

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2023-10-3537

SLAMN SAMMY'S LLC
2616 PACIFIC AVENUE
CANNABIS RETAIL

APPLICANT SEEKS SITE PLAN APPROVAL WITH C
VARIANCE RELIEF FOR CANNABIS RETAIL.

THE PROPERTY IS LOCATED AT 2616 PACIFIC
AVENUE, ALSO KNOWN AS BLOCK 35, LOT 15 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE RESORT COMMERCIAL DISTRICT (RC).

THURSDAY, AUGUST 1, 2024

10:02 A.M.

CSR COURT REPORTING SERVICES, LLC
Certified Court Reporters and Videographers
1125 Atlantic Avenue, Suite 543
Atlantic City, New Jersey 08401
609-641-7117 FAX: 609-641-7640

Public Hearing in the above-referenced matter conducted at the CASINO REINVESTMENT DEVELOPMENT AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City, New Jersey, taken before Michelle Gruendel, a Certified Court Reporter and Notary Public of the State of New Jersey, on Thursday, August 1, 2024 commencing at 10:02 a.m.

A P P E A R A N C E S:

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

SCOTT COLLINS, ESQ.

CHRISTINE COFONE, PP

CAROLYN FEIGIN, PE

COUNSEL FOR THE APPLICANT:

BRIAN J. CALLAGHAN, ESQ.

INDEX

APPLICANT	PAGE
APPLICATION NO: 2023-10-3537	
SLAMN SAMMY'S LLC	
2616 PACIFIC AVENUE	4

EXHIBITS MARKED AND/OR REFERRED TO:

A-1, B-1

1 [COURT REPORTER'S NOTE: THE FOLLOWING
2 TRANSCRIPT WAS PRODUCED FROM THE
3 AUDIO/VIDEO TAKEN BY THE VIDEOGRAPHER
4 PRESENT AT THE HEARING.]

5 LANCE LANDGRAF: All right. Next
6 application I think is also yours, Mr. Callaghan.
7 That is Application 2023-10-3537, Slamn Sammy's,
8 LLC. Same address, 2616 Pacific. It is a cannabis
9 retail application. They seek site plan approval
10 with C variance relief for cannabis retail at the
11 same location, 2616 Pacific Avenue. It is located
12 in the Green Zone and the Resort Commercial
13 District.

14 Rob, we have proper notice on this one?

15 ROBERT REID: Yes. I reviewed the proof
16 of service provided by the applicant and we do have
17 jurisdiction to hear this application.

18 LANCE LANDGRAF: And you want to swear
19 in our ladies in pink today?

20 SCOTT COLLINS: Okay.

21 CAROLYN FEIGIN, PE, PP, having been first duly
22 sworn according to law, testified as follows:

23 CHRISTINE COFONE, PP, having been first duly sworn
24 according to law, testified as follows:

25 SCOTT COLLINS: Thank you.

1 I'll just note that Christine is the
2 CRDA's planning consultant and Carolyn is the
3 engineering consultant.

4 LANCE LANDGRAF: And we accept their
5 credentials as expert in the field of planning and
6 engineering.

7 One or both of you comment on
8 completeness?

9 CAROLYN FEIGIN: Yes. We are complete.

10 LANCE LANDGRAF: Okay. Mr. Callaghan,
11 the floor is yours.

12 BRIAN CALLAGHAN: I have Craig Dothe and
13 I have Gary Bozzini. I'd like to swear them both
14 in in the event that you have questions for either
15 one of them as we go.

16 LANCE LANDGRAF: Okay. Gentlemen,
17 please step forward.

18 SCOTT COLLINS: Morning, gentlemen. If
19 you could just raise your right hand, please.

20 CRAIG DOTHE, RA, having been first duly sworn
21 according to law, testified as follows:

22 GARY BOZZINI, having been first duly sworn
23 according to law, testified as follows:

24 SCOTT COLLINS: Thank you.

25 Mr. Callaghan, Mr. Dothe will be

1 testifying as an expert witness?

2 BRIAN CALLAGHAN: Architect and planner.

3 SCOTT COLLINS: And Lance --

4 LANCE LANDGRAF: We accept Mr. Dothe's
5 credentials as an expert in those fields.

6 SCOTT COLLINS: Thank you.

7 BRIAN CALLAGHAN: Mr. Bozzini is the
8 managing member of Slamn Sammy's.

9 SCOTT COLLINS: Very good.

10 Before you get started, let's just mark
11 your -- the application submission A-1.

12 BRIAN CALLAGHAN: Very good.

13 SCOTT COLLINS: And anything new that
14 wasn't submitted, if you could just identify that.

15 BRIAN CALLAGHAN: Right. Will do.

16 SCOTT COLLINS: Thank you.

17 BRIAN CALLAGHAN: I'll just put a little
18 brief on. We've had a chance to review the ARH
19 reports -- Miss Cofone's report. I just wanted to
20 answer some questions on the record in --
21 (inaudible).

22 One of the questions was did we have the
23 mayor's support and resolution. We do. Licensing,
24 we're licensed. Hours of operation are proposed
25 for 10 a.m. to 10 p.m. seven days a week. Number

1 of people employed, somewhere between three and
2 eight depending on shift conditions. We're
3 intending to hire from Atlantic City. We have
4 storage in the vault and that storage holds about
5 three weeks' worth of product, so we're only
6 anticipating deliveries once, maybe twice per month
7 and they're generally done by those small vans.
8 What do you call those?

9 CRAIG DOTHE: Sprinter.

10 LANCE LANDGRAF: Sprinter vans.

11 BRIAN CALLAGHAN: Sprinter, yeah.

12 Sprinter vans is what we're doing. Mr. Dothe will
13 deal with security, parking and the other issues.
14 I just wanted to put that on the record.

15 Mr. Dothe, you want to walk them through
16 your project now?

17 CRAIG DOTHE: On the screen is what it
18 currently looks like as a tattoo parlor. I
19 personally think it's one of the more ugly
20 buildings that I've seen in Atlantic City.

21 LANCE LANDGRAF: Lacks curb appeal.

22 CRAIG DOTHE: That was Gary's fault.

23 So what we're proposing to do -- this is
24 the same ZO that you already have. The new --
25 these are all new clouds in response to the

1 engineering and planning comments, so we've already
2 addressed these. You'll be getting them, assuming
3 that we get approved, shortly. Here is the site
4 plan itself. If we go back to -- it's a series of
5 attached brick buildings that go all the way down
6 to Texas Avenue and on this side it's Albion Avenue
7 and it has this multi-family building right next
8 door. So on this wall right here, it's a party
9 wall between the neighbor's building and this
10 building, and then this is our exterior wall, which
11 is built pretty close to the property line. It
12 sticks over a little bit because of the stucco and
13 that type of finish that they put along the front
14 along that side. This is the front, here, which is
15 right on the property line and extends over a
16 little bit on the property line. There is, of
17 course, the typical bay window right immediately
18 above that, also. It projects over the public
19 right-of-way. And along the back it fronts on
20 Texas Court. That's like a, you know, service
21 alley in the back that also feeds a lot of the
22 residential buildings in the back. So from the
23 perspective of the building, it basically occupies
24 the entire site. So the -- it's in the Green Zone
25 so the only variance we're actually asking for --

1 because everything is an existing nonconforming, so
2 we're asking for a variance for parking, where the
3 existing parking demand is four cars because of
4 retail use -- I'm sorry, because of personal
5 service use. The calculation is slightly different
6 than it is for retail. Retail is 300 square feet
7 per person, per car. So the new calculation for
8 retail cannabis is five spaces so we're asking for
9 a variance for that fifth space. We're providing
10 that space on a neighboring lot, which is Park
11 Place lot where they -- you know, Gary will be able
12 to discuss later.

13 You don't want me to go through the
14 existing nonconformance, right?

15 LANCE LANDGRAF: I think they're
16 outlined in our --

17 CRAIG DOTHE: Yeah.

18 CHRISTINE COFONE: They're outlined in
19 our report, as well as on the plans --

20 CRAIG DOTHE: Yeah.

21 CHRISTINE COFONE: -- I believe in your
22 building schedule so I don't --

23 CRAIG DOTHE: Correct. Thank you.

24 CHRISTINE COFONE: None of them are
25 being impacted. Maybe just state for the record

1 none of them are being impacted positively or
2 negatively by your application.

3 CRAIG DOTHE: Yes. Sort of, with the
4 exception -- we're taking -- right now there's an
5 exterior stair that was built on the back of the
6 building and it was actually built in Texas Court.
7 There's a lot of that along Texas Court. There's a
8 lot of steps with stoops and little mini walls and
9 things like that on either side and this one was
10 exactly, you know, in a very similar way, but it
11 was built there to gain access, I guess as a
12 secondary means of egress to the apartment above,
13 which the apartment above doesn't require. It also
14 has an interior stair that accesses the back court.
15 So that's already been removed and there was a
16 piece -- this is the site plan right here. This is
17 where Texas Court is, right here, and that -- that
18 is the stair I'm talking about, and on this side
19 right here there was about a 3 foot -- or no, I'm
20 sorry -- 3 inch piece that sat on the neighbor's
21 property right here and that showed up on the
22 engineer's report, as well. So what we -- what we
23 did was we removed -- when we removed this, we
24 removed the piece that stuck over. It was like a
25 vinyl-sided part. It was framed because the stair

1 was framed and that piece stuck over the property
2 line and that showed up on the survey. The
3 other -- the other thing is, there's something a
4 little funny in here. I don't want to get too far
5 into the weeds on it but it -- because there's an
6 offset from this side wall right here to back here
7 but it looks as though it was drawn on the survey
8 in reverse, so it looked like this part of the
9 building stuck out but in reality this part of the
10 building actually sticks in about 2 inches, so
11 it's -- the intrusion on the neighbor's property is
12 probably like an inch, which is the typical
13 struck -- typical stucco, right back in this area,
14 so -- this is also the bay window as it sticks
15 over.

