlantic Avenue, where I know  
7 that people, you know, who ride buses generally  
8 stop, you know, at Florida Avenue and then they  
9 just walk over as well. So there's a good  
10 amount of that that takes place.

11 There's also, of course, as we all  
12 know, the Uber effect, because you go out, you  
13 want to get a drink, that sort of thing. The  
14 last thing that anybody should be doing is  
15 drinking and driving. That'll destroy a whole  
16 bunch of lives. So there's been an awful lot of  
17 people that have been utilizing the Uber  
18 services to keep themselves out of trouble in  
19 that way. There's a lot less real demand on  
20 parking.

21 JEFFREY HANSON: Is there any  
22 existing issues with the parking where we have a  
23 lot of overflow and it's tough for people to  
24 park there to access the restaurant?

25 THE WITNESS: Well, as far as

1 access, it has great access. It has 13 cars  
2 parking.

3 JEFFREY HANSON: There's no parking  
4 issue as far as demand is what I was getting at.

5 THE WITNESS: Not that I know of,  
6 no.

7 JEFFREY HANSON: Okay.

8 THE WITNESS: Because we're  
9 expanding the building -- there is a use thing  
10 which is kind of interesting. It's the bar, the  
11 restaurant. There's a whole second floor for  
12 kind of like special functions. It's like if  
13 you want to do a Sweet 16, if you wanted to have  
14 like a meeting, that sort of thing, you'd  
15 utilize the second floor. But, otherwise, the  
16 second floor basically is unused, especially all  
17 week long.

18 I know Rigo very well. We've  
19 become friends, you know. I know his business  
20 fairly well. So I can kind of speak on his  
21 behalf and certainly he can answer more  
22 questions in detail, but what I find is he is  
23 willing to do this addition because he knows he  
24 needs to have many different services in order  
25 to make enough money to continue in business,



1 because not one of them is, of course, valuable  
2 enough to be able to pay all the bills. So that  
3 brings up an interesting fact, because people  
4 dance there. So tables are moved out of the  
5 way. But when the tables are sitting there,  
6 they get counted as people and parking. So in a  
7 lot of instances those tables aren't even there  
8 on a Saturday night. When we -- we're asking  
9 for parking for tables and chairs that are  
10 outside, knowing full well that there might be  
11 10 times that they're utilized outside, that  
12 it's clement weather on a Saturday night and,  
13 additionally, the whole second floor, like I  
14 said earlier, is basically unused until there is  
15 an event. But when there is an event, then  
16 there's people upstairs and there's very few  
17 people downstairs. So we're asking for what  
18 sounds like a very large number, but if you  
19 divide it up, there are 28 cars for the exterior  
20 seating, which would only be used during good  
21 weather. So that crosses out an awful lot of  
22 nights. There's 42 cars for the second floor.  
23 So when that's not being utilized, of course,  
24 those cars are not there on-site. So, in  
25 essence, for 90 percent of the time, we're

1 talking about just the first floor, and if all  
2 the tables and chairs are there, we're talking  
3 50 cars. So it sounds like a large request that  
4 we're asking, but once when we start to actually  
5 delve into the details, there's a far less  
6 impression based upon deficiency of cars.

7 BY HANK ROVILLARD:

8 Q. So then the occupant load that  
9 triggered the large number of spaces would be if  
10 everything was used all the time, right?

11 A. Correct.

12 JEFFREY HANSON: That's not  
13 necessarily a reality, it doesn't seem like.

14 THE WITNESS: No.

15 HANK ROVILLARD: Not at all.

16 LANCE LANDGRAF: How many seats are  
17 being added in the two-story addition and you  
18 said 24 seats in the outdoor seating area. How  
19 many in that two-story addition? Just to see  
20 what the increase really is.

21 THE WITNESS: Restaurant seating,  
22 we had that 152 before and now we're going to be  
23 slightly less than -- well, 295.

24 BY HANK ROVILLARD:

25 Q. What would be outdoor, though?

1           A.       The outdoor is 91 occupants, but --  
2       so the number of cars parking for the restaurant  
3       has doubled. It went from 46 to 89, and the  
4       number outside went from zero to 28.

