

CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-06-3650

209 S. TENNESSEE, LLC  
209 S. TENNESSEE AVENUE  
CONVERSION OF HOTEL TO APARTMENTS

APPLICANT SEEKS PRELIMINARY AND FINAL SITE  
PLAN APPROVAL ALONG WITH C VARIANCE RELIEF FOR THE  
CONVERSION OF THE FORMER HOTEL TO APARTMENT  
BUILDING.

THE PROPERTY IS LOCATED AT 209 S. TENNESSEE  
AVENUE, ALSO KNOWN AS BLOCK 54, LOT 26 ON THE TAX  
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN  
THE RESORT COMMERCIAL DISTRICT (RC).

THURSDAY, AUGUST 1, 2024

10:35 A.M.

CSR COURT REPORTING SERVICES, LLC  
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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 10:35 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.

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## EXHIBITS MARKED AND/OR REFERRED TO:

A-1, A-2, 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: Next application is  
6 2024-04-3650, 209 South Tennessee, LLC. It's  
7 located at 209 South Tennessee. It's a conversion  
8 of a hotel to apartments. Seek preliminary and  
9 final site plan with C variance relief to convert  
10 that former hotel to the -- to an apartment  
11 building. It's located at Block 50, Lots -- Lot  
12 26. It's located in the Resort Commercial District  
13 and this is in the Orange Loop, as it's known.

14 Correct?

15 BRIAN CALLAGHAN: Correct.

16 LANCE LANDGRAF: Rob, we have proper  
17 notice on the application?

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

21 LANCE LANDGRAF: And our consultants are  
22 already sworn in.

23 We have review for completeness?

24 CAROLYN FEIGIN: Yes. The completeness  
25 letter was dated June 18th and it was deemed

1 complete.

2 LANCE LANDGRAF: Okay.

3 BRIAN CALLAGHAN: Also, let me just  
4 present Gabriel Peyser, who's managing member of  
5 209 --

6 LANCE LANDGRAF: All right.

7 BRIAN CALLAGHAN: -- to be sworn in in  
8 the event people have questions that he can answer.

9 LANCE LANDGRAF: Okay. Why don't we do  
10 that.

11 SCOTT COLLINS: Raise your right hand,  
12 please.

13 GABRIEL PEYSER, having been first duly sworn  
14 according to law, testified as follows:

15 SCOTT COLLINS: Thanks.

16 LANCE LANDGRAF: Can you spell your last  
17 name for me?

18 GABRIEL PEYSER: P-E-Y-S-E-R.

19 BRIAN CALLAGHAN: Craig, you want to  
20 walk them through the site? You thought the first  
21 building was bad.

22 CRAIG DOTHE, RA, having been previously sworn,  
23 testified as follows:

24 CRAIG DOTHE: I have way too much  
25 history with this building.

1                   LANCE LANDGRAF: We all know this  
2 building.

3                   CRAIG DOTHE: Yes, you do.

4                   LANCE LANDGRAF: Mr. Dothe is also still  
5 under oath from the previous application.

6                   CRAIG DOTHE: It sits on a 50 by 50  
7 piece of ground on St. James -- I'm sorry,  
8 Tennessee Avenue. Get my Orange Loop mixed up.

9                   LANCE LANDGRAF: We'll mark the  
10 application as A-1.

11                   SCOTT COLLINS: Yes, please, and then  
12 just note -- as in the prior hearing, note  
13 Mr. Dothe's credentials.

14                   LANCE LANDGRAF: Yes. So noted.

15                   SCOTT COLLINS: Architect and planner,  
16 right?

17                   CRAIG DOTHE: Correct.

18                   SCOTT COLLINS: Thank you.

19                   CRAIG DOTHE: The present use is a  
20 hotel. Nobody in their right mind that would rent  
21 a hotel room in this location.

22                   LANCE LANDGRAF: Is it still -- is it  
23 actually functioning?

24                   CRAIG DOTHE: No.

25                   LANCE LANDGRAF: Yeah. I didn't think

1 so.

