

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

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3  
4 LAND USE REGULATION and ENFORCEMENT DIVISION

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6  
7  
8 APPLICATION NO.: 2024-03-3608

9  
10 BRIDGE CITY COLLECTIVE HIGHLANDS, LLC

11  
12 3015 Atlantic Avenue  
13 Atlantic City, New Jersey

14  
15  
16  
17 Thursday - August 15, 2024  
18 -----

19 Public hearing in the

20  
21  
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1125 Atlantic Avenue  
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1 The above-referenced matter, taken via the video  
2 conference software program Zoom, with all  
3 participants in separate locations, before Karen  
4 **A. Haworth, a New Jersey Certified Court**  
5 **Reporter (CCR), nationally certified Registered**  
6 **Professional Reporter (RPR), nationally**  
7 **certified Certificate of Merit holder (CM),**  
8 **nationally certified Certified Realtime Reporter**  
9 **(CRR), nationally certified Certified LiveNote™**  
10 **Reporter (CLR), and Notary Public of the State**  
11 **of New Jersey, on the above date, commencing at**  
12 **10:05 a.m., there being present:**

1 APPEARANCES:

2 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

3  
4  
5 LANCE B. LANDGRAF, JR.  
Chairman  
6 Director, Planning Department  
7  
8

9 ROBERT L. REID  
Land Use Enforcement Officer  
10

11 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

12  
13  
14 JANE FONTANA, ESQUIRE  
Assistant General Counsel, CRDA  
15  
16

17 SCOTT G. COLLINS, ESQUIRE  
RIKER, DANZIG, SCHERER, HYLAND & PERRETTI  
18  
19

20 G. JEFFREY HANSON, P.E., C.M.E.  
ENVIRONMENTAL RESOLUTIONS, INC.  
21  
22

23 LIZA BARRICK  
Assistant to Lance Landgraf  
24  
25

COUNSEL FOR THE APPLICANT:

BENJAMIN P. OJSERKIS, ESQUIRE

COOPER LEVENSON, ESQUIRES

I N D E X

WITNESS (ES)	PAGE NO.
G. JEFFREY HANSON	7
BRANT REITER	14
JASON SCIULLO	32

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

B-1

1 [COURT REPORTER'S NOTE:  
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17 (Time noted: 10:05 a.m.)  
18

19 LANCE LANDGRAF: Having said  
20 that, our next application is Application  
21 2024-03-3608.

22 Let me step back. Was there  
23 anybody here for that application, just --  
24 I didn't think so.

25 So, our -- our -- our second item

1 is, as I said, App. 2024-03-3608, Bridge  
2 City Collective Highlands, LLC. 3015  
3 Atlantic Avenue.

4 It's for a cannabis retail  
5 outlet.

6 The applicant seeks site plan  
7 approval, along with "c" variance relief  
8 for adult use retail sales of cannabis.

9 The property is located at 3015  
10 Atlantic Avenue, also known as Block 266,  
11 Lot 1 on the tax map of the City of  
12 Atlantic City.

13 It's located in the Central  
14 Business District and is within the  
15 Green Zone Redevelopment Area.

16 Rob, we have proper notice on  
17 this application?

18 ROBERT REID: Yes. I've reviewed  
19 the Proof of Service provided by the  
20 applicant and we do have jurisdiction to  
21 hear the application.

22 LANCE LANDGRAF: Great.

23 Scott, would you swear in  
24 Mr. Hanson for us, please, and --

25 Anybody else from your firm,

1           Jeff?

2                   JEFFREY HANSON: No. It's just  
3 me this morning, Lance.

4                   LANCE LANDGRAF: Okay. Great.

5                   SCOTT COLLINS: Good morning,  
6 Jeff.

7                   JEFFREY HANSON: Good morning,  
8 everyone. How's everybody doing?

9                   SCOTT COLLINS: Very good.

10                   Do you swear to tell the truth,  
11 the whole truth and nothing but the truth  
12 in your testimony here today?

13                   JEFFREY HANSON: I certainly do.

14                   SCOTT COLLINS: Thank you.

15                   And, Lance, you'll be recognizing  
16 Jeff as an expert in professional  
17 engineering?

18                   LANCE LANDGRAF: That's correct.

19                   SCOTT COLLINS: Thank you.

20                   LANCE LANDGRAF: Jeff, we're good  
21 on completeness on this? We were  
22 recommending completeness?

23                   JEFFREY HANSON: Yeah. We  
24 recommended completeness in our letter  
25 back on June 26, 2024.

1 LANCE LANDGRAF: Okay.

2 JEFFREY HANSON: And then, with  
3 the -- with the recent submission since  
4 then, no issues. So, --

5 LANCE LANDGRAF: Good.

6 JEFFREY HANSON: -- we should  
7 have completeness.

8 LANCE LANDGRAF: All right. I  
9 think we have --

10 Mr. Ojserkis is the attorney on  
11 this application?

12 Good morning, Ben. Welcome.

13 BENJAMIN OJSERKIS: Good morning.

14 Good morning, everyone. My name  
15 is Ben Ojserkis. Ojserkis is spelled  
16 O-j-s-e-r-k-i-s. I'm the attorney for the  
17 applicant, Bridge City Collective  
18 Highlands, LLC.

19 Very excited to be before the  
20 CRDA today. I'm a little disappointed  
21 it's virtual, but, you know, we roll with  
22 it.

23 LANCE LANDGRAF: This is --

24 For everyone who's here, this is  
25 Ben's first hearing that he's doing, so --



1           from -- from -- from a line of attorneys  
2           in his family. So, it's nice to have Ben  
3           in front of us this morning.

4                   BENJAMIN OJSERKIS: Excited to be  
5           here.

6                   SCOTT COLLINS: Welcome --  
7           welcome, Ben.

8                   BENJAMIN OJSERKIS: Thank you.  
9           Thank you.

10                   So, just as an initial matter, we  
11           just want to note that the applicant,  
12           Bridge City Collective Highlands, LLC,  
13           does intend to change their name at a  
14           later date to Chelsea Beach Buds By Bridge  
15           City Collective, LLC. They've not yet  
16           filed the paperwork to make this happen,  
17           but it is something they intend to do.

18                   So, for the avoidance of any  
19           confusion, I'm just gonna be referring to  
20           them as "the applicant" or "Bridge City  
21           Collective."

22                   The applicant is here today  
23           seeking minor site plan approval and  
24           associated bulk variance relief to permit  
25           a Class 5 retail cannabis dispensary to be

1 located at Block 267, Lot 1 of the  
2 Atlantic City tax map.

3 The site is located in the  
4 Central Business District and within the  
5 Green Zone Redevelopment Area, where the  
6 applicant's proposed use of a Class 5  
7 dispensary is permitted.

8 The applicant is a tenant at the  
9 property. It's gonna occupy spaces on the  
10 first floor of the property.

11 The applicant also previously  
12 requested a variance to permit three signs  
13 where only two are -- were permitted.

14 Just so everyone knows, we're no  
15 longer requesting that variance.

16 We're now only proposing two  
17 signs; one sign on Atlantic and one sign  
18 on Chelsea.

19 So, we're no longer requesting  
20 that signage variance to permit three.

21 The applicant, Bridge City  
22 Collective, has already received a Class 5  
23 retail conditional license from the  
24 New Jersey Cannabis Regulatory Commission,  
25 as well as a resolution of support from

1 the City of Atlantic City.

2 The applicant is a tenant at the  
3 property. It's gonna occupy spaces only  
4 on the first floor of the property.

5 We're not proposing any changes  
6 to any of the other commercial spaces or  
7 residential spaces on the property.

8 The applicant's landlord, Chelsea  
9 Atlantic Equities, owns this building as  
10 well as the parking lot north of the  
11 building across that small alleyway, which  
12 contains 26 parking spaces.