5           LANCE LANDGRAF: So the increase in  
6       parking is about 60 spaces roughly?

7           THE WITNESS: Yeah.

8           LANCE LANDGRAF: Is my math right,  
9       Jeff?

10          JEFFREY HANSON: The existing  
11       deficiency -- the total proposed parking demand  
12       to be 50 existing and the proposed parking 17,  
13       so the existing deficiency's 33 cars, if that  
14       helps.

15          LANCE LANDGRAF: It does.

16          JEFFREY HANSON: And the proposed  
17       deficiency will be 75. Demand would be, I think  
18       it was 198, correct? Based on the occupant  
19       load, because it's .3 -- it's 30 percent of the  
20       occupant load basically is how our rules read.  
21       So the total occupancy now would be 398 versus  
22       158 existing. And the deficiency would increase  
23       from 33 cars to 75 cars. Demand is 121 versus  
24       existing of 50, if that makes sense.

25          LANCE LANDGRAF: Yeah, all right.

1 I'm good. Okay. Thanks.

2 THE WITNESS: It is a little  
3 confusing. That was good.

4 BY HANK ROVILLARD:

5 Q. Finally, Craig, we're requesting  
6 variances for the sign package, correct?

7 A. Yes.

8 JEFFREY HANSON: I had a little  
9 confusion trying to determine exactly what was  
10 going on with the signage, so hopefully Craig  
11 can --

12 HANK ROVILLARD: We did too.

13 THE WITNESS: We're pretty good at  
14 creating confusion. Again, I apologize.

15 JEFFREY HANSON: I can create it  
16 all on my own.

17 THE WITNESS: Part of it is knowing  
18 this project way too much for too long. The  
19 fact that we have gone through so many gyrations  
20 and every time we make sure we get our signage  
21 exactly right. So when I read your note, you  
22 know, in your review and it was like, can you  
23 make this a little more simple, sort of stared  
24 at it and just did it by facade and I thought  
25 that made it very easy. Like, three signs along

1 Fairmount Avenue.

2 Now, when you look at the  
3 ordinance, I don't know if they're going to  
4 change this, but they really, really should.

5 JUSTIN AUCIELLO: We're in the  
6 process of that. Speak of the devil.

7 LANCE LANDGRAF: Just got a package  
8 yesterday from Justin who's going to review the  
9 next application that is looking to amend our  
10 signage ordinance.

11 JUSTIN AUCIELLO: Yes, it's very  
12 complicated.

13 THE WITNESS: We're not allowed to  
14 have awning signs. It's Ducktown Arts. I don't  
15 know. I always thought awnings were kind of  
16 like artsy, you know, and kind of fun to have on  
17 buildings, but, you know, put a sign across it.  
18 So there's -- I'll go through briefly.

19 HANK ROVILLARD: Fairmount Avenue  
20 first.

21 JEFFREY HANSON: The frontage.

22 THE WITNESS: Yeah.

23 JEFFREY HANSON: Thanks, guys.

24 THE WITNESS: I apologize.

25 Okay. So if we look at this facade

1 along here which is Fairmount Avenue, we're  
2 asking for three signs. We're only allowed to  
3 have one. So we're asking for a variance to  
4 have two extra signs. Additionally, that sign  
5 that we're allowed to have there is max number  
6 10 square feet. Of course, we're asking for  
7 more square footage than that. We're asking for  
8 105 square feet.

9 LANCE LANDGRAF: That's throwing a  
10 box around the text, correct?

11 THE WITNESS: Correct.

12 LANCE LANDGRAF: Really the sign is  
13 not that big, because it's just text, right?  
14 You have to draw a box around it, so it creates  
15 more of an impact.

16 JEFFREY HANSON: Where it's  
17 irregularly shaped or square, it's the same --  
18 might be half the size as a square sign, would  
19 still count the same in the calculation, because  
20 you draw a box around it, as Lance said.

21 THE WITNESS: Being an architect  
22 puts you at a disadvantage. You can't just do  
23 square things and rectangles. You have to do  
24 like neater things than that. We're trying to  
25 create life.