16 BRIAN CALLAGHAN: So we will be applying
17 for revocable licenses to do that. I'll also
18 indicate to Mr. Reid, I'm in the process of drawing
19 an ordinance to send over to Kaleem Shabazz to see
20 if we can eliminate revocable licenses in the City
21 of Atlantic City for a lot of these Green Zone
22 properties, commercial properties, since they're
23 all built on the line, all have signs that are
24 projecting a little bit, all have bay windows and
25 cornices that are projecting.

1 LANCE LANDGRAF: Right.

2 BRIAN CALLAGHAN: It appears that they
3 are --

4 LANCE LANDGRAF: Reach out to our
5 solicitor in Ventnor. We're doing the same
6 thing --

7 BRIAN CALLAGHAN: Okay.

8 LANCE LANDGRAF: -- for signs. She's
9 done some research on that and you can do that.

10 BRIAN CALLAGHAN: Perfect.

11 LANCE LANDGRAF: It eliminates having to
12 go for each one.

13 BRIAN CALLAGHAN: Right. Because the
14 problem we're facing right now is Atlantic City,
15 they're six to eight months trying to get a
16 revocable license --

17 LANCE LANDGRAF: Right.

18 BRIAN CALLAGHAN: -- out of the
19 solicitor's office, down to the city council, out
20 of city council, the --

21 LANCE LANDGRAF: The survey and all the
22 other things --

23 BRIAN CALLAGHAN: Yup. Everything that
24 they --

25 LANCE LANDGRAF: -- hold harmless, you

1 don't want all that.

2 BRIAN CALLAGHAN: Yes.

3 LANCE LANDGRAF: You can do a carte
4 blanche. That would be fine with us.

5 BRIAN CALLAGHAN: That's what we're
6 working on with that.

7 LANCE LANDGRAF: Nicole Curio, if you
8 know Nicole at all.

9 BRIAN CALLAGHAN: Yes.

10 LANCE LANDGRAF: Reach out to her.
11 She's got one drafted for Ventnor.

12 BRIAN CALLAGHAN: Perfect.

13 Craig, why don't you talk a little bit
14 about security and trash.

15 CRAIG DOTHE: Okay.

16 BRIAN CALLAGHAN: And tie in loading to
17 security.

18 CRAIG DOTHE: Okay. And go -- well,
19 I'll start with -- what we did here is a partial
20 block plan which shows Texas Avenue this way and
21 Pacific Avenue here. This is our proposed
22 development here. This is the existing loading
23 area on Texas Avenue, because all the cars park on
24 the right side of the road, not the left side, so
25 the loading is on right side and then the Sprinter

1 van will come up to Pacific Avenue, turn in here,
2 park right here, offload following that dashed line
3 and go back into the back door right here.

4 GARY BOZZINI: (Inaudible).

5 CRAIG DOTHE: Or we can bring it into
6 the front door, right into the building right here.

7 LANCE LANDGRAF: I think that's what we
8 talked about --

9 GARY BOZZINI: Yes. That's what -- I
10 was just correcting him.

11 LANCE LANDGRAF: -- in some of our
12 preliminary discussions, was to bring it down the
13 sidewalk instead of going through the alley. It
14 just seemed a little more safer.

15 GARY BOZZINI: Safer, yes, I agree.

16 CRAIG DOTHE: The client will talk
17 about, you know, cameras that he's going to be
18 placing in the back here. He had conversations
19 with the neighbors and everything and gained
20 approval to allow that to happen. There's a camera
21 right here along the front which, you know, can
22 look the whole way and then one back here which is
23 shooting down the entire alley to try to, you know,
24 mitigate any issues that could happen --

25 BRIAN CALLAGHAN: Let me just interrupt.

1 CRAIG DOTHE: -- on the outside.

2 BRIAN CALLAGHAN: Has anybody from
3 CRDA -- have you gotten any police reports back
4 based on these security issues? We've turned in
5 three or four plans, sets of plans to the police
6 department asking for comments or anything else.
7 Not one word back. We've never been advised as to,
8 like, who their contact person is. I didn't know
9 if it was just me or whether you guys have received
10 anything back from the police department saying we
11 got it, we want to do A, B, C and D.

12 LANCE LANDGRAF: We have not. I have
13 not seen comments on anything. Have you, Rob --

14 ROBERT REID: No.

15 LANCE LANDGRAF: -- when we do
16 compliance reports?

17 ROBERT REID: No.

18 BRIAN CALLAGHAN: Okay. So it's just
19 not me, then.

20 LANCE LANDGRAF: No. They're not
21 ignoring you.

22 BRIAN CALLAGHAN: Okay. Very good.
23 Go ahead, continue.

24 CRAIG DOTHE: It's not personal, Brian.

25 BRIAN CALLAGHAN: Right.

1 CRAIG DOTHE: Okay. On the outside,
2 this is the existing facade right here and we are
3 transforming it, you know, basically bringing it
4 back, you know, and making it look good, you know,
5 eliminating all that excessive signage, paint,
6 tattoo stuff and then putting a new storefront in,
7 relocating the door to the center, because it looks
8 a whole lot better, and came up with a really nice
9 looking sign across the front, which is like
10 channel letter type of aluminum and plastic signage
11 which, you know, projects out a little bit, you
12 know, follows the lines of the, the bay window so
13 it gives a little bit of indication when you're
14 going up and down the avenue that it is, in fact,
15 Slamn Sammy's. We put lighting across the back,
16 right in here. This is the area that fronts on
17 Texas Court. When we took off the stair at this
18 point we filled in the window up above. It was a
19 door. We filled it in and made it a window, and
20 then what we're going to do is put lighting on the
21 outside. We're gonna have lighting underneath the
22 overhang of the second floor bay window which will
23 light up the front of the building. The actual
24 space inside -- this is the location of the front
25 door. You come in and you're immediately greeted

1 by a security desk. He's the one who checks you
2 in. When it's time for you to come back to pick up
3 your product, you go through the in door here,
4 swings in, of course, and then you come up to
5 this -- there's gonna be two towers right there --
6 (inaudible) -- at this point. We have gates across
7 here to restrict patrons from being able to come
8 back into the bows of the ship. Their bathroom,
9 right here it is located, and that's a handicapped
10 bathroom, of course. Then immediately behind the
11 point of sale there's another door here, provides
12 additional security for the back section. This is
13 where the product is going to be, you know, stored
14 for the day storage and what they do is they feed
15 it through -- we're gonna have, like, little
16 openings to be able to feed it through, then the
17 person on the other side turns around and gets the
18 number, you know, product from there and is able to
19 turn around and sell it to the people in front.
20 Back here, you know, just typical mechanicals and
21 stuff like that. Storage, there's a nice safe
22 storage right here with a very good lockable door
23 which is immediately across the hallway from the
24 point of sale and then a little office back here
25 with a safe in it for the money. So the product

1 gets stored in this safe room here at night and
2 then, of course, the money gets stored in the safe.
3 Then back here, this is the employee area where
4 there are lockers and they have their, you know,
5 lunch room and that type of thing. We put the
6 trash on the inside because presently the trash is
7 out here and it is kind of messy in that alley so
8 it would be really nice for everybody to clean up
9 their impact in that regard, so we brought the
10 trash inside. This is the stair that accesses the
11 apartment above, so the resident comes in this way
12 so he's not mixing with any customers.

13 BRIAN CALLAGHAN: With respect to the
14 trash, it's really a twofold trash operation.
15 There's regular trash and then there's cannabis
16 trash?

17 CRAIG DOTHE: Correct.

18 BRIAN CALLAGHAN: So the regular trash
19 gets picked up as regular trash and cannabis trash
20 gets picked up pursuant to the rules and
21 regulations?

22 CRAIG DOTHE: Right. Here's the regular
23 trash, right here. This comes down Texas Avenue.
24 Right in here we located a bin underneath the
25 counter which is very similar to other ones that

1 we've done, where it's, like, in the room where the
2 action actually takes place. If they had to deal
3 with, you know, any product that broke open or
4 something like that, they could, you know, put it
5 right in here and then they call somebody to --
6 there's a whole process on how to do all that and
7 Gary will touch on the different choices and --

8 BRIAN CALLAGHAN: Gary, why don't you
9 jump in and talk a little bit about parking and who
10 you're dealing with.

11 GARY BOZZINI: So our parking -- my name
12 is Gary Bozzini. I'm one of the managers
13 overseeing Sammy's -- excuse me, my voice.

14 Our parking will be on California Avenue
15 at Park Place Parking. We have reserved five spots
16 for the dispensary and we have reserved three to
17 eight mirror tags for our employees to park. We
18 have not signed that lease yet until hopefully
19 today, everything goes through. That will be about
20 a half a block away over to, I guess California
21 Avenue.