2 CRAIG DOTHE: It's been empty for  
3 probably eight to 10 years, something like that.

4 LANCE LANDGRAF: Right.

5 CRAIG DOTHE: We've done work on it a  
6 long time ago. Anyway, it has a single means of  
7 egress from each of the floors, and like the last  
8 application, you can get away with that on the  
9 second floor but you can't get away with that on  
10 the third floor, so the third and above requires  
11 that for life safety. How they got around it is  
12 they put a ladder on the roof. This is the first  
13 time I ever walked up to a ladder on a roof and  
14 just literally said no, I'm not doing that, just  
15 because I had to certify and I couldn't. So  
16 anyway, that was a long time ago. This is the --  
17 it's a brick exterior. It's got these infill  
18 windows. Really bad window -- room layouts.  
19 There's no elevator. There's -- there's a handicap  
20 accessible issue at the front door, you know, all  
21 that kind of stuff. All we -- I think we're very  
22 fortunate to -- because the people that have owned  
23 it in the past wanted to keep it as a hotel. They  
24 thought that that was where they would be able to  
25 make their money and they couldn't -- didn't have

1 the proper vision to see what else it could be.  
2 Now, at the same time, maybe Atlantic City was a  
3 little different back then and the Orange Loop was  
4 a little different back then, but we now have a  
5 client that's willing to spend the money and do the  
6 right thing, so we're going to transform it just a  
7 little bit.

8 LANCE LANDGRAF: Just a little bit.

9 CRAIG DOTHE: Just a little bit. So  
10 we're gonna call it The Tenn, because it's on  
11 Tennessee Avenue, and of course it's in the Orange  
12 Loop. We're gonna put some color in there, which  
13 is the Monopoly color for Tennessee Avenue. We're  
14 using multiple materials. We have, like, vertical  
15 siding, all like a wood type of siding. We also  
16 have horizontal sidings. We have large format  
17 glass with -- instead of double-hung windows, which  
18 just looked like old type of window systems, we're  
19 using crank-outs across the front to give it this  
20 real nice look to it. We're then framing windows  
21 with this white material right here. I haven't  
22 quite picked the material yet but it's more of a  
23 panelized system just to cover up the existing  
24 ugliness of the building. Across the bottom --  
25 we're gonna do, like, flat granite across the



1 bottom to give it, like, a real rich feeling when  
2 you're walking down the street. You'll actually  
3 feel, you know, that this building is something  
4 special. There's one penthouse presently up here  
5 and now we're going to make -- and make that  
6 penthouse a little -- a lot better, and then it's  
7 going to have some roof extensions and everything  
8 to give us some horizontal lines. I don't know if  
9 you can see it in the picture but the line of the  
10 roof is up high and it drops down, it drops down,  
11 it comes across, it goes back up, it goes back down  
12 and that type of thing. To give it some true  
13 excitement, some, you know, texture to it, a lot of  
14 different textures. You can just see the tops of  
15 the rails across here on the rooftop so that you  
16 know there's a rooftop element to the building so  
17 that it -- you know, the building is letting you  
18 know that it's a special building, so it's not just  
19 your standard, you know, kind of building. So this  
20 is the entrance and it -- you can see the glass on  
21 either side, the signage, the roof overhang and  
22 then the architecture, you know, the vertical lines  
23 that are immediately behind it, so it immediately  
24 announces it. We're gonna put some vegetation  
25 across the bottom in the front on the public

1 right-of-way, because right now the building sits  
2 on the lot line so we want to put, like, little  
3 planters across there. That will help us at our  
4 doors so that we can swing our door out, because we  
5 don't want to swing this door in, okay, for obvious  
6 reasons. Okay. And then over here, there's a door  
7 here, which is more of a service door, and then a  
8 door here for a small retail component. Right  
9 here, there's a little piece carved in here which  
10 is existing. It's right here. So what we're doing  
11 is we're going to maintain that and put railings  
12 across there and everything and have a nice little  
13 outdoor area just for this one apartment. Okay.  
14 The penthouse also has access to the rooftop deck  
15 so he has, like, an outdoor element.

16 CHRISTINE COFONE: Are there any common  
17 outdoor elements?

18 CRAIG DOTHE: Yes. Up at the roof --  
19 it's shared. What -- we had to put our mechanicals  
20 up on the roof so they're generally back here but  
21 being shielded by, you know, all of this  
22 architecture in front of it. What we're gonna do  
23 is -- it's gonna -- like, I want to put a fence  
24 across there that's up high enough so that this  
25 person that has this unit feels safe, to be able to

1 leave a slider, like, partially open or something  
2 like that so that somebody doesn't walk out.  
3 Immediately behind there's like a little bump-out,  
4 an existing little bump-out on the penthouse right  
5 here, but immediately behind that we put a little  
6 interior common area where people can go up there  
7 that are, you know, renting these units down here,  
8 then go up and there's gonna be glass looking at  
9 the beach, and then they also have a door to go out  
10 on that deck, as well. I'll go through the -- I  
11 think the rooftop really turned out well.