1                   So if you add up the three signs,  
2                   it's a total of 105.5 square feet, so,  
3                   obviously, we're asking for a variance for  
4                   additional square footage.

5                   JEFFREY HANSON: Number of signs  
6                   and the square footage.

7                   THE WITNESS: So far. Along that  
8                   facade we're asking for variance for two of the  
9                   three signs which are not allowed by type signs.  
10                  For instance, you're allowed to put an awning  
11                  up, but you're not allowed to put the name of  
12                  the company or what your services are across the  
13                  valance, which is extremely common. So what we  
14                  did was we, across this awning, provided -- I  
15                  thought this was kind of a neat thing to do.  
16                  You see El Charro, okay, fine, you drive by it a  
17                  couple times and you kind of remember what El  
18                  Charro is. What's El Charro? Well, it's like a  
19                  Mexican restaurant. It has smaller words  
20                  underneath of it. Okay. But what do they  
21                  provide us and it's like, oh, well, they provide  
22                  us a space to be able to have an event, they  
23                  have a club, they have a bar, they have a  
24                  restaurant, that sort of the thing. All those  
25                  uses are written, scrolled across the front face

1 of the sign -- of the awning sign. So, to me,  
2 from the description of what the place is, name  
3 and what they provide, I think is a really good  
4 idea.

5 JEFFREY HANSON: Craig, just to  
6 clarify, the square footage of the awning sign  
7 is included in that 105.5?

8 THE WITNESS: Yes, it is.

9 JEFFREY HANSON: Thank you.

10 THE WITNESS: Additionally we put a  
11 blade sign in. I don't know. It's CRDA.

12 LANCE LANDGRAF: It's CRDA. You  
13 understand we took these regulations from  
14 Atlantic City's regulations?

15 THE WITNESS: Okay.

16 LANCE LANDGRAF: That's what -- we  
17 are looking to change them.

18 THE WITNESS: Thank you.

19 When we were hired to do the  
20 architectural design standards for Atlantic  
21 Avenue, we recommend in there to start including  
22 blade signs. As an explanation, when you're  
23 driving down the road to be able to see the  
24 blade sign, especially lit up and well done is  
25 attractive to the eye, but not only does that,



1 but it attracts your eye. Then you actually  
2 read the sign and now you know where things are,  
3 so it helps with finding things as well. And  
4 CRDA agreed with that. So we integrated that  
5 into the design, especially in the fact that the  
6 location we're at is on the lee side, lee corner  
7 of the circulation. You don't even see the  
8 building until you go past it, so the idea of  
9 having a blade sign stick out so you actually  
10 see it means that, oh, there it is, okay. I  
11 have to drive around the block now to go and  
12 park.

13 JEFFREY HANSON: So it would be  
14 traffic safety, helping that, and you're not  
15 going to have people slamming on their brakes  
16 because they see the restaurant at the last  
17 minute, per se?

18 THE WITNESS: Exactly. So I think  
19 for all those reasons, I think we really came up  
20 with a nice signage package for that building,  
21 and architecturally, I kind of think it looks  
22 nice.

23 LANCE LANDGRAF: Craig, looking at  
24 that facade, what would you say, and you may not  
25 have it, but what would you say the percentage

1 of the sign, all three of those signs is of that  
2 facade? It looks kind of small to me.

3 THE WITNESS: It's less than  
4 10 percent, eight percent.

5 JEFFREY HANSON: So there's no  
6 variance for percentage?

7 LANCE LANDGRAF: No. So if this  
8 was one big sign, you'd be able to put on a much  
9 larger sign on that facade of the building?

10 THE WITNESS: If we were in a  
11 different zone in Atlantic City, we'd have  
12 24-foot letters on that.

13 JEFFREY HANSON: The building is  
14 what, 20 feet high, 20 by -- 20 by 60, 70, so  
15 you're going to be well over 1,050 which would  
16 be the 10 percent.

17 LANCE LANDGRAF: Percentage is  
18 extreme -- even though there are multiple signs,  
19 the percentage of that signage based on the  
20 facade is significantly low.

21 JEFFREY HANSON: The bottom line is  
22 we're looking at one wall sign, one blade sign,  
23 one awning sign, 105 point whatever square feet.