22 LANCE LANDGRAF: Could you say that
23 again? You have -- you're leasing five spaces.
24 That's for employees and --

25 GARY BOZZINI: No. We're leasing five

1 spaces for customers.

2 LANCE LANDGRAF: Okay.

3 GARY BOZZINI: And we are leasing up to
4 eight mirror tags for our employees to park.
5 They'll be able to park anywhere in the lot. The
6 customers will be assigned spots with a pole and a
7 sign up in the parking lot.

8 LANCE LANDGRAF: Okay. Good. Thank
9 you.

10 GARY BOZZINI: That's our parking.

11 BRIAN CALLAGHAN: Trash is what Craig
12 indicated?

13 GARY BOZZINI: Trash. So trash, our
14 regular disposal will go through Gold Medal and
15 then we are in the process of setting up
16 arrangements with outside sources. Our destruction
17 of property has to be destructed in a private room
18 under a camera and then stored in a safe spot,
19 mixed with soil so it's not usable again. And then
20 we're making arrangements -- I'm working with Gold
21 Medal. I think they may have a company, part of
22 their company that does it and then they come pick
23 it up once a month and get rid of it.

24 BRIAN CALLAGHAN: Security?

25 LANCE LANDGRAF: And that's not --

1 before it's picked up that's in the safe room,
2 correct?

3 GARY BOZZINI: It's locked in the safe
4 room and it's kept in a secured cabinet in the safe
5 room. That is probably going to be mixed with just
6 your basic soil or your cat litter.

7 Security, we are hiring a security
8 company, a local security company. We will have
9 extra security on the days that we have deliveries
10 but on a normal basis we will have one to two
11 security guards, depending what the neighborhood
12 requires when we open up.

13 BRIAN CALLAGHAN: All right. Craig,
14 let's go back, just talk about the negative
15 criteria.

16 CHRISTINE COFONE: You're looking at one
17 parking space deficiency and with the tags and
18 whatnot I wonder, you know, do they really still
19 need the variance.

20 LANCE LANDGRAF: They're providing it.
21 It's just off site.

22 CAROLYN FEIGIN: Yeah.

23 CHRISTINE COFONE: Because they're
24 providing -- they're certainly meeting the spirit
25 and intent of the ordinance.

1 LANCE LANDGRAF: I think the
2 justification will be they're providing it.

3 CAROLYN FEIGIN: Yeah.

4 CHRISTINE COFONE: Yeah.

5 LANCE LANDGRAF: I still think they need
6 the variance.

7 CAROLYN FEIGIN: It's okay if they don't
8 have it on site.

9 LANCE LANDGRAF: Right.

10 CAROLYN FEIGIN: And that's it. There
11 are no other -- everything else is --

12 (Multiple parties speaking. Inaudible.)

13 LANCE LANDGRAF: Signage is compliant.

14 CHRISTINE COFONE: You are meeting the
15 intent of the ordinance.

16 BRIAN CALLAGHAN: Craig, you're meeting
17 the intent of the ordinance?

18 CRAIG DOTHE: Yes.

19 BRIAN CALLAGHAN: Positive?

20 CRAIG DOTHE: Yes.

21 BRIAN CALLAGHAN: Cleaning it up,
22 aesthetic enhancement to that neighborhood?

23 CRAIG DOTHE: Absolutely. The front
24 facade is gonna go from one of the worst to a very
25 nice --

1 LANCE LANDGRAF: We're gonna power-wash
2 that tongue off the sidewalk?

3 GARY BOZZINI: It's already been done.
4 Actually, we've done it twice.

5 LANCE LANDGRAF: Elizabeth Terenik will
6 be happy about that.

7 CRAIG DOTHE: And it's really
8 interesting because, you know, our office is only
9 around the corner and the difference in streets is
10 tremendous, because in this particular area it
11 seems like most of the buildings are empty along
12 Pacific Avenue, along this block, and it's like
13 the -- and that, I guess, goes towards the positive
14 side of the application, is that it's been sitting
15 there empty for a while. Its previous use was, you
16 know, something that was not visually exciting or
17 wonderful to be around and I think it had an effect
18 on the neighborhood, which is always my belief in
19 things like that where the architecture can
20 actually help or disable a neighborhood or be part
21 of that. Most of that is, like -- you know, things
22 happen with the other buildings, as well. What
23 ends up happening is when there's this many
24 buildings that are in distress, it really, really
25 has created an area of more crime than there used

1 to be and that -- the one way of dealing with the
2 crime on an individual basis is getting the use in
3 there so that there's people on the street, so that
4 there's lights on the building, so that there's
5 cameras and that type of thing in creating life in
6 the street, which, as we all know, is one of the
7 ambitions that CRDA has in these zones, is to
8 create that type of life and that type of
9 investment into each of the neighborhoods, creating
10 jobs and things like that, so there's an awful lot
11 of that, and as Gary said in every other
12 discussion, the intent is to meet the code as well
13 as possible as it relates to parking and everything
14 else as a nonconforming -- preexisting
15 nonconforming issue.

16 BRIAN CALLAGHAN: From a negative point
17 of view, any substantial detriment to the public
18 good, character of the neighborhood or zoning plan?

19 CRAIG DOTHE: Not at all, because when
20 you read the guidelines, you know, the initial
21 intent in the CRDA zone, this is doing almost
22 everything that, you know, CRDA has stated -- I
23 don't want to go through it.

24 BRIAN CALLAGHAN: Right. Thank you.

25 No other questions.

1 LANCE LANDGRAF: A couple of questions.
2 You referenced secondary access to the second
3 floor. Can you show me where that's gonna happen
4 now that you're taking away the stairs from the
5 back?

6 CRAIG DOTHE: It doesn't need -- a
7 residence on the second floor does not require a
8 secondary means of egress.

9 LANCE LANDGRAF: All right. Good.
10 And then second, you talked about how
11 the Sprinter van is gonna access that loading zone.

12 CRAIG DOTHE: Umm-hum.

13 LANCE LANDGRAF: And you talked about
14 pulling directly in from Pacific Avenue, straight
15 into that space. That's on the opposite side of
16 the street. They're gonna have to go down and turn
17 around --

18 CRAIG DOTHE: Yeah.

19 LANCE LANDGRAF: -- and swing back into
20 that space.

21 CRAIG DOTHE: Yeah.

22 LANCE LANDGRAF: Just be aware of that.

23 CRAIG DOTHE: Yes.

24 LANCE LANDGRAF: This question, and I
25 ask this of every applicant these days, so far

1 there's 32 cannabis facilities approved by the
2 CRDA. There's nine of them open. Just -- you're
3 aware of that? How do you see you guys making --
4 making profit, making it work in that -- in this
5 location?

6 GARY BOZZINI: Number one, my first
7 answer to that is we're a lot smaller. Our
8 overhead is a lot less than 33 -- 31 of your
9 applicants that have come in here. We're 780
10 square foot, I believe, which is almost like a
11 little deli. So be -- with that being said, I
12 believe, number one, our overhead; number two, our
13 location. You know, we sit there on a daily basis
14 right now in the summertime and just count the
15 people that walk by and ask us, oh, you're not open
16 yet, oh, you're not open yet, because we're the
17 first ones they're hitting as they're coming from
18 the Tropicana, walking up the strip, so we kind of
19 get a lot of foot traffic in winter, summer. My
20 background in marketing. I don't want to get into
21 my background but I have a very large background in
22 marketing and we plan on being -- we plan on being
23 one of Atlantic City's finest and being one of the
24 ones that everybody speaks about and one of the
25 ones that survive. I've been here 20 -- over

1 25 years now and I've been doing business in the
2 city for 25 years. I've learned the ins and outs
3 of Atlantic City so I think we'll be okay.

4 LANCE LANDGRAF: Okay. It's really just
5 for knowledge, that you guys are aware that there's
6 32 of these other ones that are already approved.

7 Last thing is, you had a chance to
8 review the July 29th, what we've marked as B-1, the
9 ARH report? You had a chance to review that?
10 They're gonna go through it briefly, but you're
11 okay with the conditions that have been laid out in
12 that? Seems like you've addressed most of them
13 already.

14 BRIAN CALLAGHAN: Yes. Yes, we are.

15 LANCE LANDGRAF: Okay.

16 GARY BOZZINI: That's this, right?

17 LANCE LANDGRAF: You guys want to go
18 through your report real quick?

19 CHRISTINE COFONE: I'll start because
20 I've been chiming in all morning.

21 It was really very minimal variance
22 relief that I think you can make an argument that
23 you certainly are providing more than enough
24 requirements for parking with the tags that you
25 have and there is availability of on-street parking

1 in the area. And I completely agree with you with
2 the lack of curb appeal on the existing building.
3 I think that this will be a substantial upgrade to
4 that facade, which is nice to see, and certainly
5 within the intent of the CRDA on Tourism District
6 Master Plan, so I have no further comments.