12           The work that we're proposing is not --  
13 I mean, obviously modifications to the entire  
14 building but the addition is really back in this  
15 area, right here. What happens is the elevator  
16 goes right here. This is the new stair and both  
17 the stair and the elevator have to go all the way  
18 up to the rooftop in order to provide proper access  
19 and egress, so they're built on the existing wall  
20 that is -- that goes up to about the third or  
21 fourth floor, which is right here. So what we're  
22 asking for is a side yard setback here, a rear yard  
23 set back across here for the expansion of that  
24 nonconforming, so that's a legitimate variance that  
25 we're asking for. Also, there's, like, a little

1 cutout right in this area right next to the el --  
2 well, right in the elevator which, you know, I'll  
3 show you the pictures going around the outside,  
4 where we're filling that in for the elevator to go  
5 up and down, so that's the additional building  
6 coverage we're asking for a variance for.

7 You don't want me to go through the  
8 plans or --

9 LANCE LANDGRAF: Each floor plan,  
10 there's --

11 CRAIG DOTHE: No.

12 LANCE LANDGRAF: Just put some testimony  
13 how many bedrooms there are in each unit. It looks  
14 like some of them are one, some of them are two.

15 CRAIG DOTHE: Yeah.

16 LANCE LANDGRAF: How big are each unit,  
17 approximately?

18 CRAIG DOTHE: I can't read it. Probably  
19 750, 800. This is a rather large one here. You  
20 can see the room sizes are quite large because we  
21 locate furniture in it so you can actually see  
22 how -- how it would live. You come in, you got  
23 this little peninsula across here with the bar  
24 stools, nice little kitchen here. You have  
25 handicapped accessible front door, 18 inches on

1 pool side, that type of thing. You have a little  
2 area for a dining room table and really, really  
3 wonderful little living room right here, TVs  
4 located in each of the rooms. You got a slider out  
5 to this deck right here. You go through the door  
6 here, you -- this would be, you know, one -- one  
7 bedroom, which has the two closets, a very nice,  
8 you know, normal bathroom and you can see how large  
9 it is with a slider out to the balcony. Over here,  
10 this is a large bedroom. Lots of windows on the  
11 sides here. We're filling in the windows over on  
12 this side and then closets again and the bathroom,  
13 so everybody is -- has private facilities. This --  
14 this floor only has two units per floor so you come  
15 in, this is a little foyer area, the living room,  
16 the kitchen, you can see a rather robust kitchen, a  
17 nice dining area right there, bedroom over here, so  
18 one bedroom and the bathroom is located right here.  
19 The ground floor, this was the landscaping I talked  
20 about earlier where -- that's on the public  
21 right-of-way, so you have curbs out there with some  
22 bushes and some seasonal flowers and that sort of  
23 thing. Lots of glass bring -- you know, to provide  
24 vision inside when people are walking by. I went  
25 to the Irish Pub recently and I was really amazed.

1 We were sitting out on that back patio and there  
2 was so -- not so many but I was surprised that  
3 there were a good number of young people walking  
4 about, you know, going in and out of places and  
5 everything, going up to the Boardwalk, so what I  
6 think this building is -- means to the area is  
7 truly important in terms of being able to bring  
8 residents directly into the neighborhood, giving  
9 them a top quality product that they can rent and  
10 walk around at night and be able to access the  
11 entire neighborhood, and because it's in the Orange  
12 Loop, there's a lot of effort going in to try to  
13 entice restaurants and different small  
14 establishments in there to try to create that kind  
15 of touchy-feely type of neighborhood and I think  
16 this building helps to promote that, as well. We  
17 brought the trash inside, right back in here so  
18 it's an out -- it's an inside trash area which  
19 accesses this service corridor. Access is right  
20 out here so pick up will be on the street.

21 LANCE LANDGRAF: Have you changed to  
22 that plan?

23 CRAIG DOTHE: Yeah. Yeah. We put --  
24 yeah. We put a cloud --

25 LANCE LANDGRAF: Gotcha.

1                   CRAIG DOTHE:  -- right there to make it  
2 more clear, then some mechanicals and that type of  
3 thing.  This is the stair access and it gets around  
4 into that and then, of course, this is the  
5 secondary means of egress down this section.

6                   BRIAN CALLAGHAN:  Also have a gym?

7                   CRAIG DOTHE:  Yeah.  A small gym right  
8 here, you know.  Put some glass around it right  
9 here so that, you know, it's -- it's like an event,  
10 as much as it can be, where you go through the  
11 vestibule and you got -- you have a little place to  
12 sit, you have a little counter right there, so it's  
13 sort of like a boutique in that regard, and then  
14 right here a glass wall with a door and then a  
15 little gym right there so it's like, you know, when  
16 you're walking around you're like, I can't walk  
17 past that equipment and not go back and workout  
18 tonight.