13 The applicant has a lease  
14 agreement with their landlord, Chelsea  
15 Atlantic Equities, specifically giving  
16 applicant the exclusive use of five of  
17 those parking spaces.

18 As the parking lot is not  
19 technically on site and is across this  
20 alley, we're requesting a variance to  
21 permit the use of the off-site parking  
22 lot, as well as variance relief for -- the  
23 off-site parking meets our parking  
24 requirements -- as well as variance relief  
25 for the one parking space we require

1           beyond the grant, on a shortfall.

2                       As far as the loading zone, the  
3           applicant will be using a city-designated  
4           loading zone, which is actually directly  
5           in front of applicant's second entry,  
6           which is being used only for deliveries  
7           and staff entranceway, which is on Chelsea  
8           Avenue.

9                       Later on, with testimony from  
10          Brant and from Jay, we'll provide more  
11          detail on that and how it will be  
12          utilized.

13                      I'd also like to note the August  
14          7th letter mentioned using the alleyway at  
15          the rear of the property for loading and  
16          unloading. We're not planning to do that.  
17          I just wanted to clear that up. We're not  
18          gonna be using the alleyway for any  
19          loading or unloading.

20                      Finally, we're seeking variances  
21          also for the existing non-conforming  
22          conditions of the property, which are  
23          building coverage, site coverage, and  
24          setbacks.

25                      So, we're excited to get into it

1           today.

2                       We have two people testifying on  
3           behalf of the applicant.

4                       First, we'll have Brant Reiter,  
5           who's the managing member of Bridge City  
6           Collective, and he's gonna testify  
7           regarding operations of the dispensary and  
8           just give some general background.

9                       Next, we'll have Jay Sciullo,  
10          Jason Sciullo, principal of Sciullo  
11          Engineering Services, LLC, planner and  
12          engineer. He's gonna walk through the  
13          site plan and give some planning testimony  
14          and may be addressing those questions.

15                      So, if there's nothing else, I'd  
16          like to get into it and we can swear Brant  
17          in and go from there.

18                      LANCE LANDGRAF: Thanks. Thanks,  
19          Ben.

20                      So, we'll look at swearing in  
21          both Jay and Brant?

22                      Scott, do you want to do them  
23          both or do you want to do them separate?

24                      SCOTT COLLINS: Let's just --  
25          Let's start with the -- the

1 business representative first, I think.

2 LANCE LANDGRAF: Okay. Once you  
3 have him sworn.

4 SCOTT COLLINS: Are you there,  
5 Brant?

6 BRANT REITER: Yes, I am.

7 SCOTT COLLINS: Good morning.  
8 Would you raise your right hand, please?

9 Do you swear to tell the truth,  
10 the whole truth and nothing but the truth  
11 in your testimony here today?

12 BRANT REITER: Yes, I do.

13 SCOTT COLLINS: Thank you.

14

15 DIRECT EXAMINATION

16 BY BENJAMIN OJSERKIS:

17 Q. All right. Great. So, let's get  
18 --

19 First off, Brant, hi. Looking  
20 great today.

21 **A. Thank you.**

22 Q. Could you tell me -- tell the CRDA  
23 a little bit about your background, your  
24 experience in cannabis and so forth?

25 **A. Certainly.**

1 I've been in the cannabis space  
2 for, roughly, ten years.

3 I started out in Oregon, where I  
4 had family, under the medical program in  
5 Oregon state, where I was a manufacturer  
6 for infused -- cannabis-infused products  
7 for medical patients.

8 I also worked in Oregon with  
9 Bridge City Collective, in their retail  
10 locations. They have two retail locations  
11 located in Portland, Oregon. And I worked  
12 retail with them for some time.

13 Additionally, in the state of  
14 New Jersey, I've also worked at licensed  
15 cannabis dispensaries -- or a licensed  
16 cannabis dispensary in the state of  
17 New Jersey, in Jersey City.

18 Q. All right. Awesome.

19 So, let's start talking a little  
20 bit about the operations at the proposed  
21 dispensary.

22 So, what are your expected hours  
23 of operation?

24 A. Right now, our expected hours of  
25 operation are going to be 8 a.m. to 8 p.m.

1           **Monday, Tuesday, Wednesday, and 10 a.m. to**  
2           **10 p.m. Thursday, Friday, Saturday,**  
3           **Sunday.**

4           Q.       All right. And do you have an  
5           estimated employee count?

6           A.       Yes. I'd say somewhere in the area  
7           between -- somewhere in the range of eight  
8           to 12 employees.

9           Q.       All right. So, let's get into,  
10          next, the security system and how you  
11          anticipate doing that.

12                    So, I assume, Brant, regarding  
13          security, you will have an alarm system?

14          A.       Yes, we will. We'll have an alarm  
15          system. It's going to automatically  
16          notify us as well as the local police if  
17          anything's triggered.

18          Q.       All right. Great.

19                    And I assume that's --

20                    Oh.

21                    JEFFREY HANSON: I was just gonna  
22          say, you'll have -- you'll vet that  
23          through the city's police department?

24                    I'm sorry to interrupt you, Ben.

25                    BENJAMIN OJSERKIS: That's all



1 right.

2 JEFFREY HANSON: Get approval  
3 from the city for the surveillance and  
4 security?

5 THE WITNESS: Yes. Yes. That is  
6 our intention.

7 JEFFREY HANSON: Okay.

8 BENJAMIN OJSERKIS: Yeah.

9 So, we intend to -- and, Brant,  
10 you can confirm. We intend to engage with  
11 the Atlantic City Police Department for  
12 their review and approval of our security  
13 system and integration.

14 BY BENJAMIN OJSERKIS:

15 Q. So, as part of that security  
16 system, I'm assuming you'll have cameras  
17 as well?

18 **A. Yes. We will have internal as well**  
19 **as external cameras to give us full**  
20 **coverage and maximum surveillance and**  
21 **security capabilities.**

22 Q. And as Jeff said, you will be  
23 integrating that with the Atlantic City  
24 Police Department so it can be remotely  
25 viewed -- external cameras by the police?

1           **A.       Yes. That is correct. We're**  
2           **certainly gonna have those external**  
3           **cameras hooked up to the Atlantic City**  
4           **police system so they can be accessed**  
5           **remotely by the police.**

6           Q.       All right. Great. Because I know  
7           that's something they're looking for.

8                    So, as far as security, will you  
9           have a guard on site?

10          **A.       Yes. We will have an on-site**  
11          **security guard during all normal business**  
12          **operating hours.**

13          Q.       Oh. Great.

14                   And, just generally, you do have  
15          a security plan that was approved by the  
16          CRC?

17          **A.       That is correct. We have a --**  
18                    It's -- it's a security plan that  
19          **conforms to all state regulations. It has**  
20          **been submitted to the CRC and approved by**  
21          **the CRC.**

22          Q.       All right. Great.

23                    So, let's then move and get into  
24          loading and unloading.

25                    So, can you describe --

1           As far as the cannabis delivery,  
2           what size and type of vehicle will be  
3           making deliveries to your business?

4           **A.           Certainly.**

5                       **Typically, for delivery of**  
6           **cannabis products in the state of**  
7           **New Jersey, all products are, to my**  
8           **knowledge, delivered with what we would**  
9           **call a delivery van. It's not a large**  
10          **truck, it's not a semi or a tractor**  
11          **trailer or anything like that. For the --**

12                       **[Indiscernible cross-talking]**

13                       JEFFREY HANSON:   Sprinter vans,  
14          basically?

15                       THE WITNESS:    Sorry?

16                       JEFFREY HANSON:   Sprinter vans?

17                       THE WITNESS:    Essentially, --

18                       **[Indiscernible - cross-talking]**

19                       -- Sprinter vans.