7 LANCE LANDGRAF: Thank you, Christine.

8 CAROLYN FEIGIN: Thank you.

9 Good morning. I just wanted to point
10 out a couple things. ARH issued a completeness
11 letter dated June 14th, 2024, just to put that on
12 the record, and I think we potentially either have
13 a typo in our letters or there's a typo in the
14 agenda, but we have this as CRDA Number
15 2023-10-3537, so I just want to make sure whichever
16 one is correct is -- okay. So that's that. We may
17 have a typo, just so we get it correct on all of
18 our communication. Okay. Thank you.

19 I know you went through most of the
20 comments. I'll just run through 3A, general, those
21 are mostly just small plan corrections. I'm in
22 agreement with you about the parking on B. Okay.
23 I think you gave, you know, a good explanation of
24 where your customers and employees are going to be
25 parking.

1 I still have a couple of questions on
2 the loading zone, though. The loading zone that's
3 there is already striped and signed. Is somebody
4 else using it or assigned to it or --

5 GARY BOZZINI: That was for an existing
6 property that was there on the corner. We've
7 already spoke to two or three city council members
8 and as long as everything goes through today we're
9 gonna start that process.

10 CAROLYN FEIGIN: Okay.

11 GARY BOZZINI: We were told that we
12 would have no problem using that as our loading
13 zone.

14 CAROLYN FEIGIN: Okay. So are you
15 taking it over or is -- because they're not using
16 it anymore or you'll just share it?

17 GARY BOZZINI: No. They don't use it
18 anymore.

19 CAROLYN FEIGIN: They're not there,
20 okay.

21 GARY BOZZINI: That building's not there
22 anymore. That loading zone goes back, if I'm not
23 mistaken, paperwork says, like, 1984 --

24 CAROLYN FEIGIN: Okay.

25 GARY BOZZINI: -- and the sign's just

1 still there.

2 CAROLYN FEIGIN: Yeah. The sign is
3 there and it's striped. We just got the impression
4 that somebody else had already taken ownership
5 of --

6 GARY BOZZINI: Yeah. Right now --

7 (Multiple parties speaking. Inaudible.)

8 GARY BOZZINI: People do park in the
9 spot and I spoke to some of the local parking
10 authority and community officers and they said,
11 well, when you're ready let us know and we'll start
12 tagging them.

13 CAROLYN FEIGIN: Enforcing --

14 GARY BOZZINI: Yeah.

15 CAROLYN FEIGIN: All right. That's
16 good. That's great. It's nice and close so I
17 agree.

18 With the waste being separated, we just
19 need that revised to be shown on the plan, that
20 it's going to be in a separate location. It has to
21 be identified on the plan.

22 Okay. ADA compliance, nothing there.
23 Just -- oh, I actually -- you know what, we should
24 talk about C(1) because -- just to make sure that
25 we have ADA access into the -- into the store.

1 There's a tiny little bit, like a 3 inch step in.
2 Will you be able to accommodate either a ramp or
3 the -- make the door flush and then ramp it on the
4 interior or how will you provide ADA access?

5 CRAIG DOTHE: Yes, we will. I don't
6 want to get into the woods in terms of, like,
7 percentages and the cost of construction and how
8 much of that is required to be part of the ADA.
9 Because we're providing the bathroom and we're
10 providing everything else to be ADA accessible,
11 including the width of the door, that we were kind
12 of ignoring that issue before, because it's just
13 plain easier, you know, as it relates to the
14 interior of the building, but what we were able --
15 and I take the comment -- because you're exactly
16 right. I mean, it's at the front door. If you
17 can't get into the front door --

18 CAROLYN FEIGIN: Yeah.

19 CRAIG DOTHE: -- you know --

20 CAROLYN FEIGIN: No purpose in having an
21 ADA bathroom if you can't get a person inside the
22 store to use it.

23 CRAIG DOTHE: The answer's always
24 there's different disabilities --

25 CAROLYN FEIGIN: Absolutely.

1 CRAIG DOTHE: -- and then the second
2 answer to the whole thing is it's like you're --
3 it's existing, you're not required to bring the
4 entire building up, but in this particular case
5 what we did was we made this front section flat,
6 because it has to be flat at the door.

7 CAROLYN FEIGIN: Yeah.

8 CRAIG DOTHE: We have to have in-swing
9 door because we can't swing it out and then at that
10 point, because it's only, like, 3 inches, we can
11 ramp up this entire space.

12 CAROLYN FEIGIN: Okay.

13 CRAIG DOTHE: And what that means is
14 this -- we're just gonna have to adjust the
15 security, you know, so you can stripe and that's
16 it.

17 CAROLYN FEIGIN: Okay.

18 CRAIG DOTHE: I mean, we were able to
19 meet --

20 LANCE LANDGRAF: You're gonna bring down
21 the interior floor so it meets the outside?

22 CRAIG DOTHE: Yeah. It worked out
23 really well. So I really took that comment and
24 said, yeah, you're --

25 CAROLYN FEIGIN: Thank you.

1 CRAIG DOTHE: -- 100 percent right with
2 that.

3 CAROLYN FEIGIN: Okay. I think we're
4 good on everything, on D, E. You talked -- there's
5 no landscaping but you talked about the lighting.

6 Okay. The signage, we talked about the
7 marquee and the wall sign. The question was, is
8 the marquee sign attached to the bay window? I
9 don't think we could tell that from the details
10 that we have here, or how is that --

11 CRAIG DOTHE: Yes, it is.

12 CAROLYN FEIGIN: Okay. Yes.

13 CRAIG DOTHE: And it projects just out a
14 little bit --

15 CAROLYN FEIGIN: Yeah. Okay.

16 CRAIG DOTHE: -- more to provide some
17 architecture and it sort of gives you that theatre
18 look when you're --

19 CAROLYN FEIGIN: Yeah.

20 LANCE LANDGRAF: And that will be part
21 of the license with the city?

22 CRAIG DOTHE: Absolutely.

23 CAROLYN FEIGIN: Yes. That goes to G1,
24 which is the license, and the exterior stairs are
25 being removed. And then I guess just -- we talked

1 a little bit about your building lines and what's
2 over property lines and whatnot. I'm sure you'll
3 clean that up on the next round of plans.

4 CRAIG DOTHE: Yes.

5 CAROLYN FEIGIN: That's it. I'm good.
6 Thank you.

7 CRAIG DOTHE: To the best of our
8 abilities. I mean, things that exist --

9 CAROLYN FEIGIN: Yeah.

10 CRAIG DOTHE: -- exist so --

11 CAROLYN FEIGIN: Understood. Okay. I'm
12 good. Thank you.

13 LANCE LANDGRAF: Just a couple standard
14 conditions that we typically put on. You mentioned
15 it, Brian, the ACPD review.

16 BRIAN CALLAGHAN: Right.

17 LANCE LANDGRAF: We'll reach out to the
18 chief and see if he can start giving us some
19 feedback on those.

20 BRIAN CALLAGHAN: Yeah. I just didn't
21 know if there was going to be a contact person that
22 when you turn the plan in it goes to that person
23 who does review it. If it has a negative comment,
24 he sends something back.

25 LANCE LANDGRAF: All right. I will

1 reach out to them and see if we can get that person
2 that -- so you have a single person point of
3 contact.

4 BRIAN CALLAGHAN: Right.

5 LANCE LANDGRAF: Would be nice.

6 And then you'll go to the Green Zone
7 Redevelopment Sign Standard Committee and have that
8 review done --

9 BRIAN CALLAGHAN: Yes.

10 LANCE LANDGRAF: -- in compliance with
11 that.

12 Anything else?

13 SCOTT COLLINS: Cameras will be
14 available to the ACPD?

15 BRIAN CALLAGHAN: Yes. Part of our
16 security submission to them will be showing it and
17 making it available. That's what we've been hoping
18 to get, some kind of feedback as to what they want
19 or don't want and we haven't heard anything.

20 ROBERT REID: Brian, do you have
21 authorization from the owners of the properties
22 where you have -- two of the cameras are not on
23 your property. They're on other people's property.
24 Do you have that authorization?

25 GARY BOZZINI: Yes. I have

1 authorization. I will have a written letter,
2 again, once we get through the approval stages.
3 Ben is his name. He's purchased most of the houses
4 on that block, the ones that all look like
5 Monopoly, and he has no problem with us putting
6 cameras up. He's actually going to put his own up,
7 also, with ours.

8 LANCE LANDGRAF: Okay.

9 GARY BOZZINI: That will be on the
10 loading zone and then Craig and I will discuss the
11 one on the front of the --

12 LANCE LANDGRAF: Yeah. If we can get
13 copies of those, that authorization.

14 GARY BOZZINI: I'm sorry.

15 LANCE LANDGRAF: Get copies of those
16 letters allowing those --

17 GARY BOZZINI: Absolutely.

18 LANCE LANDGRAF: -- cameras to go up.
19 Do you have anything else?

20 SCOTT COLLINS: Nope.

21 LANCE LANDGRAF: All right. Rob,
22 anything else?

23 ROBERT REID: That's it.

24 LANCE LANDGRAF: We're gonna open it up
25 to the public. Anybody here with any comments or

1 questions on this application, please step forward,
2 make your comment or ask your question.

3 Seeing none, we'll close the public
4 portion. Again, we'll get this on the agenda as
5 soon as we can for our board, Mr. Callaghan, and
6 try to move the project forward.