19                  LANCE LANDGRAF:  I have no problem  
20 walking by it.  Blinders.

21                  BRIAN CALLAGHAN:  You and me both.

22                  CRAIG DOTHE:  Okay.  So each floor, of  
23 course, you know, it's all centered around the  
24 circulation and in the public sense the stairs are  
25 stacked on top of each other, you know, elevator,

1 and then in this case on the next floor up  
2 there's -- there's three bed -- there's three units  
3 on this floor and there's -- that's a -- you know,  
4 like, maybe 750 square feet type size on this  
5 floor. This one's a little larger. You can't read  
6 it but you can, again, see the layouts are -- you  
7 know, they've been worked out.

8 LANCE LANDGRAF: Just for the record, I  
9 can read it off my plan. So Unit 202 on the  
10 first -- the second floor is just about 875 square  
11 feet and Unit 201 is 633 square feet and that's the  
12 one bedroom and then the front has two with that  
13 porch area.

14 CRAIG DOTHE: Yeah.

15 LANCE LANDGRAF: That seems to be the  
16 range. That's the biggest unit, that 202, so I  
17 think we got the floor plan stuff.

18 I did have a question on the trash so  
19 I'm glad you addressed that. That will be picked  
20 up by a private hauler. Does the city pick up for  
21 apartments? I think they do, right, curb side?

22 BRIAN CALLAGHAN: Yes. Yes.

23 LANCE LANDGRAF: Okay.

24 BRIAN CALLAGHAN: Talk about C(1) and  
25 C(2). The variances that were granted -- can be



1 granted based upon either condition C(1) hardship  
2 or C(2), no substantial detriment?

3 CRAIG DOTHE: The building -- say it  
4 nicely. There is a hardship present with the  
5 architecture as it relates to the size of the lots,  
6 50 by 50. It basically sits on the property line  
7 as it relates to the rear yard and as well as the  
8 two side yards so it creates this hardship, this  
9 inability to actually come up with means of egress.  
10 You need two means of egress. They have to be  
11 remote to each other but they also have to access  
12 the public right-of-way. That's what it's all  
13 about. You have to have the ability of handicapped  
14 people to gain access to your building and get  
15 through your building and because, you know, we put  
16 an outside rooftop deck, they have to have the  
17 ability to get up there, as well, because any  
18 element that you provide, they have to have the  
19 access to, too. So what ends up happening is the  
20 only way to keep this building and to make it  
21 conform to today's building codes and what today's,  
22 you know, tastes are in terms of living or looking  
23 at the building is to locate another stair back  
24 here and an elevator. So once when we did that,  
25 then that caused variance for rear yard, variance

1 for side yard and a variance for building coverage.  
2 So from the perspective -- I believe that's a  
3 hardship that is specific to this building, you  
4 know. You can't say that the lot is, you know,  
5 topographically, you know, inferior or difficult to  
6 work with because it's all flat and that type of  
7 thing. From the C --

8 BRIAN CALLAGHAN: The C(1) positive,  
9 also. Visual environment is going to be better  
10 according to you?

11 CRAIG DOTHE: I would hope according to  
12 you, too.

13 BRIAN CALLAGHAN: According to me, too.

14 CRAIG DOTHE: Yeah. I think that's a  
15 little bit of an enhancement right there.

16 BRIAN CALLAGHAN: We're going from a 40  
17 room hotel that's not usable to apartments?

18 CRAIG DOTHE: And the -- (inaudible) --  
19 of that is it's been vacant for 10 years. It's not  
20 my opinion that it's not usable.

21 BRIAN CALLAGHAN: Right.

22 CRAIG DOTHE: It literally has reached  
23 the end of its life in its present form.

24 LANCE LANDGRAF: What's the total unit  
25 count for the apartments? How many apartments?

1 GABRIEL PEYSER: I think it's 12.

2 CRAIG DOTHE: Let me -- that sounds  
3 about right.

4 BRIAN CALLAGHAN: And we have 40 rooms,  
5 technically -- (inaudible) --

6 CRAIG DOTHE: Yeah. Yeah.

7 CHRISTINE COFONE: Yeah. Well, we have  
8 eight -- yes.

9 LANCE LANDGRAF: Okay. Thank you.

10 CHRISTINE COFONE: Eight one-bedrooms  
11 and two two-bedrooms. I'm sorry. Eight  
12 one-bedrooms and four two-bedrooms.