20                       Typical normal delivery --

21                       LANCE LANDGRAF:   Can we hold on  
22          for one second?

23                       Just --

24                       Jeff, let -- let's let them get  
25          them through their testimony and have our

1           questions come in. Because we're not in  
2           person, --

3                   JEFFREY HANSON: Okay.

4                   LANCE LANDGRAF: -- the  
5           interruptions create problems.

6                   So, let -- let's let them finish,  
7           and then we'll jump in with our questions  
8           at the end.

9                   JEFFREY HANSON: Okay.

10                   LANCE LANDGRAF: Thank you.

11 BY BENJAMIN OJSERKIS:

12           Q.       All right. So -- so, you won't be  
13           having 18-wheelers doing deliveries.

14           **A.       That's correct.**

15           Q.       Do you anticipate these vehicles  
16           being able to fit in the loading zone on  
17           Chelsea?

18           **A.       Absolutely. Yes. That loading**  
19           **zone will be sufficient for any vehicles,**  
20           **typical delivery vans, what have you, that**  
21           **will be making deliveries to the store.**

22                   And the proximity of that loading  
23           zone area to the entranceway is such that  
24           it will be a direct entrance, directly,  
25           right across the sidewalk from the

1           **delivery vehicle to the entranceway.**

2           Q.       All right. And then, so, as -- as  
3           I kind of discussed before, you have two  
4           entrances. One is an entrance for the  
5           public, and then you have a second  
6           entrance just for deliveries and that sort  
7           of thing. And that's where the loading  
8           zone is?

9           **A.       That is correct.**

10          Q.       All right. Great.

11                    So...

12          **A.       And that is the entrance located at**  
13          **3 North Chelsea.**

14          Q.       So, how many deliveries do you  
15          anticipate per week?

16          **A.       It's gonna depend on a number of**  
17          **factors, including seasonality, as well as**  
18          **just sales velocity, but I think a -- a**  
19          **reasonable range would be somewhere in the**  
20          **range of five to ten deliveries per week.**

21          Q.       Okay. And I assume you have a --  
22          specific operating procedures or plan for  
23          loading and unloading --

24                    [Indiscernible - cross-talking]

25          **A.       Yes, we do.**

1 Q. ...from that?

2 A. Yes, we do. Those specific --  
3 those -- those standard operating  
4 procedures keep security first and  
5 foremost in our minds and have also been  
6 submitted to the CRC and have been  
7 approved by the CRC.

8 Q. Awesome.

9 So, have you accounted for the  
10 fact that this is a public loading zone,  
11 not a dedicated loading zone only for your  
12 business?

13 And how do you account for that?

14 A. We account --

15 As I mentioned earlier, we -- we  
16 account for that fact, and we intend to --  
17 to ensure the security of operations there  
18 by, number one, proximity of the loading  
19 zone to that entrance, as I mentioned  
20 earlier.

21 Also, we -- we can certainly --  
22 and we -- we mentioned this in our -- in  
23 our application to CRC, we're going to  
24 have our security staff also be present  
25 for deliveries.

1 Q. And you expect deliveries to occur  
2 at low volume times --

3 [Indiscernible - cross-talking]

4 A. Indeed. Yes. And -- and that is  
5 certainly standard operating practice  
6 throughout our industry.

7 We're -- we're cognizant of times  
8 of the day, day parts, if you will, where  
9 we expect fewer customers. And -- and our  
10 -- our suppliers and vendors all know that  
11 as well.

12 And so, as an industry, it's  
13 standard practice to make -- to -- to  
14 attempt and certainly to make deliveries,  
15 wherever possible, during those times when  
16 we expect the fewest numbers of customers.

17 Q. All right. Great.

18 So, now we've got --

19 So, let's move on to trash/waste.

20 Now, what types of waste will you  
21 have? Will there be cannabis waste in  
22 trash?

23 A. The type of waste we expect will  
24 only be non-cannabis waste.

25 Any cannabis waste would be,

1           essentially, defective products that we  
2           would return to the vendor.

3                   Our procedure for storing that  
4           defective product is that, until it's  
5           picked up by the vendor or the supplier,  
6           is to be kept in a secure location inside  
7           our secure vault, separated from the other  
8           saleable cannabis inventory. And then  
9           once the -- the vendor or the vendor's  
10          repre -- representative or -- or supplier,  
11          supplier's representative, arrives to our  
12          facility, that defective cannabis product  
13          or -- or -- or non-saleable cannabis  
14          product will be transferred using all  
15          normal protocols back to that vendor. And  
16          it will be their responsibility, not ours,  
17          for disposing of that cannabis waste.

18                   Therefore, there will be  
19          absolutely -- absolutely no cannabis waste  
20          of any nature disposed of on our premises.

21                   With regard to non-cannabis  
22          waste, the type of waste we would expect  
23          for non-cannabis waste will be,  
24          essentially, normal office waste; shredded  
25          paper, you know, what have you, any kind



1           of stationery supplies, takeout, you know,  
2           containers from our staff. Essentially,  
3           what you would expect from any  
4           non-cannabis retail operation in  
5           Atlantic City or -- or anywhere else.

6           Q.           Understood.

7                        So --

8                        And then the defective cannabis  
9           product that's going to be picked up by  
10          the manufacturer, in the interim, before  
11          it's picked up, you have a secure area  
12          that it will be stored in?

13                      Could you describe that a little  
14          bit?

15          A.          Yes. As I stated earlier, we -- we  
16          -- we are required by state statute to  
17          have a secure area for all cannabis items.  
18          And, of course, we will. And that -- that  
19          area is called a vault.

20                      And then inside that vault, there  
21          is gonna be, as I stated earlier, a --  
22          either a -- a safe or some other secure,  
23          locked cabinet, if you will, something  
24          that clearly demarcates the non-saleable  
25          or defective cannabis inventory from the

1           saleable cannabis inventory. And that is  
2           where any cannabis waste, as -- as we're  
3           discussing it in that -- in that context  
4           now, any cannabis waste, non-saleable  
5           cannabis items will be kept until picked  
6           up, as I stated earlier, by the  
7           manufacturer or its representative.

8           Q.       All right.

9                    BENJAMIN OJSERKIS: So, that's  
10           all I had for Brant.

11                   Do we want to do questions for  
12           him now or should we move on to Jay and do  
13           that at the end?

14                   LANCE LANDGRAF: Yeah. Why don't  
15           we get some of the questions out?

16                   Jeff, if you have anything else  
17           that you had questions on.

18                   I have a couple questions on --  
19           on the loading area that you talked about.

20                   So, that is a city-designated  
21           space. And that's right out front on  
22           Atlantic. Correct?

23                   BENJAMIN OJSERKIS: Yeah.

24                   THE WITNESS: It's on the --

25                   BENJAMIN OJSERKIS: It's on

1 Chelsea.

2 THE WITNESS: It's on the Chelsea  
3 side.

4 LANCE LANDGRAF: Oh. So, it's on  
5 the side. Okay.

6 So, the loading zone is on -- on  
7 Chelsea.

8 JEFFREY HANSON: Let me go -- let  
9 me go through my letter here and see if I  
10 had anything for Brant.

11 I think the only thing would be  
12 on Page 6 of my letter that --

13 Is there ample room -- do you  
14 feel there's ample room in that indoor  
15 waste storage area for the anticipated  
16 kind of -- nature of trash and recycling?  
17 You're gonna be able -- that -- that it's  
18 not gonna be an overflow or anything? You  
19 should be able --

20 [Indiscernible - cross-talking]

21 THE WITNESS: We've got --

22 We're talking about non-cannabis  
23 waste, sir?

24 JEFFREY HANSON: Yes.

25 THE WITNESS: Yes. We have

1            ample.