7 BRIAN CALLAGHAN: Thank you, very much.

8 LANCE LANDGRAF: We'll close the hearing
9 on this matter.

10 GARY BOZZINI: Thank you, gentlemen --
11 or ladies and gentlemen.

12 (At 10:35 a.m. proceedings were
13 concluded.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

I, MICHELLE GRUENDEL, a Certified Court Reporter and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically and digitally at the time, place and on the date hereinbefore set forth, to the best of my ability.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

MICHELLE GRUENDEL, C.C.R.
C.C.R. License No. 30X100190500
Notary Public of the
State of New Jersey

A			awful 24:10		
A-1 3:13 6:11 a.m 1:15 2:7 6:25 37:12 abilities 34:8 ability 38:9 able 9:11 17:7 17:16,18 20:5 31:2,14 32:18 above-refe... 2:1 Absolutely 22:23 31:25 33:22 36:17 accept 5:4 6:4 access 10:11 25:2,11 30:25 31:4 accesses 10:14 18:10 accessible 31:10 accommodate 31:2 accurate 38:6 ACPD 34:15 35:14 action 19:2 38:12,15 actual 16:23 ADA 30:22,25 31:4,8,10,21 additional 17:12 address 4:8 addressed 8:2 27:12 adjust 32:14 advised 15:7 aesthetic 22:22 agenda 28:14 37:4 agree 14:15 28:1 30:17	agreement 28:22 ahead 15:23 Albion 8:6 alley 8:21 14:13,23 18:7 allow 14:20 allowing 36:16 aluminum 16:10 ambitions 24:7 AND/OR 3:12 answer 6:20 26:7 32:2 answer's 31:23 anticipating 7:6 anybody 15:2 36:25 anymore 29:16 29:18,22 apartment 10:12,13 18:11 appeal 7:21 28:2 appears 12:2 applicant 1:8 2:18 3:2 4:16 25:25 applicants 26:9 application 1:4 3:3 4:6 4:7,9,17 6:11 10:2 23:14 37:1 applying 11:16 approval 1:8 4:9 14:20 36:2 approved 8:3 26:1 27:6 Architect 6:2 architecture 23:19 33:17	area 11:13 13:23 16:16 18:3 23:10 23:25 28:1 argument 27:22 ARH 6:18 27:9 28:10 arrangements 20:16,20 asking 8:25 9:2,8 15:6 assigned 20:6 29:4 assuming 8:2 Atlantic 1:10 1:23,23 2:3 7:3,20 11:21 12:14 26:23 27:3 attached 8:5 33:8 attorney 38:11 38:13 AUDIO/VIDEO 4:3 August 1:14 2:6 authority 1:1 2:3,10 30:10 authorization 35:21,24 36:1,13 availability 27:25 available 35:14,17 avenue 1:5,10 1:23 2:3 3:4 4:11 8:6,6 13:20,21,23 14:1 16:14 18:23 19:14 19:21 23:12 25:14 aware 25:22 26:3 27:5	<th data-bbox="1354 237 1377 264">B</th> <td data-bbox="1224 275 1507 1871"> B 15:11 28:22 B-1 3:13 27:8 back 8:4,19,21 8:22 10:5,14 11:6,13 14:3 14:3,18,22 15:3,7,10 16:4,15 17:2 17:8,12,20 17:24 18:3 21:14 25:5 25:19 29:22 34:24 background 26:20,21,21 based 15:4 basic 21:6 basically 8:23 16:3 basis 21:10 24:2 26:13 bathroom 17:8 17:10 31:9 31:21 bay 8:17 11:14 11:24 16:12 16:22 33:8 belief 23:18 believe 9:21 26:10,12 Ben 36:3 best 34:7 38:9 better 16:8 bin 18:24 bit 8:12,16 11:24 13:13 16:11,13 19:9 31:1 33:14 34:1 blanche 13:4 block 1:10 13:20 19:20 23:12 36:4 </td>	B	B 15:11 28:22 B-1 3:13 27:8 back 8:4,19,21 8:22 10:5,14 11:6,13 14:3 14:3,18,22 15:3,7,10 16:4,15 17:2 17:8,12,20 17:24 18:3 21:14 25:5 25:19 29:22 34:24 background 26:20,21,21 based 15:4 basic 21:6 basically 8:23 16:3 basis 21:10 24:2 26:13 bathroom 17:8 17:10 31:9 31:21 bay 8:17 11:14 11:24 16:12 16:22 33:8 belief 23:18 believe 9:21 26:10,12 Ben 36:3 best 34:7 38:9 better 16:8 bin 18:24 bit 8:12,16 11:24 13:13 16:11,13 19:9 31:1 33:14 34:1 blanche 13:4 block 1:10 13:20 19:20 23:12 36:4

board 2:14 37:5	14:6 16:23 24:4 28:2	cameras 14:17 24:5 35:13	chiming 27:20
bows 17:8	31:14 32:4	35:22 36:6	choices 19:7
Bozzini 5:13	34:1	36:18	Christine 2:16
5:22 6:7	building's	cannabis 1:6, 8	4:23 5:1
14:4, 9, 15	29:21	4:8, 10 9:8	9:18, 21, 24
19:11, 12, 25	buildings 7:20	18:15, 19	21:16, 23
20:3, 10, 13	8:5, 22 23:11	26:1	22:4, 14
21:3 23:3	23:22, 24	car 9:7	27:19 28:7
26:6 27:16	built 8:11	Carolyn 2:17	city 1:10, 10
29:5, 11, 17	10:5, 6, 11	4:21 5:2, 9	1:23 2:4 7:3
29:21, 25	11:23	21:22 22:3, 7	7:20 11:20
30:6, 8, 14	business 27:1	22:10 28:8	11:21 12:14
35:25 36:9		29:10, 14, 19	12:19, 20
36:14, 17	C	29:24 30:2	27:2, 3 29:7
37:10	C 1:8 2:9 4:10	30:13, 15	33:21
Brian 2:19	15:11	31:18, 20, 25	City's 26:23
5:12 6:2, 7	C(1) 30:24	32:7, 12, 17	clean 18:8
6:12, 15, 17	C.C.R 38:19, 20	32:25 33:3	34:3
7:11 11:16	cabinet 21:4	33:12, 15, 19	Cleaning 22:21
12:2, 7, 10, 13	calculation	33:23 34:5, 9	client 14:16
12:18, 23	9:5, 7	34:11	close 8:11
13:2, 5, 9, 12	California	cars 9:3 13:23	30:16 37:3, 8
13:16 14:25	19:14, 20	carte 13:3	clouds 7:25
15:2, 18, 22	call 7:8 19:5	case 32:4	code 24:12
15:24, 25	Callaghan 2:19	CASINO 1:1 2:2	COFONE 2:16
18:13, 18	4:6 5:10, 12	2:10	4:23 9:18, 21
19:8 20:11	5:25 6:2, 7	cat 21:6	9:24 21:16
20:24 21:13	6:12, 15, 17	center 16:7	21:23 22:4
22:16, 19, 21	7:11 11:16	certainly	22:14 27:19
24:16, 24	12:2, 7, 10, 13	21:24 27:23	Cofone's 6:19
27:14 34:15	12:18, 23	28:4	COLLINS 2:15
34:16, 20	13:2, 5, 9, 12	CERTIFICATE	4:20, 25 5:18
35:4, 9, 15, 20	13:16 14:25	38:1	5:24 6:3, 6, 9
37:7	15:2, 18, 22	Certified 1:22	6:13, 16
brick 8:5	15:25 18:13	2:5 38:3	35:13 36:20
brief 6:18	18:18 19:8	certify 38:5	come 14:1
briefly 27:10	20:11, 24	38:10	16:25 17:2, 4
bring 14:5, 12	21:13 22:16	CHAIRMAN 2:11	17:7 20:22
32:3, 20	22:19, 21	chance 6:18	26:9
bringing 16:3	24:16, 24	27:7, 9	comes 18:11, 23
broke 19:3	27:14 34:16	channel 16:10	coming 26:17
brought 18:9	34:20 35:4, 9	character	commencing 2:7
building 8:7, 9	35:15 37:5, 7	24:18	comment 5:7
8:10, 23 9:22	camera 14:20	checks 17:1	31:15 32:23
10:6 11:9, 10	20:18	chief 34:18	34:23 37:2
			comments 8:1

