

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO 2024-04-3629
HAMMERHEAD MANUFACTURING CO. NJ, LLC
112 PARK PLACE - CANNABIS MANUFACTURING

THE APPLICANT SEEKS SITE PLAN APPROVAL ALONG
WITH "C" VARIANCE RELIEF FOR CANNABIS
MANUFACTURING.

THE PROPERTY IS LOCATED AT 112 PARK PLACE,
ALSO KNOWN AS BLOCK 44, LOT 1 ON THE TAX MAP FOR
THE CITY OF ATLANTIC CITY, LOCATED WITHIN THE
RESORT COMMERCIAL DISTRICT (RC).

THURSDAY, JUNE 6, 2024
10:00 A.M.

CSR COURT REPORTING SERVICES, LLC
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, June 6, 2024
commencing at 10:00 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 G. COLLINS, ESQUIRE
RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

CAROLYN FEIGIN, PE, PP
ARH ASSOCIATES
JUSTIN AUCIELLO, PP, AICP

COUNSEL FOR THE APPLICANT:

TED FLOWERS, ESQUIRE
MORICONI FLOWERS

I N D E X

WITNESS	PAGE
JASON T. SCIULLO, PE, PP	7
AUSTIN CRISSMAN	14

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** Good morning. I'll
6 call to order the June 6, 2024 CRDA Land Use
7 Regulation Enforcement Division Hearing to order.

8 Everyone please rise for the Pledge of
9 Allegiance.

10 (Pledge of Allegiance is recited.)

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

14 We have two items on our agenda this
15 morning, both cannabis related applications. The
16 first is Application 2024-04-3629, Hammerhead
17 Manufacturing Co. NJ, LLC, 112 Park Place.
18 Applicant seeks site plan approval with C variance
19 relief for cannabis manufacturing. The property is
20 located, as I said, at 112 Park Place, also known
21 as Block 44, Lot 1 on the tax map of the City of
22 Atlantic City, located within the Resort Commercial
23 District and the Green Zone Redevelopment Area.

24 Rob, we have proper notice on this?

25 **ROBERT REID** Yes. I reviewed the proof

1 of service provided by the applicant and we have
2 jurisdiction to hear this application.

3 **LANCE LANDGRAF** Okay. You want to
4 swear in our consultants?

5 **CAROLYN FEIGIN** Yes.

6 **SCOTT COLLINS** You guys ready?

7 **JUSTIN AUCIELLO** Yeah.

8 **SCOTT COLLINS** Okay.

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

11 JUSTIN AUCIELLO, PP, AICP, having been first duly
12 sworn according to law, testified as follows:

13 **SCOTT COLLINS** Lance, we'll just
14 acknowledge for the record their credentials as the
15 board's consultants --

16 **LANCE LANDGRAF** Yes.

17 **SCOTT COLLINS** -- as professional
18 planner and professional engineer.

19 **LANCE LANDGRAF** That's correct.

20 Review for completeness?

21 **CAROLYN FEIGIN** Yes. We are good,
22 Lance.

23 **LANCE LANDGRAF** Okay.

24 Mr. Sciullo, who is your -- you're the
25 attorney?

1 **TED FLOWERS** Yes. Good morning.

2 **LANCE LANDGRAF** Good morning.

3 **TED FLOWERS** My name is Ted Flowers.
4 I'm with Moriconi Flowers. I am counsel for
5 Hammerhead Manufacturing.

6 **LANCE LANDGRAF** Okay.

7 **TED FLOWERS** With me today is Austin
8 Crissman, who's CEO and one of the owners of
9 Hammerhead Manufacturing.

10 **JASON SCIULLO** Does anybody know the
11 password for this, by chance?

12 **LANCE LANDGRAF** It's not typed on
13 there?

14 **JASON SCIULLO** No.

15 Do you remember it, John?

16 **LANCE LANDGRAF** We're gonna take a
17 pause on the agenda until we get that set up.

18 (A brief recess was taken.)

19 **LANCE LANDGRAF** Sorry about that delay.
20 We're good.

21 We'll swear in your professionals first.
22 Introduce each professional, get them sworn in.

23 **SCOTT COLLINS** Are you the only
24 professional today?

25 **JASON SCIULLO** No. Well, yeah, the

1 only professional. I'm sorry. Fact witness, too.

2 **SCOTT COLLINS**@kay.