2                    JEFFREY HANSON:    Okay.    I -- I  
3           think, as far as operational things go,  
4           that's the only thing that I had in my  
5           letter that wasn't addressed by the  
6           testimony, Lance.

7                    LANCE LANDGRAF:    Okay.

8                    [Indiscernible - cross-talking]

9                    I'm assuming we'll get more  
10          testimony on the loading area and how that  
11          --

12                   So, you're saying that loading  
13          area is gonna access through the front  
14          door? They're gonna bring it around the  
15          corner?

16                   THE WITNESS:    Through the side  
17          door, sir. The door is the 3 North  
18          Chelsea door.

19                   JEFFREY HANSON:    There's a --  
20          there's a door on Jay's site plan that's,  
21          basically, just -- just adjacent to where  
22          that loading zone is.

23                   LANCE LANDGRAF:    Okay.

24                   THE WITNESS:    Correct. And --  
25          and that entrance is --

1 [Indiscernible - cross-talking]

2 UNKNOWN SPEAKER: The employees

3 --

4 [Indiscernible - cross-talking]

5 UNKNOWN SPEAKER: ...will be in

6 trans -- on it.

7 THE COURT REPORTER: Wait. Wait.

8 Wait a minute. The document came up and

9 my yellow boxes went away.

10 Could you just tell me who was

11 just speaking and what you said?

12 JEFFREY HANSON: I said --

13 It's Jeff Hanson.

14 THE COURT REPORTER: Okay.

15 JEFFREY HANSON: The -- the site

16 plan, Mr. Sciullo's site plan, illustrates

17 that the loading zone is directly adjacent

18 to the employee slash delivery entrance

19 along Chelsea Avenue. It's just -- it's

20 right there across the sidewalk. I mean,

21 maybe 15 feet, maximum. I don't have my

22 scale, but it's right -- right there,

23 directly adjacent to the loading zone.

24 LANCE LANDGRAF: Okay. All

25 right. I was looking at it -- some aerial

1 stuff here.

2 All right.

3 BENJAMIN OJSERKIS: Yeah. And  
4 that -- and as you said, Jeff, that  
5 entrance is not meant for the general  
6 public/customers. That is a -- an  
7 entrance specifically designated for  
8 delivery.

9 JEFFREY HANSON: Yeah. It's on  
10 the side of the facility, on -- on Chelsea  
11 Avenue frontage, --

12 BENJAMIN OJSERKIS: Right.

13 JEFFREY HANSON: -- right --  
14 right -- right in front of --

15 THE WITNESS: Yes.

16 And -- and I would add, it's a  
17 locked entrance, a locked, secure  
18 entrance.

19 JEFFREY HANSON: Secure.

20 LANCE LANDGRAF: Okay.

21 JEFFREY HANSON: Okay.

22 LANCE LANDGRAF: All right. I  
23 guess you want to bring Jay Sciullo up --  
24 Mr. Sciullo up?

25 BENJAMIN OJSERKIS: Yep.

1                   SCOTT COLLINS: Lance, can I just  
2 ask for a clarification?

3                   LANCE LANDGRAF: Sure.

4                   SCOTT COLLINS: Ben, I think this  
5 is for you.

6                   The applicant here is Bridge  
7 City. And they're a tenant at the  
8 property. Correct?

9                   BENJAMIN OJSERKIS: Correct.

10                  SCOTT COLLINS: And did -- did  
11 you say something else about the licensee  
12 having a different name?

13                  BENJAMIN OJSERKIS: What I did  
14 say in the beginning -- because I just  
15 wanted this on the record -- is Bridge  
16 City Collect -- the -- the applicant's  
17 full legal name now is  
18 Bridge City Collective Highlands, LLC.

19                  They're anticipating changing  
20 their name in the near future to Chelsea  
21 Beach Buds By Bridge City Collective, LLC.

22                  SCOTT COLLINS: Okay. I just  
23 wanted to make sure that was clear,  
24 because we've had a couple of glitches  
25 with other applications that get hung up

1 at CRC because of -- the names don't match  
2 up.

3 BENJAMIN OJSERKIS: Yeah.

4 SCOTT COLLINS: Understood.  
5 Thank you.

6 BENJAMIN OJSERKIS: Mm-hmm.

7 JASON SCIULLO: Are you guys  
8 ready for me yet?

9 LANCE LANDGRAF: Ben, are you  
10 ready for -- to bring Jay in?

11 BENJAMIN OJSERKIS: I'm always  
12 ready for Jay.

13 LANCE LANDGRAF: All right.  
14 Scott, can we have him sworn in, please?

15 SCOTT COLLINS: Good morning,  
16 Jay.

17 JASON SCIULLO: Good morning.

18 SCOTT COLLINS: Do you swear to  
19 tell the truth, the whole truth and  
20 nothing but the truth in your testimony  
21 here today?

22 JASON SCIULLO: Yes, sir.

23 BENJAMIN OJSERKIS: Great.

24 SCOTT COLLINS: And before you  
25 get started --



1                   Oh. First, Lance, we will  
2 recognize Jay as a professional -- as --  
3 an expert in professional engineering and  
4 professional planning?

5                   LANCE LANDGRAF: Yes.

6                   JASON SCIULLO: Thank you.

7                   SCOTT COLLINS: And then, Jay, I  
8 -- I saw you started --

9                   JASON SCIULLO: Yeah.

10                  [Indiscernible - cross-talking]

11                  SCOTT COLLINS: -- the app --  
12 application materials A-1.

13                  And then, if you have anything  
14 new, we'll just -- if you could identify  
15 them at -- as we go.

16                  JASON SCIULLO: Okay. Everything  
17 that I'm going to share is going to be  
18 submission items, things you already have  
19 as part of A-1.

20                  So, I'll just describe them as we  
21 go.

22                  SCOTT COLLINS: Perfect. Thank  
23 you.

24                  JASON SCIULLO: Sure.

25                  LANCE LANDGRAF: Jay?

1                   BENJAMIN OJSERKIS:   So, Jay  
2                   Sciullo is qualified as an expert?

3                   LANCE LANDGRAF:   Yes.   We've done  
4                   that.   Yes.

5                   BENJAMIN OJSERKIS:   Yep.  
6                   So, Jay, I'll just let you run  
7                   with it.   I'll hop in if you need any  
8                   help.

9                   THE WITNESS:   Okay.

10                  All right.   So, I'm gonna share  
11                  the screen.   I'm gonna put up the site  
12                  plan that was submitted as part of the  
13                  application to kind of clarify some of the  
14                  previous testimony from Brant.

15                  So, I'll zoom in on the plan  
16                  view.   This is, again, the site plan that  
17                  was submitted as part of the application.

18                  So, we originally --

19                  This is the second -- I think  
20                  it's the second issue, but it's the latest  
21                  issue that's been -- that was revised  
22                  slightly in response to the completeness  
23                  review, which the revisions are shown --

24                  [Indiscernible - cross-talking]

25                  I'm gonna clarify a couple

1 things.

2 As Ben mentioned, we are seeking  
3 -- no longer seeking relief for signage.  
4 And I want to kind of frame that a little  
5 bit after we get into, you know, general  
6 arrangements.

7 So, you will -- you'll notice on  
8 this that it's at the corner of Chelsea  
9 and Atlantic, Chelsea on the left side  
10 here, the -- the west side on the site.

11 We're the ground floor tenant in  
12 this space that wraps around another  
13 retail tenant and is adjacent to other  
14 retail tenants in the same building. So,  
15 this single lot has multiple tenants.