15:6,13 28:6 28:20 36:25 commercial 1:11 4:12 11:22 Committee 35:7 communication 28:18 community 30:10 company 20:21 20:22 21:8,8 complete 5:9 completely 28:1 completeness 5:8 28:10 compliance 15:16 30:22 35:10 compliant 22:13 concluded 37:13 conditions 7:2 27:11 34:14 conducted 2:2 construction 31:7 consultant 5:2 5:3 contact 15:8 34:21 35:3 continue 15:23 conversations 14:18 copies 36:13 36:15 corner 23:9 29:6 cornices 11:25 correct 9:23 18:17 21:2 28:16,17 correcting 14:10	corrections 28:21 cost 31:7 council 12:19 12:20 29:7 counsel 2:18 38:11,14 count 26:14 counter 18:25 couple 25:1 28:10 29:1 34:13 course 8:17 17:4,10 18:2 court 1:22,22 2:5 4:1 8:20 10:6,7,14,17 16:17 38:3 Craig 5:12,20 7:9,17,22 9:17,20,23 10:3 13:13 13:15,18 14:5,16 15:1 15:24 16:1 18:17,22 20:11 21:13 22:16,18,20 22:23 23:7 24:19 25:6 25:12,18,21 25:23 31:5 31:19,23 32:1,8,13,18 32:22 33:1 33:11,13,16 33:22 34:4,7 34:10 36:10 CRDA 15:3 24:7 24:21,22 26:2 28:5,14 CRDA's 5:2 create 24:8 created 23:25 creating 24:5 24:9	credentials 5:5 6:5 crime 23:25 24:2 criteria 21:15 CSR 1:22 curb 7:21 28:2 Curio 13:7 currently 7:18 customers 18:12 20:1,6 28:24 <hr/> D <hr/> D 2:11 15:11 33:4 daily 26:13 dashed 14:2 date 38:8 dated 28:11 day 17:14 days 6:25 21:9 25:25 deal 7:13 19:2 dealing 19:10 24:1 deficiency 21:17 deli 26:11 deliveries 7:6 21:9 demand 9:3 department 2:12 15:6,10 depending 7:2 21:11 desk 17:1 destruced 20:17 destruction 20:16 details 33:9 detriment 24:17 development 1:1 2:2,10	13:22 difference 23:9 different 9:5 19:7 31:24 digitally 38:7 directly 25:14 DIRECTOR 2:12 disabilities 31:24 disable 23:20 discuss 9:12 36:10 discussion 24:12 discussions 14:12 dispensary 19:16 disposal 20:14 distress 23:24 District 1:11 4:13 28:5 DIVISION 1:2 doing 7:12 12:5 24:21 27:1 door 8:8 14:3 14:6 16:7,19 16:25 17:3 17:11,22 31:3,11,16 31:17 32:6,9 Dothe 5:12,20 5:25 7:9,12 7:15,17,22 9:17,20,23 10:3 13:15 13:18 14:5 14:16 15:1 15:24 16:1 18:17,22 22:18,20,23 23:7 24:19 25:6,12,18 25:21,23
--	---	---	--

31:5, 19, 23 32:1, 8, 13, 18 32:22 33:1 33:11, 13, 16 33:22 34:4, 7 34:10 Dothe's 6:4 drafted 13:11 drawing 11:18 drawn 11:7 duly 4:21, 23 5:20, 22	engineering 5:3, 6 8:1 enhancement 22:22 entire 8:24 14:23 32:4 32:11 ESQ 2:15, 19 event 5:14 everybody 18:8 26:24 exactly 10:10 31:15 exception 10:4 excessive 16:5 exciting 23:16 excuse 19:13 EXHIBITS 3:12 exist 34:8, 10 existing 9:1, 3 9:14 13:22 16:2 28:2 29:5 32:3 expert 5:5 6:1 6:5 explanation 28:23 extends 8:15 exterior 8:10 10:5 33:24 extra 21:9	feet 9:6 FEIGIN 2:17 4:21 5:9 21:22 22:3, 7 22:10 28:8 29:10, 14, 19 29:24 30:2 30:13, 15 31:18, 20, 25 32:7, 12, 17 32:25 33:3 33:12, 15, 19 33:23 34:5, 9 34:11 field 5:5 fields 6:5 fifth 9:9 filled 16:18 16:19 financially 38:14 fine 13:4 finest 26:23 finish 8:13 first 4:21, 23 5:20, 22 26:6 26:17 five 9:8 19:15 19:23, 25 flat 32:5, 6 floor 5:11 16:22 25:3, 7 32:21 flush 31:3 following 4:1 14:2 follows 4:22 4:24 5:21, 23 16:12 foot 10:19 26:10, 19 foregoing 38:5 forth 38:8 forward 5:17 37:1, 6 four 9:3 15:5	framed 10:25 11:1 front 8:13, 14 14:6, 21 16:9 16:23, 24 17:19 22:23 31:16, 17 32:5 36:11 fronts 8:19 16:16 funny 11:4 further 28:6 38:10
<hr/> E			<hr/> G
E 2:9, 9 33:4 easier 31:13 effect 23:17 egress 10:12 25:8 eight 7:2 12:15 19:17 20:4 either 5:14 10:9 28:12 31:2 eliminate 11:20 eliminates 12:11 eliminating 16:5 Elizabeth 23:5 employed 7:1 employee 18:3 38:11, 13 employees 19:17, 24 20:4 28:24 empty 23:11, 15 ends 23:23 ENFORCEMENT 1:2 2:13 Enforcing 30:13 engineer's 10:22	<hr/> F		G1 33:23 gain 10:11 gained 14:19 Gary 5:13, 22 9:11 14:4, 9 14:15 19:7, 8 19:11, 12, 25 20:3, 10, 13 21:3 23:3 24:11 26:6 27:16 29:5 29:11, 17, 21 29:25 30:6, 8 30:14 35:25 36:9, 14, 17 37:10 Gary's 7:22 gates 17:6 general 28:20 generally 7:7 gentlemen 5:16 5:18 37:10 37:11 getting 8:2 24:2 gives 16:13 33:17 giving 34:18 go 5:15 8:4, 5 9:13 12:12 13:18 14:3

15:23 17:3 20:14 21:14 22:24 24:23 25:16 27:10 27:17 35:6 36:18 goes 19:19 23:13 29:8 29:22 33:23 34:22 going 14:13,17 16:14,20 17:13 21:5 28:24 30:20 34:21 36:6 Gold 20:14,20 gonna 16:21 17:5,15 22:24 23:1 25:3,11,16 27:10 29:9 32:14,20 36:24 good 6:9,12 15:22 16:4 17:22 20:8 24:18 25:9 28:9,23 30:16 33:4 34:5,12 gotten 15:3 great 30:16 Green 4:12 8:24 11:21 35:6 greeted 16:25 Gruendel 2:4 38:3,19 guards 21:11 guess 10:11 19:20 23:13 33:25 guidelines 24:20 guys 15:9 26:3 27:5,17	<hr/> H <hr/> half 19:20 hallway 17:23 hand 5:19 handicapped 17:9 happen 14:20 14:24 23:22 25:3 happening 23:23 happy 23:6 harmless 12:25 hear 4:17 heard 35:19 hearing 2:1 4:4 37:8 help 23:20 hereinbefore 38:8 hire 7:3 hiring 21:7 hitting 26:17 hold 12:25 holds 7:4 hopefully 19:18 hoping 35:17 Hours 6:24 houses 36:3 <hr/> I <hr/> identified 30:21 identify 6:14 ignoring 15:21 31:12 immediately 8:17 16:25 17:10,23 impact 18:9 impacted 9:25 10:1 impression 30:3 in-swing 32:8	inaudible 6:21 14:4 17:6 22:12 30:7 inch 10:20 11:12 31:1 inches 11:10 32:10 including 31:11 INDEX 3:1 indicate 11:18 indicated 20:12 indication 16:13 individual 24:2 initial 24:20 ins 27:2 inside 16:24 18:6,10 31:21 intending 7:3 intent 21:25 22:15,17 24:12,21 28:5 interested 38:14 interesting 23:8 interior 10:14 31:4,14 32:21 interrupt 14:25 intrusion 11:11 investment 24:9 issue 24:15 31:12 issued 28:10 issues 7:13 14:24 15:4	<hr/> J <hr/> J 2:19 Jersey 1:23 2:4,6 38:5 38:21 jobs 24:10 July 27:8 jump 19:9 June 28:11 JUNIOR 2:11 jurisdiction 4:17 justification 22:2 <hr/> K <hr/> Kaleem 11:19 kept 21:4 kind 18:7 26:18 31:11 35:18 know 8:20 9:11 10:10 13:8 14:17,21,23 15:8 16:3,4 16:4,11,12 17:13,18,20 18:4 19:3,4 21:18 23:8 23:16,21 24:6,20,22 26:13 28:19 28:23 30:11 30:23 31:13 31:19 32:15 34:21 knowledge 27:5 KNOWN 1:10 <hr/> L <hr/> L 2:13 lack 28:2 Lacks 7:21 ladies 4:19 37:11 laid 27:11
---	--	--	--