3 JASON T. SCIULLO, PE, PP, having been first duly
4 sworn according to law, testified as follows:

5 **SCOTT COLLINS**All right. Mr. Sciullo
6 has appeared here many times.

7 **LANCE LANDGRAF**We'll accept his
8 credentials as an engineer and planner.

9 You got it?

10 **JASON SCIULLO**You guys see that all
11 right?

12 **LANCE LANDGRAF**Yes.

13 **JASON SCIULLO**@kay. Good morning. As
14 Lance mentioned, we're here for Hammerhead
15 Manufacturing and this -- this is of a different
16 type of cannabis app and I think might be the first
17 one, manufacturing, that I've done here. This one
18 to me is exciting because now we're going to have
19 supply in town, not just sales.

20 So the site that we're gonna utilize, as
21 mentioned, is The Claridge garage, which right now
22 has five floors of office space. The first floor,
23 which was converted a couple years back, Design 710
24 dispensary, and then in this application the fifth
25 floor will be converted to the manufacturing space.

1 There's also a third floor that we're going to
2 utilize for office space. That's not really
3 changing but we're just putting it in to make sure
4 it's clear that we are occupying that space, as
5 well.

6 So I'll start off with some exhibits
7 that we -- all these we submitted with the
8 application so it's just presenting the information
9 that's already been submitted.

10 **LANCE LANDGRAF**We'll mark that A-1?

11 **SCOTT COLLINS**Yeah. The entire app --
12 the entire application submission will be A-1.

13 **JASON SCIULLO**Cool. Thanks.

14 So the first one we'll look at here is
15 just site photos, which hopefully everybody knows,
16 The Claridge has been here forever. This is the
17 garage on the corner of Park Place, which is the --
18 (inaudible) -- going towards the Claridge sign and
19 Pacific Avenue. Right now, as I mentioned, the
20 ground floor is Design 710 so the fifth floor will
21 be the manufacturing space. This is -- the
22 direction we're looking was generally to the west
23 along Pacific Avenue. So this here is a parking
24 lot. The High Rollers dispensary is to the left.
25 Design 710 is directly in front of us on this

1 corner and then this is the other view going down
2 Pacific, looking to the east from Ohio Avenue
3 generally. We submitted with the application by
4 way of site plan, it's relatively simple. I'll
5 zoom in on the actual development area. So as
6 mentioned, it's just work inside the building. So
7 there's going to be no site improvements associated
8 with this, no signage added, no changes to access,
9 either pedestrian or vehicular. What's shown on
10 this view is the fifth floor, which is -- I'll call
11 it the meat of the application. So if you've been
12 in the Claridge garage you know that the driveway
13 access comes from Ohio Avenue and kind of circles
14 inside. So this is more or less split on the ramp
15 area between the fourth and fifth floors and it's
16 generally a clockwise circulation and what we
17 propose is for the entirety of the east side of the
18 building, that fifth floor, that's where the
19 manufacturing space is going to be. That's the
20 office space that I showed in the photo of the
21 building. The pedestrian access through a couple
22 different doors that are here, and I'll let Austin
23 talk about the actual architecture of the
24 manufacturing space, which I have those plans.
25 I'll share in a second. What I wanted to go over

1 was really the couple concerns we see in most of
2 these applications related to cannabis, and this
3 one, again, is unique. It has manufacturing. So
4 we have no public access, no customers coming in.
5 It's just the people who work in the space and
6 maybe some consultants here and there, inspectors,
7 things like that. It's not going to be open for
8 general public access. The delivery and loading
9 space is shown up in the corner here and what's
10 currently painted area that's inside the garage,
11 that was used for service and access and delivery
12 to the space previously. So what we have, as most
13 every cannabis application that you've heard, is
14 deliveries and this will be from this location and
15 to this location are used using vans. It's
16 required by CRC. They're small vehicles. They
17 usually or typically take up a normal parking space
18 but in this case there's a painted off area for the
19 purpose of delivery and it goes through that door
20 that's directly adjacent to it. For trash storage
21 and disposal, the domestic waste is a shared
22 facility that Claridge has with their interior
23 trash storage that's -- everyone in the space uses
24 and these guys will have access to it, as well.
25 For the cannabis waste, pursuant to CRC regs, it's