24 THE WITNESS: Exactly. When you're  
25 standing on Florida Avenue right here, the only

1 sign we have on there -- we're allowed to have  
2 one sign, so we have one sign, so that works,  
3 but the sign is, again, a blade sign. So it  
4 needs a variance to allow us to build a blade  
5 sign on Florida Avenue. Again, traffic  
6 patterns, we're on the lee corner again, so  
7 you're not driving and seeing the front facade.  
8 You're looking at the side facade and you don't  
9 even notice until you get past it. So we're  
10 providing that same blade sign.

11 Also, as part of the architecture,  
12 these become like specific to the building. So  
13 you see it on the two outside corners and, of  
14 course, we have the horse with it as well.  
15 Where Rigo is from there's a lot of horses and  
16 everything, so he's always integrated that into  
17 his logo and as part of the whole concept of his  
18 building.

19 Additionally, we have a sign on the  
20 side of the building that I touched on earlier,  
21 where specifically it exists on the side of the  
22 building right now, which is a series of six  
23 photos of their food, so that when people go by,  
24 they see it looks like really attractive food  
25 and we put an El Charro sign there which went up

1 and down. It was before we had a blade sign,  
2 you know, request which is this one right here.

3 Additionally, I want to let you  
4 guys know that the building right now has a  
5 blade sign, kind of an ugly blade sign. It's  
6 about five foot wide, four foot tall, comes out  
7 on a 45-degree on the corner of Fairmount and  
8 Florida Avenue and just sticks out over the door  
9 to announce.

10 JEFFREY HANSON: I believe  
11 projecting signs, even if you were in the RC or  
12 one of the districts where that would be  
13 permitted, I don't think they can project more  
14 than three feet, so that would have -- the one  
15 you're going to remove would have needed a  
16 variance either way.

17 THE WITNESS: That was a variance  
18 that was sought and was gained previously.

19 JEFFREY HANSON: Okay.

20 THE WITNESS: So I think that  
21 handles --

22 BY HANK ROVILLARD:

23 Q. Yeah. So that's our request for  
24 variances.

25 Craig, in your opinion, can these

1 variances promote the land use law?

2 A. Absolutely.

3 Q. For what reasons?

4 A. I met Rigo a long time ago. When  
5 he bought this, it was a place where the  
6 previous owner was shot there, and I asked him  
7 if he was thinking clearly about what he wanted  
8 to do back there. He and his brother were young  
9 and they're really, really nice people. We had  
10 a long conversation about it. And he said,  
11 yeah, I want to do this, because this is good  
12 for the neighborhood. This is a use that we  
13 need in Atlantic City. So the concept of being  
14 able to create visual excitement or creating  
15 some additional uses inside that help him stay  
16 here, helping him stay here, helping him serve  
17 the community is extremely beneficial, and I  
18 think what we've done with the color scheme and  
19 everything is very attractive. It's a  
20 beautification of the neighborhood, and I think  
21 that the tables and chairs on the rooftop deck  
22 looking back at the casinos at night, the few  
23 times that they'll be used, will be wonderful.  
24 I think it would be a great place to sit and  
25 hang out. Also, the outside dining along

1 Fairmount Avenue, creating life along Fairmount  
2 Avenue is just great for Atlantic City. A lot  
3 of people come in and go right down Fairmount  
4 Avenue and make a left into whatever casino they  
5 go into. It would be nice if they saw this type  
6 of activity on our streets so that they really  
7 started getting the impression that Atlantic  
8 City is a safe place and it's a fun place to be.

9 Q. Finally, in your opinion, can the  
10 requested relief be granted without substantial  
11 detriment to the public good and you believe it  
12 will not substantially impair the intent and  
13 purpose of the zone plan?

14 A. I do.

15 Q. And the bulk of these variances, to  
16 a large degree, is existing nonconformities,  
17 correct?

18 A. Yes, and some of them -- for  
19 instance, the signage, is something that,  
20 obviously, you all recognize needs to be  
21 adjusted anyway, so we're actually -- if we came  
22 to you a year from now when everything's  
23 adjusted, some of those variances wouldn't even  
24 exist. In addition, as I explained previously,  
25 the parking number appears to be a large number

1 at 75, but the fact that a lot of these uses  
2 aren't being done all at the same time means  
3 that that number's inflated and doesn't truly  
4 represent the actual conditions. So, yeah, I  
5 believe.