Lance 2:11 4:5 4:18 5:4,10 5:16 6:3,4 7:10,21 9:15 12:1,4,8,11 12:17,21,25 13:3,7,10 14:7,11 15:12,15,20 19:22 20:2,8 20:25 21:20 22:1,5,9,13 23:1,5 25:1 25:9,13,19 25:22,24 27:4,15,17 28:7 32:20 33:20 34:13 34:17,25 35:5,10 36:8 36:12,15,18 36:21,24 37:8 LAND 1:2 2:13 LANDGRAF 2:11 4:5,18 5:4 5:10,16 6:4 7:10,21 9:15 12:1,4,8,11 12:17,21,25 13:3,7,10 14:7,11 15:12,15,20 19:22 20:2,8 20:25 21:20 22:1,5,9,13 23:1,5 25:1 25:9,13,19 25:22,24 27:4,15,17 28:7 32:20 33:20 34:13 34:17,25 35:5,10 36:8 36:12,15,18 36:21,24	37:8 landscaping 33:5 large 26:21 law 4:22,24 5:21,23 learned 27:2 lease 19:18 leasing 19:23 19:25 20:3 left 13:24 let's 6:10 21:14 letter 16:10 28:11 36:1 letters 28:13 36:16 license 12:16 33:21,24 38:20 licensed 6:24 licenses 11:17 11:20 Licensing 6:23 life 24:5,8 light 16:23 lighting 16:15 16:20,21 33:5 lights 24:4 line 8:11,15 8:16 11:2,23 14:2 lines 16:12 34:1,2 litter 21:6 little 6:17 8:12,16 10:8 11:4,24 13:13 14:14 16:11,13 17:15,24 19:9 26:11 31:1 33:14 34:1 LLC 1:5,22 3:3	4:8 loading 13:16 13:22,25 25:11 29:2,2 29:12,22 36:10 local 21:8 30:9 located 1:9,10 4:11 17:9 18:24 location 4:11 16:24 26:5 26:13 30:20 lockable 17:22 locked 21:3 lockers 18:4 long 29:8 look 14:22 16:4 33:18 36:4 looked 11:8 looking 16:9 21:16 looks 7:18 11:7 16:7 lot 1:10 8:21 9:10,11 10:7 10:8 11:21 16:8 20:5,7 24:10 26:7,8 26:19 lunch 18:5	marquee 33:7,8 Master 28:6 matter 2:1 37:9 mayor's 6:23 mean 31:16 32:18 34:8 means 10:12 25:8 32:13 mechanicals 17:20 Medal 20:14,21 meet 24:12 32:19 meeting 21:24 22:14,16 meets 32:21 member 6:8 members 29:7 mentioned 34:14 messy 18:7 Michelle 2:4 38:3,19 mini 10:8 minimal 27:21 mirror 19:17 20:4 mistaken 29:23 mitigate 14:24 mixed 20:19 21:5 mixing 18:12 money 17:25 18:2 Monopoly 36:5 month 7:6 20:23 months 12:15 morning 5:18 27:20 28:9 move 37:6 multi-family 8:7 Multiple 22:12 30:7
---	--	---	--

<p>N</p> <p>N 2:9</p> <p>name 19:11 36:3</p> <p>need 21:19 22:5 25:6 30:19</p> <p>negative 21:14 24:16 34:23</p> <p>negatively 10:2</p> <p>neighbor's 8:9 10:20 11:11</p> <p>neighborhood 21:11 22:22 23:18,20 24:18</p> <p>neighborhoods 24:9</p> <p>neighboring 9:10</p> <p>neighbors 14:19</p> <p>neither 38:10 38:13</p> <p>never 15:7</p> <p>new 1:23 2:4,6 6:13 7:24,25 9:7 16:6 38:4,21</p> <p>nice 16:8 17:21 18:8 22:25 28:4 30:16 35:5</p> <p>Nicole 13:7,8</p> <p>night 18:1</p> <p>nine 26:2</p> <p>nonconform... 9:14</p> <p>nonconforming 9:1 24:14,15</p> <p>Nope 36:20</p> <p>normal 21:10</p> <p>Notary 2:5 38:4,20</p> <p>note 4:1 5:1</p>	<p>notice 4:14</p> <p>number 6:25 17:18 26:6 26:12,12 28:14</p> <hr/> <p>O</p> <p>occupies 8:23</p> <p>office 12:19 17:24 23:8</p> <p>OFFICER 2:13</p> <p>officers 30:10</p> <p>offload 14:2</p> <p>offset 11:6</p> <p>oh 26:15,16 30:23</p> <p>okay 4:20 5:10 5:16 12:7 13:15,18 15:18,22 16:1 20:2,8 22:7 27:3,4 27:11,15 28:16,18,22 29:10,14,20 29:24 30:22 32:12,17 33:3,6,12,15 34:11 36:8</p> <p>on-street 27:25</p> <p>once 7:6 20:23 36:2</p> <p>ones 18:25 26:17,24,25 27:6 36:4</p> <p>open 19:3 21:12 26:2 26:15,16 36:24</p> <p>openings 17:16</p> <p>operation 6:24 18:14</p> <p>opposite 25:15</p> <p>ordinance 11:19 21:25</p>	<p>22:15,17</p> <p>outlined 9:16 9:18</p> <p>outs 27:2</p> <p>outside 15:1 16:1,21 20:16 32:21</p> <p>overhang 16:22</p> <p>overhead 26:8 26:12</p> <p>overseeing 19:13</p> <p>owners 35:21</p> <p>ownership 30:4</p> <hr/> <p>P</p> <p>P 2:9,9</p> <p>p.m 6:25</p> <p>Pacific 1:5,9 3:4 4:8,11 13:21 14:1 23:12 25:14</p> <p>PAGE 3:2</p> <p>paint 16:5</p> <p>paperwork 29:23</p> <p>park 9:10 13:23 14:2 19:15,17 20:4,5 30:8</p> <p>parking 7:13 9:2,3 19:9 19:11,14,15 20:7,10 21:17 24:13 27:24,25 28:22,25 30:9</p> <p>parlor 7:18</p> <p>part 10:25 11:8,9 20:21 23:20 31:8 33:20 35:15</p> <p>partial 13:19</p> <p>particular 23:10 32:4</p>	<p>parties 22:12 30:7 38:12</p> <p>party 8:8</p> <p>patrons 17:7</p> <p>PE 2:17 4:21</p> <p>Pennsylvania 2:3</p> <p>people 7:1 17:19 24:3 26:15 30:8</p> <p>people's 35:23</p> <p>percent 33:1</p> <p>percentages 31:7</p> <p>Perfect 12:10 13:12</p> <p>person 9:7 15:8 17:17 31:21 34:21 34:22 35:1,2</p> <p>personal 9:4 15:24</p> <p>personally 7:19</p> <p>perspective 8:23</p> <p>pick 17:2 20:22</p> <p>picked 18:19 18:20 21:1</p> <p>piece 10:16,20 10:24 11:1</p> <p>pink 4:19</p> <p>place 9:11 19:2,15 38:8</p> <p>placing 14:18</p> <p>plain 31:13</p> <p>plan 1:8 4:9 8:4 10:16 13:20 24:18 26:22,22 28:6,21 30:19,21 34:22</p> <p>planner 6:2</p> <p>planning 2:12</p>
--	---	--	---

5:2,5 8:1 plans 9:19 15:5,5 34:3 plastic 16:10 please 5:17,19 37:1 point 16:18 17:6,11,24 24:16 28:9 32:10 35:2 pole 20:6 police 15:3,5 15:10 portion 37:4 positive 22:19 23:13 positively 10:1 possible 24:13 potentially 28:12 power-wash 23:1 PP 2:16 4:21 4:23 preexisting 24:14 preliminary 14:12 PRESENT 4:4 presently 18:6 pretty 8:11 previous 23:15 private 20:17 probably 11:12 21:5 problem 12:14 29:12 36:5 proceedings 37:12 process 11:18 19:6 20:15 29:9 PRODUCED 4:2 product 7:5 17:3,13,18	17:25 19:3 PROFESSIONALS 2:14 profit 26:4 project 7:16 37:6 projecting 11:24,25 projects 8:18 16:11 33:13 proof 4:15 proper 4:14 properties 11:22,22 35:21 property 1:9 8:11,15,16 10:21 11:1 11:11 20:17 29:6 34:2 35:23,23 proposed 6:24 13:21 proposing 7:23 provide 31:4 33:16 provided 4:16 provides 17:11 providing 9:9 21:20,24 22:2 27:23 31:9,10 public 2:1,5 8:18 24:17 36:25 37:3 38:4,20 pulling 25:14 purchased 36:3 purpose 31:20 pursuant 18:20 put 6:17 7:14 8:13 16:15 16:20 18:5 19:4 28:11 34:14 36:6 putting 16:6	36:5 <hr/> Q <hr/> question 25:24 33:7 37:2 questions 5:14 6:20,22 24:25 25:1 29:1 37:1 quick 27:18 <hr/> R <hr/> R 2:9 RA 5:20 raise 5:19 ramp 31:2,3 32:11 RC 1:11 reach 12:4 13:10 34:17 35:1 read 24:20 ready 30:11 real 27:18 reality 11:9 really 16:8 18:8,14 21:18 23:7 23:24,24 27:4,21 32:23,23 received 15:9 record 6:20 7:14 9:25 28:12 Redevelopment 35:7 referenced 25:2 REFERRED 3:12 regard 18:9 regular 18:15 18:18,19,22 20:14 REGULATION 1:2 regulations	18:21 Reid 2:13 4:15 11:18 15:14 15:17 35:20 36:23 REINVESTMENT 1:1 2:2,10 relates 24:13 31:13 relative 38:11 38:13 relief 1:8 4:10 27:22 relocating 16:7 removed 10:15 10:23,23,24 33:25 report 6:19 9:19 10:22 27:9,18 Reporter 2:5 38:4 REPORTER'S 4:1 Reporters 1:22 REPORTING 1:22 reports 6:19 15:3,16 require 10:13 25:7 required 31:8 32:3 requirements 27:24 requires 21:12 research 12:9 reserved 19:15 19:16 residence 25:7 resident 18:11 residential 8:22 resolution 6:23 Resort 1:11 4:12
--	--	--	--