13 BRIAN CALLAGHAN: Parking gonna be --

14 CRAIG DOTHE: Parking there -- on the  
15 parking lot -- where is it, across the street?

16 Okay. There's a parking lot two blocks  
17 over that they're gonna utilize.

18 BRIAN CALLAGHAN: Do you see any  
19 negative detriments to the public good or to the  
20 zoning plan?

21 CRAIG DOTHE: Getting back real quick on  
22 the parking thing, we're going from a deficiency of  
23 parking of 40 right now and we're bringing that  
24 number down so that's also helpful as it relates to  
25 that, so --

1 BRIAN CALLAGHAN: C(2), substantial  
2 detriments to the public good, any?

3 CRAIG DOTHE: No. It's a lot like the  
4 other application where something like this could  
5 really help make a difference in a neighborhood,  
6 which is exactly what CRDA, their goals are in this  
7 type of neighborhood.

8 BRIAN CALLAGHAN: No substantial  
9 detriment to the zone plan or zoning ordinances?

10 CRAIG DOTHE: Not at all.

11 BRIAN CALLAGHAN: I don't have any other  
12 questions of Mr. Dothe. Once again, I open it up  
13 to you guys.

14 LANCE LANDGRAF: Just to follow up on  
15 the parking, so there's several parking lots in the  
16 area. There's one catty-corner across the street,  
17 across the street from King's Pub. It used to be  
18 the Pic-A-Lilli. Now it's -- it's actually on the  
19 new maps as King's Pub. Where is the parking  
20 you're proposing? Is it that lot or is it the  
21 lot -- there's one that's kind of across the street  
22 from Cardinal Bistro. Where are we thinking the  
23 parking is gonna --

24 GABRIEL PEYSER: I think that there are  
25 several possibilities.

1           LANCE LANDGRAF: Okay. You haven't tied  
2 that in yet. I don't think a variance is required  
3 because they're actually reducing that historical  
4 demand.

5           CAROLYN FEIGIN: No. Once you secure  
6 that, people will have a parking tag or something,  
7 you're gonna lease spaces from that lot owner?

8           GABRIEL PEYSER: Right.

9           BRIAN CALLAGHAN: That's what we would  
10 anticipate.

11          CAROLYN FEIGIN: Okay.

12          BRIAN CALLAGHAN: Because some of these  
13 people may be technically Airbnb people, some may  
14 be long-term rentals, so we want to be able to make  
15 sure that their stay is as convenient as possible.

16          LANCE LANDGRAF: Okay. Good.

17                 The retail component, anything  
18 anticipated there or you're just going to have an  
19 opportunity for somebody in that small space?

20          GABRIEL PEYSER: To start, I think we  
21 have the opportunity to put, like, a soft goods  
22 apparel.

23          LANCE LANDGRAF: Okay.

24          GABRIEL PEYSER: Just something to keep  
25 it --

1                   LANCE LANDGRAF: All right. Retail,  
2 something in the retail range, okay.

3                   BRIAN CALLAGHAN: Something that  
4 somebody would walk into rather than go into the  
5 gym.

6                   CAROLYN FEIGIN: And get some coffee  
7 and --

8                   LANCE LANDGRAF: You'd looked like you  
9 just went to the gym because you just bought  
10 something that --

11                  BRIAN CALLAGHAN: Right. We'll let the  
12 pink ladies address that issue.

13                  LANCE LANDGRAF: Yeah.

14                  CAROLYN FEIGIN: A boutique.

15                  LANCE LANDGRAF: And Craig, you're  
16 comfortable with that, the structure of the  
17 building is in good enough shape? You were in  
18 there and you can -- it's saveable is what I'm  
19 trying to say?

20                  CRAIG DOTHE: Yeah. We've saved worse.

21                  LANCE LANDGRAF: Good.

22                  Why don't we go to Christine and Carolyn  
23 on the report.

24                  CHRISTINE COFONE: Yeah. So we issued a  
25 joint -- ARH and my office issued a joint review

1 letter dated July 29th of 2024.

2 LANCE LANDGRAF: We'll mark that as B-1.

3 CHRISTINE COFONE: Referring to B-1 in  
4 evidence, our planning comments start on page 6 of  
5 B-1. I believe you have addressed the statutory  
6 proofs required. I think that the Authority could  
7 also rely on criteria (e), appropriate population  
8 densities. It's encouraging to hear your testimony  
9 that there are people walking around in the area  
10 and creating some vibrancy. I certainly think that  
11 the addition of 12 units, despite the fact that you  
12 need some variance relief for the setbacks and  
13 parking, will actually contribute to that vibrancy.

14 I know you talked a little bit about the  
15 signs but I believe you are also seeking a variance  
16 for the signs, right? Can you just clarify what  
17 relief you're seeking with respect to your sign  
18 plan?

19 CRAIG DOTHE: Okay. So that's the  
20 reason why I don't remember thinking of it as a  
21 variance. What we have is we have two signs across  
22 the front and as far as the number of signs that  
23 we're allowed to have, we're allowed to have two  
24 signs across the front. We're allowed to have that  
25 marquee sign as one of those signs. As far as the

1 total square feet, it's only 13.6, say 14 square  
2 feet and 22 square feet total so it's only  
3 1.28 percent of the wall area, so we're in  
4 compliance there so I don't believe we have a  
5 variance for sign.