6 HANK ROVILLARD: Okay.

7 Mr. Chairman, we don't have anything further in  
8 our direct presentation.

9 LANCE LANDGRAF: Okay. We'll go to  
10 Jeff's report and I think he kind of covered a  
11 lot of your stuff point by point?

12 JEFFREY HANSON: The thing I wanted  
13 to say was that Hank and Craig put on a very  
14 good presentation. They went through my letter  
15 in -- I don't know. I imagine they did it on  
16 purpose. They went point by point in order.

17 So I did issue a letter dated  
18 September 10th, 2019. Second page, we went  
19 through the completeness, which included the RC  
20 area's checklist and minor site plan checklist  
21 items. There's several other comments we can go  
22 through, but as long as they're covered, then I  
23 don't have an issue with those waivers.

24 I should go through the project  
25 description background very quickly, if I may.

1 LANCE LANDGRAF: Sure. We would  
2 mark that letter B-1, Scott?

3 SCOTT COLLINS: Yes. That's the  
4 September 10, 2019 letter.

5 JEFFREY HANSON: On page three of  
6 the letter, I'll read this very briefly.

7 The applicant received approval  
8 from the Atlantic City Zoning Board of  
9 Adjustment back in May of 2009 for minor site  
10 plan with bulk variances, several of which are  
11 included with this application because of the  
12 expansion of the existing nonconformity, as  
13 Craig had alluded to. Variances were granted  
14 for several setbacks, building coverage,  
15 impervious coverage, building coverage as well  
16 as number of parking spaces provided which went  
17 through. Apparently sign variance was granted  
18 at that time for the aforementioned projecting  
19 sign along Florida Avenue, correct?

20 The variance was also granted to  
21 permit 17 parking spaces, where 50 were required  
22 at the time. The total maximum lot occupant  
23 load at that time was 158. Two-story building  
24 with restaurant first and second floor and  
25 outdoor rooftop deck. The area of the expansion



1 that they're seeking is 726 square feet on the  
2 first floor.

3 You guys can correct me if any  
4 of -- if I didn't read any of this correctly.

5 HANK ROVILLARD: Okay.

6 JEFFREY HANSON: 586-square-foot  
7 addition to the second floor and then a  
8 235-square-foot expansion of the existing  
9 rooftop deck. And I think we went through the  
10 variances pretty thoroughly that are required  
11 for the setbacks, the building, impervious lot  
12 coverage and number of parking spaces for the  
13 proposed signage. The site's in Ducktown Arts  
14 District, comprises 0.273 acres and restaurants  
15 and bars are permitted uses within the DA zone  
16 and we've done our review in accordance with the  
17 CRDA rules.

18 The next two pages are the bulk  
19 variance review, which Craig went through point  
20 by point.

21 And then come to page six of the  
22 letter, we had --

23 Maybe, Hank, you want to walk Rigo  
24 or Craig through the seven site plan comments.

25 HANK ROVILLARD: Actually, we'll

1 try both.

2 Rigoberto, if you come up here,  
3 please.

4 LANCE LANDGRAF: We'll need to get  
5 Rigoberto sworn in.

6

7

8

9

RIGOBERTO ALVAREZ

10 having been duly sworn in by Scott  
11 Collins, Esquire, was examined and  
12 testified as follows:

13

14 DIRECT EXAMINATION

15 BY HANK ROVILLARD:

16 Q. Rigoberto, you're the owner of El  
17 Charro, correct?

18 A. Yes.

19 Q. Would you describe for the board  
20 the days and hours of operation that the  
21 restaurant and bar --

22 A. We open seven days a week from 11  
23 A.M. to five A.M.

24 Q. And what kind of activities goes on  
25 at the bar? It's a bar. It's a restaurant.

1 It's sometimes a private party, correct?

2 A. Yeah.

3 Q. Describe that for the board.

4 A. Yes. The morning and during the  
5 day is restaurant. Nighttime during the weekend  
6 we operate as like a club. Basically like  
7 Friday, Saturday, Sunday.