respect 18:13 response 7:25 restrict 17:7 retail 1:6,8 4:9,10 9:4,6 9:6,8 reverse 11:8 review 6:18 27:8,9 34:15 34:23 35:8 reviewed 4:15 revised 30:19 revocable 11:17,20 12:16 rid 20:23 right 4:5 5:19 6:15 8:7,8 8:15,17 9:14 10:4,16,17 10:19,21 11:6,13 12:1 12:13,14,17 13:24,25 14:2,3,6,6 14:21 15:25 16:2,16 17:5 17:9,22 18:22,23,24 19:5 21:13 22:9 24:24 25:9 26:14 27:16 30:6 30:15 31:16 33:1 34:16 34:25 35:4 36:21 right-of-way 8:19 road 13:24 Rob 4:14 15:13 36:21 ROBERT 2:13 4:15 15:14 15:17 35:20 36:23	room 18:1,5 19:1 20:17 21:1,4,5 round 34:3 rules 18:20 run 28:20 <hr/> <div style="text-align: center;">S</div> <hr/> S 2:9 safe 17:21,25 18:1,2 20:18 21:1,3,4 safer 14:14,15 sale 17:11,24 Sammy's 1:5 3:3 4:7 6:8 16:15 19:13 sat 10:20 saying 15:10 says 29:23 schedule 9:22 SCOTT 2:15 4:20,25 5:18 5:24 6:3,6,9 6:13,16 35:13 36:20 screen 7:17 second 16:22 25:2,7,10 32:1 secondary 10:12 25:2,8 section 17:12 32:5 secured 21:4 security 7:13 13:14,17 15:4 17:1,12 20:24 21:7,7 21:8,9,11 32:15 35:16 see 11:19 26:3 28:4 34:18 35:1 Seeing 37:3 seek 4:9	SEEKS 1:8 seen 7:20 15:13 sell 17:19 send 11:19 sends 34:24 separate 30:20 separated 30:18 series 8:4 service 4:16 8:20 9:5 SERVICES 1:22 set 38:8 sets 15:5 setting 20:15 seven 6:25 Shabazz 11:19 share 29:16 shift 7:2 ship 17:8 shooting 14:23 shortly 8:3 show 25:3 showed 10:21 11:2 showing 35:16 shown 30:19 shows 13:20 side 8:6,14 10:9,18 11:6 13:24,24,25 17:17 23:14 25:15 sidewalk 14:13 23:2 sign 16:9 20:7 30:2 33:7,8 35:7 sign's 29:25 signage 16:5 16:10 22:13 33:6 signed 19:18 29:3 signs 11:23	12:8 similar 10:10 18:25 single 35:2 sit 26:13 site 1:8 4:9 8:3,24 10:16 21:21 22:8 sitting 23:14 six 12:15 Slamn 1:5 3:3 4:7 6:8 16:15 slightly 9:5 small 7:7 28:21 smaller 26:7 soil 20:19 21:6 solicitor 12:5 solicitor's 12:19 somebody 19:5 29:3 30:4 soon 37:5 sorry 9:4 10:20 36:14 sort 10:3 33:17 sources 20:16 South 2:3 space 9:9,10 16:24 21:17 25:15,20 32:11 spaces 9:8 19:23 20:1 speaking 22:12 30:7 speaks 26:24 spirit 21:24 spoke 29:7 30:9 spot 20:18 30:9 spots 19:15
---	--	---	--

20:6 Sprinter 7:9 7:10, 11, 12 13:25 25:11 square 9:6 26:10 stages 36:2 stair 10:5, 14 10:18, 25 16:17 18:10 stairs 25:4 33:24 standard 34:13 35:7 start 13:19 27:19 29:9 30:11 34:18 started 6:10 state 2:6 9:25 38:4, 21 stated 24:22 stenograph... 38:7 step 5:17 31:1 37:1 steps 10:8 sticks 8:12 11:10, 14 stoops 10:8 storage 7:4, 4 17:14, 21, 22 store 30:25 31:22 stored 17:13 18:1, 2 20:18 storefront 16:6 straight 25:14 street 24:3, 6 25:16 streets 23:9 strip 26:18 stripe 32:15 striped 29:3 30:3 struck 11:13	stucco 8:12 11:13 stuck 10:24 11:1, 9 stuff 16:6 17:21 submission 6:11 35:16 submitted 6:14 substantial 24:17 28:3 Suite 1:23 summer 26:19 summertime 26:14 support 6:23 sure 28:15 30:24 34:2 survey 11:2, 7 12:21 survive 26:25 swear 4:18 5:13 swing 25:19 32:9 swings 17:4 sworn 4:22, 23 5:20, 22	16:6 TAX 1:10 tell 33:9 Terenik 23:5 terms 31:6 testified 4:22 4:24 5:21, 23 testifying 6:1 testimony 38:6 Texas 8:6, 20 10:6, 7, 17 13:20, 23 16:17 18:23 Thank 4:25 5:24 6:6, 16 9:23 20:8 24:24 28:7, 8 28:18 32:25 34:6, 12 37:7 37:10 theatre 33:17 thing 11:3 12:6 18:5 24:5 27:7 32:2 things 10:9 12:22 23:19 23:21 24:10 28:10 34:8 think 4:6 7:19 9:15 14:7 20:21 22:1, 5 23:17 27:3 27:22 28:3 28:12, 23 33:3, 9 three 7:1, 5 15:5 19:16 29:7 Thursday 1:14 2:6 tie 13:16 time 17:2 38:7 tiny 31:1 today 4:19 19:19 29:8	told 29:11 tongue 23:2 touch 19:7 Tourism 28:5 towers 17:5 traffic 26:19 transcript 4:2 38:6 transforming 16:3 trash 13:14 18:6, 6, 10, 14 18:14, 15, 16 18:18, 19, 19 18:23 20:11 20:13, 13 tremendous 23:10 Tropicana 26:18 true 38:6 try 14:23 37:6 trying 12:15 turn 14:1 17:19 25:16 34:22 turned 15:4 turns 17:17 twice 7:6 23:4 two 17:5 21:10 26:12 29:7 35:22 twofold 18:14 type 8:13 16:10 18:5 24:5, 8, 8 typical 8:17 11:12, 13 17:20 typically 34:14 typo 28:13, 13 28:17
T			
tagging 30:12 tags 19:17 20:4 21:17 27:24 take 31:15 taken 2:4 4:3 30:4 38:7 takes 19:2 talk 13:13 14:16 19:9 21:14 30:24 talked 14:8 25:10, 13 33:4, 5, 6, 25 talking 10:18 tattoo 7:18			
U			
ugly 7:19			

Umm-hum 25:12	wanted 6:19	work 26:4	2
underneath	7:14 28:9	worked 32:22	2 11:10
16:21 18:24	wasn't 6:14	working 13:6	20 26:25
Understood	waste 30:18	20:20	2023-10-3537
34:11	way 8:5 10:10	worst 22:24	1:4 3:3 4:7
upgrade 28:3	13:20 14:22	worth 7:5	28:15
usable 20:19	18:11 24:1	written 36:1	2024 1:14 2:6
use 1:2 2:13	we'll 27:3		28:11
9:4,5 23:15	30:11 34:17	X	25 27:1,2
24:2 29:17	37:3,4,8	Y	2616 1:5,9 3:4
31:22	we're 6:24 7:2		4:8,11
V	7:5,12,23		29th 27:8
van 14:1 25:11	8:25 9:2,8,9	yeah 7:11 9:17	3
vans 7:7,10,12	10:4 12:5,14	9:20 21:22	3 10:19,20
variance 1:8	13:5 16:20	22:3,4 25:18	31:1 32:10
4:10 8:25	16:21 17:15	25:21 30:2,6	300 9:6
9:2,9 21:19	19:25 20:20	30:14 31:18	30X100190500
22:6 27:21	23:1 26:7,9	32:7,22,24	38:20
vault 7:4	26:16 29:8	33:15,19	31 26:8
Ventnor 12:5	31:9,9 32:14	34:9,20	32 26:1 27:6
13:11	33:3 36:24	36:12	33 26:8
VIDEOGRAPHER	we've 6:18 8:1	years 27:1,2	35 1:10
4:3	15:4,7 19:1	Yup 12:23	3A 28:20
Videographers	23:4 27:8	Z	4
1:22	29:6 35:17	ZO 7:24	4 3:4
view 24:17	weeds 11:5	zone 4:12 8:24	5
vinyl-sided	week 6:25	11:21 24:21	543 1:23
10:25	weeks' 7:5	25:11 29:2,2	6
visually 23:16	went 28:19	29:13,22	609-641-7117
voice 19:13	whatnot 21:18	35:6 36:10	1:24
W	34:2	zones 24:7	609-641-7640
walk 7:15	whichever	zoning 24:18	1:24
26:15	28:15	0	7
walking 26:18	width 31:11	08401 1:23	780 26:9
wall 8:8,9,10	window 8:17	1	
11:6 33:7	11:14 16:12	1 1:14 2:6	
walls 10:8	16:18,19,22	10 6:25,25	
want 4:18 7:15	33:8	10:02 1:15 2:7	
9:13 11:4	windows 11:24	10:35 37:12	
13:1 15:11	winter 26:19	100 33:1	
24:23 26:20	witness 6:1	1125 1:23	
27:17 28:15	wonder 21:18	14th 28:11	
31:6 35:18	wonderful	15 1:10 2:3	
35:19	23:17	1984 29:23	
	woods 31:6		
	word 15:7		