6 CAROLYN FEIGIN: Was there only --

7 CHRISTINE COFONE: I thought only one  
8 marquee was sign was permissible, Section  
9 19:66-5.7(j)(3)(ii). We believe one marquee sign  
10 is permitted, so just like to have the testimony  
11 reflecting all variances required.

12 CRAIG DOTHE: We're requesting a  
13 variance for three signs.

14 CHRISTINE COFONE: Yeah, for that second  
15 sign, which I agree with you, definitely lending to  
16 the curb appeal of the structure.

17 LANCE LANDGRAF: And we'll say that we  
18 are -- the proposed rule changes would allow two  
19 signs. More than one, I should say, as long as  
20 it's within the square footage.

21 ROBERT REID: Yeah. It's 25 percent.

22 CAROLYN FEIGIN: Okay. It doesn't  
23 matter the number. That's good. Okay.

24 LANCE LANDGRAF: We ran into that issue  
25 with our casino friends because with multiple uses



1     there and every time you need a variance for a  
2     sign --

3                   CAROLYN FEIGIN:   For every little --  
4     yeah.

5                   LANCE LANDGRAF:   Exactly.   So we've  
6     removed that -- we're proposing to remove that from  
7     our regulations so that -- I would agree that  
8     that's -- the signs are not obtrusive.   To me they  
9     look aesthetically sized and appropriate for --

10                   (Multiple parties speaking.   Inaudible.)

11                   CAROLYN FEIGIN:   The signs look great.

12                   LANCE LANDGRAF:   I'm glad you put the  
13     two Ns in Tennessee, Tenn, because you'd have a  
14     fight with Mr. Straub because that's what he named  
15     Revel when he first bought it.

16                   CRAIG DOTHE:    Okay.

17                   LANCE LANDGRAF:   Remember that, TEN?

18                   CHRISTINE COFONE:   I didn't know that,  
19     either.

20                   LANCE LANDGRAF:   Never really made a  
21     success there so --

22                   CRAIG DOTHE:    This will be --

23                   LANCE LANDGRAF:   This will -- the two Ns  
24     will make it work.

25                   CRAIG DOTHE:    Well, it stands for

1 Tennessee, obviously.

2 LANCE LANDGRAF: I know.

3 CRAIG DOTHE: But it's also --  
4 (inaudible) -- you know, these young people, they  
5 don't use words. It's the craziest thing. It's  
6 like they remember Tenn.

7 LANCE LANDGRAF: Right.

8 CRAIG DOTHE: They won't remember such  
9 and such name.

10 LANCE LANDGRAF: Gotcha. They really --  
11 you support that testimony, as you're the only  
12 young guy in the room?

13 CAROLYN FEIGIN: We have to defer to  
14 you. We don't know.

15 LANCE LANDGRAF: Scott could maybe --

16 ROBERT REID: He's still too old.

17 CAROLYN FEIGIN: Your career ages you  
18 so --

19 LANCE LANDGRAF: All right. It's  
20 refreshing to see someone coming in to renovate a  
21 building like this.

22 CAROLYN FEIGIN: For sure.

23 LANCE LANDGRAF: And then I think  
24 it's -- the plans you show up there really do it  
25 justice versus the paper ones we have here.

1 CHRISTINE COFONE: Yeah. It does. I  
2 really like the orange that you took from the  
3 Monopoly color and it looks like -- I mean, it's  
4 hard to really see from here but it really looks  
5 like you captured that orange from the Monopoly  
6 so --

7 CRAIG DOTHE: Yeah.

8 CHRISTINE COFONE: -- kudos to you  
9 there. It's nice there. Thank you. This really  
10 looks great.

11 LANCE LANDGRAF: Do we have that in our  
12 package?

13 CRAIG DOTHE: Not the color.

14 LANCE LANDGRAF: Yeah. If you could  
15 send that to us. If you could provide that to us.

16 CRAIG DOTHE: It's not 100 percent  
17 right.

18 LANCE LANDGRAF: It's all right.

19 CRAIG DOTHE: We'll send it to you.

20 LANCE LANDGRAF: It's an artistic  
21 rendering.

22 CHRISTINE COFONE: Yeah. Going back and  
23 forth between the existing building and  
24 architecture really helped us focus on how you'll  
25 really be improving the facade from the street. It

1 looks very nice.

2 CRAIG DOTHE: It's all Brian's fault.

3 SCOTT COLLINS: A-2 on the --

4 (inaudible).