8 Q. Okay. Thank you.

9 Craig? Would you speak to site  
10 plan review item two regarding landscaping along  
11 Florida Avenue, missing brick borders that are  
12 displaced?

13 CRAIG DOTHE: Any missing brick  
14 pavers will be replaced and improved into a  
15 like-new condition. There are right now four  
16 trees along Florida Avenue and one along  
17 Fairmount Avenue. Obviously, we're going to  
18 keep those.

19 LANCE LANDGRAF: Okay.

20 JEFFREY HANSON: It was mostly the  
21 one along Fairmount was the one that was most  
22 deteriorated. The ones along Florida didn't  
23 look that bad, from what I remember, when I did  
24 my site visit.

25 THE WITNESS: Yeah. We'll take

1 care of that. Put a new tree in.

2 LANCE LANDGRAF: With the tree on  
3 Fairmount and the tree well there, is there  
4 enough space for people to walk by once you  
5 install the seating along that frontage?

6 THE WITNESS: Yeah.

7 ROBERT REID: The sidewalk is  
8 10 feet wide and the tree well takes up half.

9 LANCE LANDGRAF: The seating area  
10 comes out how far from the face of the building?

11 JEFFREY HANSON: Six inches from  
12 the face of the building, if I -- front yard  
13 building setback is going to be six and one  
14 eighth inches beyond the property line.

15 LANCE LANDGRAF: That's the  
16 building.

17 JEFFREY HANSON: The bay is going  
18 to be three.

19 THE WITNESS: Seating sticks out  
20 three foot and then adjoining -- no, sticks out  
21 more than that. Sorry about that. The seating  
22 sticks out four feet and then the biggest  
23 obstruction we have is the traffic signal box.  
24 That sticks out and provides us with three foot  
25 of space between it and the edge of the railing.

1 LANCE LANDGRAF: Okay.

2 THE WITNESS: The tree trunk sits  
3 about the same thing, about three feet.

4 LANCE LANDGRAF: All right. I have  
5 a little concern about that dimension. Can't do  
6 anything about the traffic control box, but the  
7 tree well. Is it a metal grate that is around  
8 the tree that people can still walk on?

9 JEFFREY HANSON: It's just brick,  
10 Lance. Brick border and a square area with the  
11 tree where you would mulch or whatever.

12 THE WITNESS: Yeah, it's brick.

13 JEFFREY HANSON: We could ask them  
14 to put grates in instead to make sure it's  
15 traversable.

16 THE WITNESS: That's a good idea.

17 LANCE LANDGRAF: Just trying to get  
18 a little more space for people to get by there.  
19 We can't do much about the control box, but we  
20 can work with you on that, talk with Jeff.

21 JEFFREY HANSON: Do grates instead  
22 of brick?

23 LANCE LANDGRAF: Yeah, maybe.

24 THE WITNESS: Okay.

25 JEFFREY HANSON: Is Rigo amenable

1 to that?

2 THE WITNESS: Yes.

3 LANCE LANDGRAF: I see Barbara  
4 Woolley-Dillon's here from the city planning  
5 office and we'll work with her on that and make  
6 sure that we get something that's good for the  
7 city along that pathway. They're probably going  
8 to tell you to do that as well, because it's in  
9 their right of way.

10 Thank you.

11 HANK ROVILLARD: Craig, item number  
12 three, parallel parking spaces in the area where  
13 the Dumpsters and recycling containers are  
14 housed.

15 JEFFREY HANSON: This is sort of  
16 like a stacked parking situation?

17 CRAIG DOTHE: Yes. With a side  
18 drive to get to it. So you still can get your  
19 cars out. The idea is that we'd be putting our  
20 employees back in this area and they would park  
21 first in, second, third.

22 JEFFREY HANSON: That was going to  
23 be my next question. Because they're going to  
24 stay there and not a lot of movement. I would  
25 be more concerned if it was patrons and turning

1 over every 30 minutes and people coming in and  
2 out that are unfamiliar with the landscape, for  
3 lack of a better word, back there. But if it's  
4 going to be employees, that's better.