16 Prior to us being deemed complete  
17 and coming into a hearing, the -- the  
18 landowner had to clarify a couple things  
19 to get a CLUC to clean up some information  
20 out there, one of which was signage,  
21 because there was -- based on information  
22 provided by other consultants that worked  
23 for the landowner, there was an approval  
24 of the Zoning Board for the City of  
25 Atlantic City, in 1990, to permit more

1 signage than what would typically be  
2 permitted, especially in the current  
3 version of the CRDA rules, which this all  
4 -- all these existing pre-date the  
5 adoption of the CRDA land development  
6 rules.

7 As part of that, there was an  
8 existing sign -- still is, but we'll be  
9 removing -- an existing sign on the side  
10 of the building on Chelsea Avenue that's a  
11 multi-tenant sign.

12 We originally proposed for that  
13 to be our tenant space, the -- the little  
14 block that's in it for our tenant, to just  
15 be replaced with the name of this -- this  
16 applicant.

17 That multi-tenant sign is going  
18 away. So, now there are two small signs  
19 left on the frontage, 16 square feet each.  
20 One on the frontage of Atlantic Avenue,  
21 over the door, which will be here, facing  
22 Atlantic Avenue, and another one on the  
23 Chelsea Avenue side, on the corner, above  
24 the first window off the side of the  
25 building. That will be the same 16 square

1 feet on the first floor. Both of which  
2 are compliant with area requirements under  
3 CRDA's rules.

4 They're on separate facades,  
5 which also complies with CRDA's rules.

6 And then separate from that, the  
7 Green Zone Redevelopment plan permits two  
8 signs per site. It's two signs for --

9 [Indiscernible - cross-talking]  
10 ...that.

11 So, what's shown on this plan is  
12 -- and, Jeff, in your letter -- this 96  
13 square foot multiple tenant sign is no  
14 longer going to be utilized and, instead,  
15 there's a 16 square foot sign on the  
16 corner.

17 The majority of the site other  
18 than that signage change, which is a  
19 product of non-conforming issues to be  
20 addressed, nothing else is changing.

21 The facade of the building may be  
22 painted and cleaned up, but there's no  
23 exterior changes.

24 From a structural nature, the  
25 interior work is confined to typical

1           tenant fitout.

2                       As shown on this plan is we --  
3           you know, the man door -- the main  
4           employee entrance -- excuse me -- the main  
5           one off Atlantic.

6                       There's an emergency exit that  
7           pops out onto Chelsea, and then there's a  
8           separate door that's the employee and  
9           delivery entrance that was just discussed.

10                      Directly opposite that, across  
11           the sidewalk, is the existing loading  
12           zone, which we have here a photo of in the  
13           corner from -- taken from the street.

14                      So, as mentioned in previous  
15           testimony, the van would pull up into this  
16           space and delivery would occur directly  
17           across the sidewalk.

18                      The -- the trash area that was  
19           discussed is shown inside the building  
20           here, storage area for trash and  
21           recycling. And that's inside an employee  
22           break room, back of house area. It's not  
23           in the front tenant's -- or in the front  
24           customer space.

25                      And then the vault that was

1           mentioned is the furthest interior portion  
2           along that cannabis storage for anything  
3           that's defective.

4           The parking lot that was  
5           mentioned as part of the discussion is  
6           directly across the small alley here.  
7           It's an existing 26-space parking lot  
8           owned by the same landowner. It's not  
9           tied to this property by deed or any other  
10          restriction, but within the lease for this  
11          tenant, that landowner has provided for a  
12          minimum of five spaces to be available  
13          directly to this tenant. Five spaces is  
14          what's required by regulation for this  
15          size space, the retail being a little less  
16          than 1,500 square feet.

17          I wanted to clarify, too -- and  
18          I'm gonna ask Brant.

19          He mentioned the number of  
20          employees. I want to make sure that's  
21          understood. That's not the maximum shift.  
22          That's the total.

23          So, Brant, what's the maximum  
24          you'll have on a single shift?

25          BRANT REITER: That's a really

1 good question, Jay.

2 And again, that's gonna depend on  
3 some factors that we're gonna have to  
4 figure out as we go along, as we gauge  
5 customer demand.

6 But, to -- to your point, we need  
7 to have a -- a pretty big roster so that  
8 we can put together shifts and everyone,  
9 you know, has a -- has a time where they  
10 can work.

11 And all -- the -- the maximum  
12 number of people will never be on site at  
13 any one given time.

14 I expect, during the slower  
15 season, periods of lower customer  
16 activity, as few as three or four people  
17 on site at any given time, whereas peak  
18 season and, again, as we gauge demand, we  
19 would looking at -- we would be looking  
20 at, most likely, no more than, I'd say,  
21 seven or eight. And -- and that would be,  
22 probably, the maximum at any -- at any one  
23 time. Of course, it's --

24 [Indiscernible - cross-talking]

25 JASON SCIULLO: So, the reason I



1           wanted to bring that up was to make sure  
2           it's understood.

3                   The -- the regulatory standard is  
4           required to be five. There's a  
5           grandfathered shortfall on this site for  
6           the former barber shop service use of four  
7           spaces.

8                   So, we really, by ordinance or  
9           regulation, need relief for one additional  
10          space. But, we're providing, through the  
11          agreement that we mentioned, the lease  
12          with the -- the tenant -- or, I'm sorry,  
13          the landlord -- to have a minimum of five  
14          to meet the minimum ordinance standard.

15                  But, we have access to more than  
16          that in this parking lot.

17                  So, you're anticipating --

18                  And this, unlike many other  
19          cannabis applications that we've had  
20          before this that have no parking and a  
21          grandfathered shortfall, that just doesn't  
22          change, we're actually bettering the  
23          situation, where, right now, they have no  
24          parking tied to this lease and we will.

25                  So, it's my opinion that that

1 improvement justifies the variance relief.

2 And, as a technicality -- I call  
3 it a technicality, but in the regulatory  
4 standards, the RC zone permits commercial  
5 uses to have off-site parking without  
6 variance relief.

7 Since this is Central Business  
8 District, technically, it's anticipated  
9 off-site parking nearby is used, but it is  
10 not specifically permitted.

11 So, we're requesting relief to  
12 allow this directly across the alley  
13 off-site parcel to be utilized to support  
14 the parking need for this -- this use.

15 As far as the other variances  
16 that are identified in the letter, all of  
17 them are existing non-conformities related  
18 to building cover, impervious cover, and  
19 front yard setback, all of which are  
20 existing non-conforming conditions that  
21 are not changing as a result of this  
22 application.

23 It would be a hardship to modify  
24 the building to be compliant for an -- as  
25 an example, to reduce it to the permitted

1 building coverage, which substantially  
2 reduces yield.

3 Obviously, it costs an enormous  
4 amount of money.

5 And since this building was  
6 designed, approved and constructed prior  
7 to the CRDA rules, which have this  
8 limitation in it, it would be unreasonable  
9 to expect that existing non-conforming  
10 condition to change.

11 So, it's my opinion that, for  
12 building coverage, impervious coverage and  
13 setback, that falls squarely within the  
14 (c.) (1) criteria for hardship, since it  
15 would be unreasonable for the applicant to  
16 be expected -- or the owner to be expected  
17 to try to bring it into conformance for a  
18 building that pre-dates the regulations.

19 I also want to point out that we  
20 are here for a site plan approval simply  
21 because we have to be relative to the  
22 Green Zone Redevelopment plan. If another  
23 service use were to come in here or even,  
24 potentially, another retail use, they can  
25 probably do so without a site plan

1 approval.

2 The -- the other items, I think,  
3 in Jeff's letter -- I don't want to steal  
4 your thunder, Jeff, but I don't know that  
5 there's anything else of any significance  
6 to be discussed.