5 LANCE LANDGRAF: Yeah. A-2 on the  
6 record.

7 Carolyn, you got your --

8 CAROLYN FEIGIN: Yeah. I just wanted to  
9 ask a couple more questions, if you don't mind.

10 CRAIG DOTHE: Yes.

11 CAROLYN FEIGIN: Again, the general --  
12 the 3A, General, it's just some typos and little  
13 technical details. We went through pretty much  
14 everything in B. I just wanted a little  
15 clarification on the trash. You're gonna identify  
16 it or you have identified it on the plan in the  
17 back of house. Do the residents need to actually  
18 go down there? Are they -- we didn't see trash  
19 chutes or anything like that. So they'll actually  
20 be bringing their garbage down into that back room?

21 CRAIG DOTHE: Yes.

22 CAROLYN FEIGIN: Okay. Through the  
23 elevator or whatever they want to do?

24 CRAIG DOTHE: I try to stay away from  
25 trash chutes.

1 CAROLYN FEIGIN: Yeah. Okay. I'm good  
2 with that.

3 CRAIG DOTHE: They're very hazardous.

4 CAROLYN FEIGIN: Yeah. Okay. There was  
5 nothing on the plan. We were assuming back of  
6 house is where it was gonna be but I didn't want  
7 to -- know that for sure, you know --

8 CRAIG DOTHE: Yeah.

9 CAROLYN FEIGIN: -- now that we know  
10 that for sure.

11 Okay. We talked about the grading, the  
12 ADA. You show a little bit of landscaping in the  
13 front, which I like. It is in the city's  
14 right-of-way so we talked about the license. Just  
15 some detail on what you're gonna put in those  
16 planter boxes as far as species, height and  
17 whatnot. They just look like little stars right  
18 now.

19 BRIAN CALLAGHAN: I think what we're  
20 trying to do is make it seasonal.

21 CAROLYN FEIGIN: Seasonal?

22 BRIAN CALLAGHAN: Some of them will have  
23 some of the green plants possibly all of -- for all  
24 year-round and some of the planters I think we're  
25 going to do some seasonal flowers.

1 CAROLYN FEIGIN: Perennials or  
2 something?

3 BRIAN CALLAGHAN: Perennials or  
4 something like that so they pop up and do things.

5 CAROLYN FEIGIN: Okay.

6 BRIAN CALLAGHAN: Or a combination.

7 CAROLYN FEIGIN: Just put it on the  
8 plan, please.

9 BRIAN CALLAGHAN: Yup.

10 CAROLYN FEIGIN: That way it's a  
11 landscaping plan.

12 Okay. Site lighting, I don't know if --  
13 did you talk about site lighting? If you did, I'm  
14 sorry, maybe I was taking some other notes. Is  
15 there, I guess, like, soffit type or something to  
16 light the entrance?

17 CRAIG DOTHE: Yeah. That's one of the  
18 beauties about having, like, these types of  
19 marquees, is we just -- (inaudible) -- the light.

20 CAROLYN FEIGIN: Okay.

21 CRAIG DOTHE: And we have a couple  
22 sconces on the wall just for decorative purposes.

23 CAROLYN FEIGIN: Okay.

24 CRAIG DOTHE: But it will be well lit in  
25 this area and this area because, you know, those

1 are the two doors.

2 CAROLYN FEIGIN: The doors, okay.

3 BRIAN CALLAGHAN: We will also have some  
4 cameras but, once again, even though it's the  
5 Orange Loop, there are some buildings that are  
6 still existing that are not in the greatest shape  
7 so we plan on having some security cameras just to  
8 be on the safe side.

9 CAROLYN FEIGIN: Okay. I feel like  
10 there was one other -- something you just said. I  
11 know there was something else in here I wanted to  
12 ask. Sorry. I'm -- oh, the coverage. Yeah. I  
13 was -- the building footprint looks the same to me  
14 from existing to proposed so I didn't understand  
15 why the coverage was increasing from 95.5 percent  
16 to 97.28 percent but --

17 BRIAN CALLAGHAN: I asked that question  
18 the other day.

19 CRAIG DOTHE: It means you were looking  
20 at the plans, I like that.

21 CAROLYN FEIGIN: We were looking at the  
22 plans. We always do. I just didn't know where the  
23 extra 2 percent came from if the footprint was --  
24 is the same.

25 CRAIG DOTHE: Right here.

1                   LANCE LANDGRAF: There's a little,  
2 little inlet there.

3                   CRAIG DOTHE: See that little -- it's  
4 probably only 5 feet by 5 feet but that's part of  
5 where the elevator goes. So the elevator will be  
6 here to here so this is the part we're filling in.