5 CRAIG DOTHE: Especially after a  
6 few Coronas.

7 LANCE LANDGRAF: Those people are  
8 taking Ubers.

9 CRAIG DOTHE: Every one of them.

10 HANK ROVILLARD: That's right.  
11 Let's not mess up the testimony.

12 LANCE LANDGRAF: But I would agree  
13 that's better for employee parking than patrons.

14 JEFFREY HANSON: Yes, I feel better  
15 about that. Maybe we should have something if  
16 there is an approval in the resolution that it  
17 be used by employees.

18 LANCE LANDGRAF: Yeah. Can we  
19 label those as employee parking?

20 CRAIG DOTHE: Yes.

21 JEFFREY HANSON: Thanks, guys.

22 HANK ROVILLARD: With regard to  
23 item four with regard to the templates.

24 JEFFREY HANSON: One more thing  
25 with that, Hank. How are the containers going

1 to be around back there, because with the  
2 recycling and trash containers back there,  
3 they're going to back out, I guess, at the end  
4 of the night?

5 CRAIG DOTHE: Yeah. And we have a  
6 very wide area right here. They back out, they  
7 can do a K-turn there.

8 JEFFREY HANSON: Can you put some  
9 templates on there to show and that's --

10 CRAIG DOTHE: I can do a K-turn,  
11 like a backing up K-turn.

12 JEFFREY HANSON: Just for a  
13 passenger vehicle. If it's just going to be  
14 employees, that's fine.

15 CRAIG DOTHE: That's good, but not  
16 a template back here, correct?

17 JEFFREY HANSON: No.

18 CRAIG DOTHE: Okay.

19 LANCE LANDGRAF: They would back  
20 out in the area where it says lot one there,  
21 they would be able to do their maneuver to get  
22 back on the street proceeding forward, not in  
23 reverse.

24 JEFFREY HANSON: How are the  
25 recycling and waste containers disposed of? Do



1       they go out to the curb or does a truck have to  
2       go back in there and take those? I just want to  
3       make sure that any kind of truck that would have  
4       to get back there to remove those items --

5               CRAIG DOTHE: The truck comes in  
6       the parking.

7               HANK ROVILLARD: He said a truck  
8       comes in and gets them.

9               CRAIG DOTHE: They're coming in  
10      during the day when you don't have parking.

11              RIGOBERTO ALVAREZ: Morning, yeah.

12              JEFFREY HANSON: So it will be open  
13      in the morning?

14              RIGOBERTO ALVAREZ: We not open for  
15      the restaurant, but the lot is open so they --

16              JEFFREY HANSON: They come in early  
17      before anybody's there?

18              HANK ROVILLARD: Yeah. They open  
19      at 11. Do you know what time they generally  
20      come?

21              RIGOBERTO ALVAREZ: They come  
22      around nine.

23              JEFFREY HANSON: Okay.

24              HANK ROVILLARD: Thank you.

25      BY HANK ROVILLARD:

1           Q.       With respect to item five, turning  
2 templates for vehicles, including emergency  
3 service and delivery?

4           A.       Well, as far as the delivery, the  
5 truck is what the truck is. It's been doing it  
6 for --

7                   JEFFREY HANSON: I imagine the  
8 emergency service vehicles would use the loading  
9 zone?

10                  THE WITNESS: Absolutely. The  
11 loading zone would stay open. If it came in on  
12 the Fairmount Avenue side, obviously, that's  
13 where our loading would take place.

14                  JEFFREY HANSON: Okay.

15                  THE WITNESS: There are times, I've  
16 seen it, where a truck will come in and they  
17 have that great big area inside the parking  
18 space already, so, obviously, the trash truck  
19 would be there.

20                  JEFFREY HANSON: Number six, we  
21 requested that the city fire marshal and  
22 emergency services be comfortable with the  
23 arrangements for them to access in the event of  
24 an emergency, obviously, or a fire, and that  
25 they're all right, that they concur with the

1 occupant load that's proposed.