1 got to be stored inside, secured. It's also picked
2 up by the supplier. If its product that had an
3 issue or if it's after their manufacturing and has
4 a -- (inaudible) -- pursuant to CRC regs and is
5 picked up by a specialized hauler. That, again,
6 will be taken down to domestic waste area that's
7 shared by Claridge. By the time it gets there,
8 it's more or less just the -- I'll say the cannabis
9 remnants and kitty litter destroyed. It can't be
10 used. It can't be consumed. Again, no, no
11 signage, no public access, so from a site planning
12 perspective it's pretty simple. We're not creating
13 any new variance relief with this. Everything was
14 previously granted under the application for Design
15 710 by way of signage and setbacks and coverage and
16 everything else that was predating or preexisting
17 the ordinance. The parking itself, it's less
18 demand than what was in the space for office for
19 the fifth floor, the same as what was in the office
20 for the third floor and is provided by the garage
21 itself. Through their lease they have access to
22 spaces in the garage which serve this office space
23 plus the hotel.

24 Is there anything that you want to talk
25 about besides that?

1 **TED FLOWERS** No. Jay, you handled it
2 well. It's a manufacturing company. As Jay said,
3 there are no public access. Austin can address how
4 many employees, but by lease itself, they have
5 eight parking spaces within the lease for -- I
6 apologize. I don't get phone calls normally.
7 There's no cash on site. There will never be cash
8 on site. This is -- everything will be done either
9 through ACH payment. Deliveries that come in and
10 pickups that come in, they're taking -- they will
11 take product, biomass from a cultivator to turn
12 into manufactured products. They're not growing on
13 the site. We don't expect the deliveries to be
14 more than one to two times, once a week or once
15 every other week. It's not a large production
16 facility. In terms of products that they complete,
17 manufacture and ship out, it may be once a week, it
18 may be once every other week. Again, Austin can
19 address the specifics regarding manufacturing, but
20 the only other point, and I saw that in the review,
21 Jay hit on the parking spot. It was an existing
22 spot that's striped. It doesn't impede traffic.
23 The security personnel that will be involved in any
24 type of delivery, calls are made ahead in terms of
25 product coming in or delivery or pickup coming in,

1 so it would be secured personnel with them at all
2 times during that process, but that's my --

3 **JASON SCIULLO** So I'll bring up the
4 architectural plan next and this, again, was what
5 was submitted as part of the application to the
6 board and I'll just quickly run through it and I'll
7 turn it over to Austin.

8 So the six sheets -- and the first one
9 shows the ground floor access, and again, Ohio
10 Avenue on the bottom where you can circle in to get
11 into the actual space, and then we'll go to the
12 second and third -- well, third floor for the
13 office space, that's shown at the top of the
14 screen, which is more or less what's there
15 currently, and then the fifth floor, which was part
16 of the site plan I just showed you, again, it's on
17 the east side of the building with delivery space
18 in the corner. And then just for completion of the
19 application, the same floor plans again as we had
20 the building elevations which are the same as what
21 was approved for Design 710.

22 So Austin, I guess it makes sense for
23 you to talk about the functions.

24 **AUSTIN CRISSMAN** Yeah.

25 We are going to --

1 **LANCE LANDGRAF**Hold on one second,
2 Austin.

3 **AUSTIN CRISSMAN**Yeah.

4 **LANCE LANDGRAF**Let's get your full
5 name and get you sworn in.

6 **AUSTIN CRISSMAN**My name's Austin
7 Crissman.

8 **SCOTT COLLINS**Can you raise your right
9 hand, please?

10 **AUSTIN CRISSMAN**, having been first duly sworn
11 according to law, testified as follows:

12 **SCOTT COLLINS**Thank you.

13 **AUSTIN CRISSMAN**We will be aiming to
14 manufacture --

15 **LANCE LANDGRAF**And then who are you?
16 I don't know who --

17 **AUSTIN CRISSMAN**So sorry. Austin, I'm
18 the CEO of Hammerhead Manufacturing and I will be
19 directly in charge of overseeing our team and our
20 processes there, at that location.

21 **LANCE LANDGRAF**Okay.