7                   CAROLYN FEIGIN: Oh, okay. You can't  
8 tell that in the -- you can't really see that.

9                   LANCE LANDGRAF: Do you have a copy of  
10 the survey?

11                  CAROLYN FEIGIN: Oh, yeah. Okay. Got  
12 it. Thank you, very much. It makes sense.

13                  LANCE LANDGRAF: It's also --  
14 (Multiple parties speaking. Inaudible.)

15                  LANCE LANDGRAF: -- right here is where  
16 it's filled in, as well.

17                  CAROLYN FEIGIN: Okay. That answers  
18 that question. Thank you. I'm good now. Thank  
19 you.

20                  LANCE LANDGRAF: Little bump-in. Little  
21 inlet in here.

22                  CAROLYN FEIGIN: There was a -- which is  
23 being filled in now.

24                  LANCE LANDGRAF: Yeah.

25                  CAROLYN FEIGIN: Okay.



1                   ROBERT REID:   So there's the minor  
2   expansion.

3                   CAROLYN FEIGIN:   I gotcha.   Okay.  
4   That's the percent, okay.   Thank you.   I think  
5   we're good.   So that was the only other variance.  
6   I don't know if there was any testimony on that,  
7   because it's being exacerbated, as well.

8                   LANCE LANDGRAF:   That's all part of the  
9   existing hardship to the site that is -- they tied  
10   to the --

11                  BRIAN CALLAGHAN:   Elevators and  
12   staircases.

13                  LANCE LANDGRAF:   Yeah.

14                  CAROLYN FEIGIN:   Right.   And you did say  
15   that, actually, we have to provide access, so  
16   that's correct.   Okay.   Yup.   We're good.   Thank  
17   you.

18                  LANCE LANDGRAF:   All right.   Stick to my  
19   checklist here.

20                  Mr. Callaghan, did you want to bring  
21   Gabriel up for anything?

22                  BRIAN CALLAGHAN:   Not unless you had  
23   questions.

24                  LANCE LANDGRAF:   Maybe a couple.   What's  
25   your time frame on doing this?

1 GABRIEL PEYSER: That's a good question.  
2 I think we're still -- once we get --

3 LANCE LANDGRAF: You got to come over to  
4 the microphone there. Sorry.

5 GABRIEL PEYSER: I'm hoping by the end  
6 of the year that we'll start getting the ball  
7 rolling and then from there I think, you know --  
8 what did you say? 18 months?

9 CRAIG DOTHE: Yeah. About that.

10 LANCE LANDGRAF: Okay. That's kind of  
11 all I have for the applicant himself.

12 Brian, you have anything else?

13 BRIAN CALLAGHAN: Nothing else.

14 LANCE LANDGRAF: All right. We're good  
15 already?

16 CAROLYN FEIGIN: Umm-hum.

17 LANCE LANDGRAF: All right. You've had  
18 a chance to review what's been marked as B-1 --

19 BRIAN CALLAGHAN: Yes.

20 LANCE LANDGRAF: -- our engineer and  
21 planner's report. You have no concerns about it?

22 BRIAN CALLAGHAN: No concerns. Mr.  
23 Dothe, as you can see from the plan, has already  
24 addressed some of the issues with his clouds.

25 LANCE LANDGRAF: Okay.

1 CAROLYN FEIGIN: You're fast. We just  
2 got these letters out. That's amazing. Thank you.

3 LANCE LANDGRAF: With that, we'll open  
4 the meeting up to the public. Anybody here with  
5 any comments or questions, please step forward,  
6 state your name and ask your questions.

7 There is no one here so we will close  
8 the public portion.

9 Rob, anything from your side?

10 ROBERT REID: No. I'm good.

11 LANCE LANDGRAF: You're good.

12 All right. Again, we'll close the  
13 hearing on this matter and we'll get a review  
14 out -- a report out and get it on the agenda as  
15 soon as we can.

16 BRIAN CALLAGHAN: Thank you, very much.

17 LANCE LANDGRAF: Thank you. Good luck.  
18 Looks like a great project. Craig, I really like  
19 the building, really do.

20 For the public's benefit, our next  
21 scheduled land use hearing is August 15th. As I  
22 indicated, that meeting will be a remote meeting.  
23 The access to that will be on the agenda posted on  
24 our website. We'll be able to use Zoom to access  
25 those meetings. So the August 15th and most likely

1 the September 5th and the second meeting of  
2 September, I don't know that date, will also be via  
3 Zoom.

4 With that, no further public comment,  
5 we'll close the meeting and we are adjourned.  
6 Thank you.

7 (At 11:07 a.m. proceedings were  
8 concluded.)  
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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

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