2 HANK ROVILLARD: We concur with  
3 items six and seven.

4 LANCE LANDGRAF: They would have to  
5 comply with that. City fire inspector will set  
6 the load.

7 HANK ROVILLARD: Thank you.

8 JEFFREY HANSON: Thank you,  
9 gentlemen.

10 LANCE LANDGRAF: Jeff, are you  
11 complete with your review?

12 Oh, I had one, just to get it on  
13 the record. You believe the justifications have  
14 been met for these variances?

15 JEFFREY HANSON: I do.

16 LANCE LANDGRAF: Okay. All right.  
17 Good.

18 With that, we will open this  
19 application up to the public. Anyone wishing to  
20 provide any questions or comments, please, step  
21 forward and state your name for the record and  
22 any comments or questions you may have.

23 Sir? Good morning.

24 MR. AGNELLINI: Good morning.

25 Pacifico Agnellini, A-G-N-E-L-L-I-N-I, 2416

1 Fairmount Avenue. I own the property next to  
2 the applicant. My family's had the property for  
3 about 50 years. You heard some testimony about  
4 the neighborhood. It's a great little  
5 neighborhood, but it's had its challenges. Rigo  
6 and his brother came to the neighborhood. They  
7 invested money in the neighborhood. They did a  
8 really nice job. They run a nice operation.  
9 Adding to that operation, increasing that  
10 operation, I think is a positive for the  
11 neighborhood, and I support the application.

12 LANCE LANDGRAF: Great. Thank you  
13 for coming out. We appreciate to hear from the  
14 neighborhood and that's another business owner  
15 there, so that's great to hear.

16 With that, anyone else? Barbara?  
17 I was going to ask if you want to speak. You  
18 can have your own section.

19 MS. WOOLLEY-DILLON: Barbara  
20 Woolley-Dillon, director of planning for the  
21 City of Atlantic City. W-O-O-L-L-E-Y hyphen  
22 D-I-L-L-O-N.

23 Just wanted to say reviewing the  
24 materials, sitting through most of the  
25 application, the city is very supportive of

1 this. We're excited to see that new use  
2 applications, creative reuses and revitalization  
3 of the city are occurring.

4 The only thing that I would add, in  
5 addition to thanking Lance for working with the  
6 city with regard to the tree wells, is anything  
7 that will encroach into the right of way, I  
8 would respectfully request that whatever action  
9 CRDA takes, it would need to come into the city  
10 through my offices to planning and development.  
11 Once that's done, no charge, of course, and  
12 we'll need a legal description and we can move  
13 it forward accordingly.

14 HANK ROVILLARD: Thank you.

15 MS. WOOLLEY-DILLON: So the city's  
16 very supportive of it. We're very pleased to  
17 see these kind of things happening. It's  
18 exciting.

19 LANCE LANDGRAF: Thank you,  
20 Barbara.

21 Not really a question, but a  
22 comment. What I would ask, if possible, because  
23 I want to try and get these on our -- I don't  
24 think -- maybe the October 15th board meeting.  
25 I'm looking at Hank. If you can meet with their

1 office before that meeting.

2 HANK ROVILLARD: Okay.

3 LANCE LANDGRAF: So we would have  
4 that input that I can provide at our board  
5 meeting that there's been a positive response  
6 from the city. They're going to look at the  
7 licensing and work with the applicant on those.  
8 So that would be helpful to get this done and  
9 move it forward.

10 MS. WOOLLEY-DILLON: Great.

11 LANCE LANDGRAF: If not, the board  
12 would just condition it. Great. Thank you.

13 MS. WOOLLEY-DILLON: Thank you.

14 LANCE LANDGRAF: With that, I'll  
15 close the public portion and back to the panel  
16 here.

17 Jeff, anything from you?

18 JEFFREY HANSON: I don't have  
19 anything further.

20 LANCE LANDGRAF: Scott, good?

21 SCOTT COLLINS: No comments.

22 LANCE LANDGRAF: Rob, good?

23 ROBERT REID: Good.

24 LANCE LANDGRAF: We will close the  
25 hearing on this matter and, like I said, I will

1 try to get this on the agenda for the October  
2 15th, CRDA board meeting. We'll work toward  
3 that.

4  
5 (This hearing concluded at 10:53  
6 A.M.)

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