22 **AUSTIN CRISSMAN**We aim to create an
23 edible line, a gummy line. It's a launch so we
24 will have really a singular product with five to
25 possibly six total SKUs in different flavors. Our

1 incoming deliveries for raw product are expected to
2 be once every other week, possibly once a week, and
3 as the two gentlemen behind me had stated, we have
4 a secure area that is already marked off to do so
5 and we'll have badge access coming into and out of
6 the building. We will be doing deliveries to
7 dispensaries in that same capacity. As far as
8 product going out, once, possibly twice a week,
9 aiming to get them the product in, delivery wise,
10 Wednesdays, Thursdays. That's, that's our, that's
11 our goal at this time.

12 **LANCE LANDGRAF** Do you anticipate most
13 of your deliveries are local?

14 **AUSTIN CRISSMAN** Yes.

15 **LANCE LANDGRAF** Smaller vans so you're
16 not --

17 **AUSTIN CRISSMAN** Yes.

18 **LANCE LANDGRAF** :- trucking this stuff
19 all over the place?

20 **AUSTIN CRISSMAN** Yeah. Small, small
21 van. With the amount of approved dispensaries in
22 Atlantic City -- I hope that we never have to leave
23 the city, truthfully. That's my goal, to keep
24 transportation low, low use and no issues.

25 **LANCE LANDGRAF** And the vans, the

1 similar Sprinter type vans, they fit in the garage
2 okay?

3 **AUSTIN CRISSMAN**That's correct.

4 **LANCE LANDGRAF**Are those 6 foot, 6?
5 What is the number typically?

6 **AUSTIN CRISSMAN**Up.

7 **LANCE LANDGRAF**Great. And I had heard
8 you say there's no signage at all. So this is
9 just --

10 **AUSTIN CRISSMAN**Yeah. There's no
11 public access.

12 **LANCE LANDGRAF**Okay.

13 **AUSTIN CRISSMAN**We, we aren't looking
14 to change any sort of signage on the exterior of
15 the building and there will be, to that extent, no
16 real signage indicating where we're at inside of
17 the building, as well. We really would like to be
18 pretty nondescript on the fifth floor, away from
19 everybody, just able to make our products.

20 **LANCE LANDGRAF**How many employees do
21 you think you'll have?

22 **AUSTIN CRISSMAN**It will be the four
23 owners that will be operating there daily and
24 possibly another two to three employees to just
25 assist.

1 **LANCE LANDGRAF**Your hours of
2 operation?

3 **AUSTIN CRISSMAN**We are looking to
4 operate during daytime, normal daytime functioning
5 hours, unless there is some sort of energy benefit
6 to running the machinery later at night, but as of
7 right now --

8 **LANCE LANDGRAF**So 8 to 5? 8 to 6?

9 **AUSTIN CRISSMAN**Yeah.

10 **LANCE LANDGRAF**Something like that?

11 **AUSTIN CRISSMAN**Yup.

12 **LANCE LANDGRAF**There's no restriction
13 on it. Just for clarity.

14 **AUSTIN CRISSMAN**Yup.

15 **LANCE LANDGRAF**All right. I don't
16 really have any other questions on this one.

17 Actually, a couple questions. We had a
18 manufacturing application last month and they
19 talked about how they deal with the cannabis waste
20 product that comes in, the stems and things like
21 that and they shred it up with something --

22 **AUSTIN CRISSMAN**Yeah. There's an
23 industrial shredder and then after we're done
24 processing it it will sit in our vault room until
25 pick up.

1 **LANCE LANDGRAF** Okay. That doesn't get
2 blended with the other trash?

3 **AUSTIN CRISSMAN** No. Not at all.

4 **LANCE LANDGRAF** Okay.

5 **AUSTIN CRISSMAN** That's a completely
6 separate process.

7 **LANCE LANDGRAF** And the security plan
8 you talked about, while it's not needed to be as
9 in-depth because there's no public, you did share
10 that with Atlantic City PD or you will share that
11 with Atlantic City PD?

12 **AUSTIN CRISSMAN** That's correct.

13 **LANCE LANDGRAF** Okay. And any camera
14 access, that kind of stuff?

15 **AUSTIN CRISSMAN** Yes.

16 **LANCE LANDGRAF** All right. Good.
17 Carolyn, you had some questions?

18 **CAROLYN FEIGIN** Yes, I do. Thank you.

19 I'm just gonna refer to the letter that
20 we wrote, which was dated May 10th, it's the
21 combined engineering and planning letter. A couple
22 really minor questions. There's not a lot of site
23 plan issues here because there's really no
24 improvements on the site, but just wanted to
25 understand, what will be done for odor mitigation,

1 which is comment A4 on page 5?