7 We talked about loading.

8 Oh. There was one. This was  
9 interesting. And I don't want to bog down  
10 the discussion too much, but --

11 And I think, Jeff, I know why you  
12 guys didn't --

13 You just asked the question.

14 So, under D(1) on your -- your  
15 site plan review, Page 5 of your letter,  
16 there's mention of deed restrictions that  
17 are recorded in -- in older deed books.

18 So, these were found in the title  
19 report, and they were from 1890 or 1889,  
20 and they were related to the original  
21 development of this parcel and the  
22 restrictions. It's all old school  
23 cursive, it's difficult to read, but the  
24 restrictions are -- there's multiple of  
25 them that are handwritten multiple times

1 to different buyers from the original  
2 landowner. I think it was called, like,  
3 Chelsea Beach-something. They sold the  
4 parcels with the restriction that said  
5 that you couldn't have slaughterhouses,  
6 dump any, quote, unquote, "filth" into the  
7 soil, you couldn't build a building that  
8 was less than \$500, which, back then, I  
9 guess was a lot of money, and that, if you  
10 were to build a building, it couldn't be  
11 on a separate lot, it couldn't be any  
12 closer than five feet to a neighboring lot  
13 that didn't have common ownership.

14 This originally --

15 It might have been multiple lots.  
16 It's since been consolidated. Whatever  
17 went on with this existing condition is  
18 what it is. But, there's nothing in the  
19 deed restriction, Jeff, that prohibits  
20 this use from coming into the site.

21 The --

22 Again, we're in the Green Zone.  
23 We're completely conforming with Green  
24 Zone Redevelopment Plan standards.

25 There will be a submission to the

1 city for architectural review, as is the  
2 normal course. That has not been done  
3 yet, but construction documents are being  
4 developed by the architect, and they will  
5 be provided to the city as a condition of  
6 approval.

7 And there are no encroachments  
8 into the right-of-way proposed as part of  
9 this application. We understand that  
10 there has been identified -- or I -- there  
11 were -- or are awnings that may encroach  
12 into the public right-of-way. They're in  
13 a different tenant space, which I'll hang  
14 over the -- the plan here. It's on this  
15 side of the development, closer to the  
16 alley.

17 It's unclear if that's  
18 overhanging into the right-of-way because,  
19 as you can see, there's about five feet of  
20 space between the building and the -- the  
21 right-of-way line.

22 And if you want to look, I'll  
23 bring up the site photos here so you can  
24 see.

25 These were also submitted as part

1 of the application.

2 Well, you actually don't even  
3 have it down that far. But, it's on the  
4 other side of this space here.

5 It looks like the awnings may not  
6 get that far out, but, in the event that  
7 they do, it's not our space that's,  
8 potentially, an issue. And there may be  
9 licenses in place already.

10 So, we respectfully request that  
11 confirmation of that -- that potential  
12 enforcement issue doesn't fall on this  
13 applicant.

14 There was a previous process for  
15 the CLUC for the landowner. And if they  
16 have a non-conforming condition related to  
17 any kind of awnings, we feel that it  
18 should be, you know, on them to deal with.

19 But, again, we were not sure.  
20 They may already have licenses, if it even  
21 encroaches.

22 And I think that's all I have  
23 unless Ben or anyone else has any  
24 questions.

25 BENJAMIN OJSERKIS: No. I have

1 no questions on my end.

2 LANCE LANDGRAF: All right. Just  
3 going back to loading, there will be a  
4 camera on this part of the building, that  
5 -- where the doorway is, --

6 THE WITNESS: Yes.

7 [Indiscernible - cross-talking]

8 LANCE LANDGRAF: -- for the  
9 loading?

10 There will be a camera there on  
11 the loading space and -- and able to -- to  
12 capture that activity?

13 THE WITNESS: Absolutely.

14 BRANT REITER: Yes, there will.  
15 Yes.

16 LANCE LANDGRAF: Okay. And you  
17 submitted a copy of the lease for those  
18 parking spaces cross the alley?

19 BRANT REITER: Yes.

20 BENJAMIN OJSERKIS: We have.

21 LANCE LANDGRAF: All right.

22 Good.

23 I don't see anything else in  
24 there.

25 JASON SCIULLO: Yeah. It was one



1 of the completeness comments. And we  
2 submitted it and Jeff reviewed it for all  
3 --

4 [Indiscernible - cross-talking]

5 LANCE LANDGRAF: All right.

6 Good. Good. Good. Good.

7 All right. I don't have any  
8 other questions right now. The --

9 Ben, do you have anything else?

10 BENJAMIN OJSERKIS: At this  
11 point, no, I do not. I think we maybe --

12 LANCE LANDGRAF: Okay. With  
13 that, we'll go to our board engineer, the  
14 CRDA engineer, Jeff Hanson.

15 Do you want to have him sworn in,  
16 Scott?

17 SCOTT COLLINS: Didn't we do that  
18 already?

19 JEFFREY HANSON: I think he --  
20 I was sworn in before this.

21 LANCE LANDGRAF: Oh. That's  
22 right. You were. I'm sorry.

23 [Indiscernible - cross-talking]

24 With the other stuff.

25 So, Jeff, do you want to go

1 through your report?

2 We'll mark that as B-1. That is  
3 a letter dated August 7th, 2024, prepared  
4 by ERI -- Environmental Resolutions, Inc.

5 JEFFREY HANSON: Correct.

6 I've -- I've sort of been making  
7 notes as we've been going along, and the  
8 -- the testimony given by Ben and Brant  
9 and Jason has been pretty exhaustive.

10 I'd never know that this is your  
11 first hearing, Ben. You're doing a really  
12 nice job, buddy.

13 BENJAMIN OJSERKIS: Thank you.

14 JEFFREY HANSON: At any rate, the  
15 first page of my -- my letter just lists  
16 the applicant's contact information. And  
17 the documents submitted is on the second  
18 page. I'm not gonna regurgitate the  
19 project description and background because  
20 I think a thorough description of that was  
21 provided.

22 As Jay said, there -- there's  
23 just one variance, and that's because you  
24 can't have off-site parking, by right, in  
25 the CBD zone -- or the CBD zone.

1                   They're gonna provide five spaces  
2                   off-site.

3                   And we would just request that a  
4                   condition be placed that if access to  
5                   those parking spaces isn't available in  
6                   the future, that they'd return with  
7                   alternate arrangements or to seek the  
8                   appropriate variance relief for not having  
9                   parking.

10                  LANCE LANDGRAF: Yeah. I think  
11                  we've attached that to previous  
12                  applications, too.

13                  JEFFREY HANSON: Yeah.

14                  And their lease agreement clearly  
15                  states that they have rights to no fewer  
16                  than five of those spaces, which is what  
17                  the rules requirement is for this. It's  
18                  one space per 300 square feet.

19                  So, they are providing off-street  
20                  parking. It's just not on their site.  
21                  So, that's -- that's the -- why the  
22                  variance is required.

23                  And then there's the three  
24                  existing non-conformities that Jason  
25                  referenced. For a max building coverage

1 of 84 percent where 30's required. Max  
2 impervious coverage of a hundred percent  
3 proposed where eight -- an existing, where  
4 80 percent, max, is up -- is -- is  
5 provided. And then there's zero feet  
6 front yard setback existing and proposed  
7 where five's required in the CBD zone.

8 We touched on the signage. The  
9 signage variance is going away. They just  
10 have one per each facade now since -- by  
11 virtue of the fact that they're removing  
12 the 96 square foot multi-tenant business  
13 identification sign.

14 The rules of the Green Zone  
15 Redevelopment Zone permits a maximum two  
16 signs per site. They are just proposing  
17 two. So, there's no variance required for  
18 that at this point anymore.

19 Going on to site plan review on  
20 Page 5, Jay talked about the fact that the  
21 deed restrictions, the old deed  
22 restrictions, don't affect this  
23 development.

24 The loading zone questions were  
25 covered.

1                   We talked about the Green Zone  
2                   Redevelopment Plan. They'll get that  
3                   approval.

4                   They're gonna go to this -- to  
5                   the police department for the security  
6                   plan to have that approved.

7                   And then, since there aren't any  
8                   encumbrances into the right-of-way for  
9                   this specific site, I don't know how we're  
10                  gonna handle this, but I would -- I would  
11                  say that it -- if -- if either of the few  
12                  -- of the other spaces within this site  
13                  would come forward for an application that  
14                  would be dealt with at that time, I don't  
15                  see why we would burden -- I don't know if  
16                  anybody has a different opinion, but I --  
17                  I don't see why we would burden this  
18                  specific applicant, since they don't have  
19                  any such encumbrances into the  
20                  right-of-way. But, I would -- I would  
21                  defer to Lance or Scott on that.

22                  And then number 6. They -- they  
23                  gave appropriate testimony for the storage  
24                  for the trash and recycling.

25                  And that -- that covers

1 everything in my letter, unless anybody  
2 has any questions or comments for me.

3 LANCE LANDGRAF: You're  
4 comfortable with the testimony that was  
5 provided on the -- on the parking  
6 variance?

7 JEFFREY HANSON: Yes.

8 LANCE LANDGRAF: And I think  
9 they're providing the off-site. It's just  
10 --

11 JEFFREY HANSON: They're --

12 LANCE LANDGRAF: It's merely  
13 across a -- an alleyway. So...

14 JEFFREY HANSON: It's really just  
15 a technicality that it's not on their own  
16 site. It's -- it's in close proximity.  
17 And it -- they're providing the  
18 appropriate amount of site -- or of  
19 off-street spaces at the end of the day.  
20 So, I -- I think the testimony was  
21 appropriate.

22 LANCE LANDGRAF: And that's  
23 consistent with what we've approved on  
24 other applications when it's been  
25 providing parking off-site.

1                   JEFFREY HANSON: We've -- we've  
2 approved it with less parking than, you  
3 know, what is required.

4                   LANCE LANDGRAF: Okay.

5                   JEFFREY HANSON: So, I'm  
6 comfortable.

7                   LANCE LANDGRAF: Okay.

8                   All right. Rob, do you have any  
9 comments on this, at all?

10                  ROBERT REID: Nothing. I do not.

11                  LANCE LANDGRAF: All right. And,  
12 Scott, you're good with everything we've  
13 got so far?

14                  SCOTT COLLINS: I am.

15                  LANCE LANDGRAF: The one thing I  
16 do want to make clear and that we should  
17 make sure we have it in our hearing  
18 officer report is that that alternate  
19 name, that Chelsea Beach Buds alternate  
20 name so, when we do the resolution --

21                  I know Jane's on here as well.  
22 She'll be preparing that resolution for  
23 our board.

24                  We want to make sure that that's  
25 referenced in there so we don't have to

1           amend the resolution, which we've had to  
2           do in -- in the past for different name  
3           changes. So...

4                   SCOTT COLLINS: Exactly.

5                   LANCE LANDGRAF: More -- more of  
6           a housekeeping for us. But, I wanted to  
7           make sure it's on the record so it reminds  
8           us to -- to get that work done.

9                   All right. With that, I know we  
10          have several people here in the public  
11          that want to comment.

12                  So, we're gonna open this meeting  
13          up to the public at this time.

14                  Anyone --

15                  In the Zoom meeting. I have to  
16          get back to our -- our remote commentary.

17                  If anyone here wishes to speak or  
18          ask any questions or make any comments,  
19          please raise your hand through the -- the  
20          chat option and we'll recognize you and --  
21          and bring you on so you can speak.

22                  I know there was a woman who was  
23          messaging us.

24                  Miss Rosenberg, do you want to  
25          speak?



1 Please unmute yourself.

2 BENJAMIN ZELTNER: Lance, I want  
3 to speak.

4 MEMBER OF THE PUBLIC (GINA  
5 ROSENBERG): Yes.

6 BENJAMIN ZELTNER: Ben Zeltner.

7 LANCE LANDGRAF: All right, Ben.

8 BENJAMIN ZELTNER: Yeah.

9 Any -- anytime.

10 MEMBER OF THE PUBLIC (GINA  
11 ROSENBERG): I'll -- I'll wait.

12 LANCE LANDGRAF: All right. Ben,  
13 you do have to turn on your camera to be  
14 recognized here.

15 BENJAMIN ZELTNER: Oh. Got it.  
16 Okay. Let me -- let me try that. Hold  
17 on.

18 LANCE LANDGRAF: There we go.

19 BENJAMIN ZELTNER: Okay. Good  
20 enough.

21 Okay. Good morning, everyone.  
22 I'm Benjamin Zeltner. I'm an attorney,  
23 wearing a lot of hats today.

24 So, one of my hats is that I am  
25 counsel to LSSC Co., which is the owner of

1 property directly across Atlantic Avenue,  
2 on the ocean side of Atlantic and Chelsea.  
3 It's occupied by the law firm Levine,  
4 Staller, which has been at that location  
5 since the late '70s.

6 My other hat is I'm representing  
7 Levine, Staller, LSSC, Co., and I'm a -- a  
8 partner in the LSSC Co.

9 So, with that said --

10 First off, congratulations to  
11 "Bennett" [stated incorrectly] on the  
12 first hearing. You're doing a great job  
13 so far.

14 So, I don't typically oppose any  
15 applications, but, in this case, I -- I  
16 just want to put on the record that, as  
17 "CRD" [stated incorrectly] is aware,  
18 there's currently three operating  
19 dispensaries, one every block in the  
20 three-block area from Montpelier to  
21 Brighton Avenue on the south side of  
22 Atlantic Avenue, the same as our law  
23 office.

24 One of those is Legal  
25 Distribution, at 3112 Atlantic Avenue.

1 SunnyTien, at 3004 Atlantic Avenue,  
2 directly across our parking lot from our  
3 office. And Bakin' Bad, at 2834 Atlantic  
4 Avenue.

5 In that same three-block area,  
6 one dispensary is approved, not yet  
7 opened. That's at 3001 Atlantic Avenue.  
8 And then you have the proposed dispensary  
9 at 3027 Atlantic Avenue.

10 From a planning perspective, I  
11 just don't think it makes sense to  
12 saturate the area with another cannabis  
13 operation.

14 In my experience, I've gone into  
15 all the existing cannabis operations  
16 within our three-block area. In my  
17 experience, very little business.

18 You know, I don't wish, you know,  
19 any ill on anyone, but I don't see how all  
20 these cannabis operations can survive in  
21 -- in the end. Some, maybe all, are  
22 likely to fail and end up being boarded up  
23 storefronts, which, from a planning  
24 perspective, is certainly not ideal.

25 I don't think, from a planning

1 perspective, it makes sense to saturate  
2 the area. I think it's a negative to the  
3 neighborhood and to the public good.

4 And that's really all I had to  
5 say.

6 LANCE LANDGRAF: Okay. Thank  
7 you, Mr. Zeltner.

8 So, just so you're aware, once  
9 the city issues a resolution approving the  
10 sites, the CRDA has very little leeway in  
11 denying these applications.