2 **AUSTIN CRISSMAN**@kay.

3 **CAROLYN FEIGIN**And then just also
4 confirm, is the room that's called the plant
5 destruction area where the cannabis waste is stored
6 while it's broken down and mixed with the cat
7 litter type of --

8 **AUSTIN CRISSMAN**That's correct.

9 **CAROLYN FEIGIN**That's the plant
10 destruction area?

11 **AUSTIN CRISSMAN**Yup.

12 **CAROLYN FEIGIN**@kay.

13 **AUSTIN CRISSMAN**That's the plant
14 destruction area there and it will be on the far
15 side of the building.

16 **CAROLYN FEIGIN**@kay. So that's
17 comment five.

18 **AUSTIN CRISSMAN**And odor mitigation
19 will be done through our HVAC. We are gonna
20 renovate the entire space with an up to great --
21 up-to-date HVAC system. I believe it's triple
22 carbon filters going out, in-line ionizations to
23 help any sort of remnant of smell.

24 **CAROLYN FEIGIN**@kay. And it will meet
25 all CRC requirements --

1 **AUSTIN CRISSMAN**That's correct.

2 **CAROLYN FEIGIN**:- I am sure.

3 Okay. I think that's really -- comment
4 B2 I think kind of touched on that already with the
5 type of vehicles and how often and you have the
6 striped area there. I think you already said -- we
7 didn't lose any parking stalls by putting in those
8 striped areas?

9 **AUSTIN CRISSMAN**Yeah. They're already
10 there.

11 **CAROLYN FEIGIN**Okay. They're already
12 there?

13 **AUSTIN CRISSMAN**The stripes are
14 already there.

15 **CAROLYN FEIGIN**Okay. So that's it.
16 Yeah. There really is no comment. It's pretty --

17 **LANCE LANDGRAF**There's been testimony,
18 I think, that there's -- it's a parking garage so
19 they have plenty of parking.

20 **CAROLYN FEIGIN**Yeah, but they have
21 eight leased spaces he said, as well, so I'm all
22 good. There wasn't much here for site plan.

23 **LANCE LANDGRAF**Okay.

24 **CAROLYN FEIGIN**Thank you.

25 **LANCE LANDGRAF**Anything from a

1 planning aspect, Justin?

2 **JUSTIN AUCIELLO** Yeah. I mean, Jay,
3 you make my life easy here. No variances are
4 created. Thank you for that. I mean, I think you
5 met all our comments, you know. I just had some
6 general questions about the operation, security --

7 **AUSTIN CRISSMAN** Sure.

8 **JUSTIN AUCIELLO** -- you know, all that
9 but, you know, you testified and I think it's all,
10 I think it's all very clear. Other than that, Mr.
11 Chair, I think, you know, certainly this is a use
12 that advances the master plan and no variance is
13 created so no need to comment on the proofs because
14 no proofs were given. So other than that, I'm
15 good.

16 **LANCE LANDGRAF** Okay. Yeah. I
17 don't -- I mean, you'll have to go to the city for
18 the architecture review but there really is --
19 maybe they'll grant a waiver of that because
20 they're not changing anything outside. Maybe the
21 facade of the office in the thing, they'll want to
22 see something on there. I don't know. I don't --
23 (inaudible) -- the exterior of that. I didn't
24 drive up through the parking garage. I didn't feel
25 like paying the fee to drive up through there.

1 All right. I don't have anything else.
2 Do you have any other comments?

3 **ROBERT REID** No. Nothing.

4 **SCOTT COLLINS** Just can we grab the
5 5-10-24 ARH letter as B-1?

6 **LANCE LANDGRAF** B-1, yeah.

7 All right. With that, we'll open it up
8 to the -- you guys -- I'm gonna open it up to the
9 public for now.

10 All right. With that, we'll open it up
11 to the public. Anyone wishes to comment on this
12 application, please step forward, state your name
13 and make your comment or ask your question.

14 Seeing no one leaping to the dais, we'll
15 close the public portion and we'll take this under
16 review and most likely our July, maybe August
17 hearing -- board meeting, excuse me, maybe July.

18 **SCOTT COLLINS** Yeah.

19 **LANCE LANDGRAF** All right.

20 **JASON SCIULLO** Thank you.

21 (At 10:23 a.m. proceedings were
22 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



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

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