12 They are permitted uses.

13 BENJAMIN ZELTNER: Mm-hmm.

14 LANCE LANDGRAF: We've raised the  
15 same concerns.

16 And I will ask the applicant --  
17 or make the applicant aware that there are  
18 32 other cannabis facilities already  
19 approved in the Green Zone in the City of  
20 Atlantic City, --

21 BENJAMIN ZELTNER: Right.

22 LANCE LANDGRAF: -- as well as  
23 having nine of them already open.

24 And the question I typically pose  
25 to them is how are you going to make

1           yourself viable in this environment.

2                       While I don't disagree that a  
3           saturation of this use is -- is not ideal,  
4           I don't know that there's a planning  
5           reason in that line of thinking to deny an  
6           application. They are a permitted use.

7                       BENJAMIN ZELTNER: Mm-hmm.

8                       LANCE LANDGRAF: So, like I said  
9           --

10                      And I've -- I've brought this to  
11           my board. We've -- we've asked the city  
12           to put a pause on issuing these licenses  
13           and these resolutions, and they have not.

14                      So, our hands are somewhat tied  
15           here.

16                      They are permitted uses.

17                      The variance relief that they are  
18           requesting is -- is really minor in  
19           nature.

20                      The -- the existing  
21           non-conforming conditions are -- are  
22           hardships.

23                      Any business coming in there  
24           would have those same relief requirements.

25                      And the parking, they're

1 providing the parking. We've done that  
2 very same thing for any number of uses in  
3 the Tourism District, where we allow them  
4 to use off-site parking locations for  
5 their parking demand, their parking  
6 requirement.

7 So, I understand your concerns.  
8 I -- I would suggest -- and I suggest this  
9 to every resident that opposes these  
10 applications -- is to take your concerns  
11 to city council, because that's where that  
12 change has to occur.

13 But, I do thank you for being  
14 here, Ben.

15 BENJAMIN ZELTNER: Thank you.  
16 Thank you, Lance.

17 LANCE LANDGRAF: Miss Rosenberg,  
18 did you want to speak?

19 MEMBER OF THE PUBLIC (GINA  
20 ROSENBERG): Yes, please. Thank you.

21 I'm a resident on Chelsea Avenue.  
22 I got one of the -- one of the  
23 letters in the mail. And I also --

24 My neighbor, who really wanted to  
25 come also today --

1 Oh. Start my video. Okay.

2 Hi. Hi.

3 My neighbor also has --

4 And that's --

5 I'm 21 North Chelsea.

6 And we have such a difficult time  
7 on our block parking our own cars all year  
8 long.

9 I just took a picture of this  
10 loading zone that you're stating you're  
11 gonna be able to use. 24/7 there's cars  
12 parked there.

13 That parking lot that you're  
14 saying that you're gonna get five spots  
15 from, it's always packed with cars.  
16 Always. There's not, like, an empty  
17 space.

18 We have pictures, if you'd like  
19 me to send them to you.

20 Parking, number one, is an issue.

21 The other issue is, like Ben was  
22 saying, it makes no sense --

23 I mean, who would have four  
24 liquor stores in a three-block radius?  
25 Because that's what we're proposing with

1           this cannabis.

2                       I mean no harm to anybody opening  
3           up their own business, but, oh, my Lord.  
4           Really?

5                       I'm -- I'm sorry. I'm --

6                       I know I shouldn't be emotional  
7           about it, but I am very emotional about  
8           it.

9                       We're not that far away from a --  
10          a -- a high school -- I mean, a middle  
11          school and two other schools.

12                      And I know that you can't have  
13          bars in certain areas. How is this  
14          different?

15                      I'm all for medical marijuana.  
16          I'm all for everybody doing what they want  
17          to do. Whatever you want to do, hey, man,  
18          great.

19                      But, what -- what is being  
20          proposed here right now is a huge, huge  
21          hardship for our neighborhood.

22                      And if it was one place opening  
23          up, okay, have at it.

24                      Five parking spots. Where are  
25          you gonna -- where are the eight people



1           that are gonna be working there parking?  
2           Where are they parking?

3                     And then the -- the -- the --

4                     You're saying that, you know,  
5           there are gonna be these larger-type vans  
6           picking up and dropping things off.

7                     It just sounds not realistic if  
8           any one of you were living on this block,  
9           like I am.

10                    I come home sometimes after a gig  
11           -- I work. I play music. Two o'clock in  
12           the morning. It could be 10 o'clock at  
13           night. It could be 5 o'clock in the  
14           afternoon, in the evening -- early  
15           evening. You can't find a spot on the  
16           street anywhere.

17                    Five spots is not gonna cut it.  
18           That might be something that is, like, by  
19           law; you have to provide five parking  
20           spots.

21                    Where are the employees --

22                    We have -- bless their hearts.  
23           We have the lifeguards parking on our  
24           street. It's --

25                    You know, it -- it is what it is.

1           It's summertime. People are working.

2                   Adding this place with this  
3           amount of what you're saying is a proposed  
4           amount of people coming in and out, eight  
5           people working there, we can't handle that  
6           with five reserved parking spots. I am  
7           sorry. That is just --

8                   And I -- I don't understand how  
9           so many people are getting approved for  
10          all these cannabis dispensaries, you know,  
11          because they're -- it's --

12                   We're talking four in a  
13          three-block radius. It's -- it really  
14          feels more like two-block radius.

15                   I mean, I see you shuffling  
16          papers and stuff. Maybe it's boring to  
17          you. But, I'm really upset about this. I  
18          -- I gave you my full attention when I was  
19          listening.

20                   LANCE LANDGRAF: I'm listening to  
21          you. I'm not shuffling papers. I'm  
22          taking notes.

23                   MEMBER OF THE PUBLIC (GINA  
24          ROSENBERG): Yeah. I -- I --

25                   LANCE LANDGRAF: I muted myself

1           because my neighbor's having their grass  
2           cut right now.

3                   MEMBER OF THE PUBLIC (GINA  
4           ROSENBERG): Well, I wasn't speaking to  
5           you. It was somebody else that's  
6           shuffling --

7                   [Indiscernible - cross-talking]

8                   LANCE LANDGRAF: So --

9                   But, I would ask. Ben, if you  
10          have any comments or your professionals  
11          have any comments in response to  
12          Miss Rosenberg's comments -- questions.

13                   BENJAMIN OJSERKIS: Not -- not --  
14          not too many responses.

15                   Just kind of similar to what you  
16          said, Lance.

17                   This is a permitted use in the  
18          neighborhood.

19                   The parking standards are what  
20          the parking standards are. We've met all  
21          of them.

22                   The Green Zone --

23                   [Indiscernible - cross-talking]

24                   MEMBER OF THE PUBLIC (GINA  
25          ROSENBERG): Not if you live here. Not if

1           you live here.

2                   BENJAMIN OJSERKIS: Any other  
3 business that would be in this location  
4 would also require parking.

5                   And we can't just have a ban on  
6 any business being in this location.

7                   And the Green Zone Redevelopment  
8 Plan, which makes cannabis use a permitted  
9 use in this area, was passed by the  
10 Atlantic City government, first and second  
11 reading, via ordinance.

12                   I know there's an amendment  
13 pending and there may be changes on buffer  
14 distances and that sort of thing, but, at  
15 this point, it is a permitted use.

16                   And the applicant, Bridge City  
17 Collective, has put a lot of time and  
18 effort into placing their business here  
19 because --

20                   They were putting it here because  
21 it is a permitted use.

22                   And -- and that's all I have to  
23 say in response.

24                   MEMBER OF THE PUBLIC (GINA  
25 ROSENBERG): And they didn't do research

1 to see --

2 [Indiscernible - cross-talking]

3 BENJAMIN OJSERKIS: For zoning  
4 changes, you would go to the -- you would  
5 have to go to the governing body to get  
6 the zoning regulations changed.

7 MEMBER OF THE PUBLIC (GINA  
8 ROSENBERG): And -- and the governing body  
9 would be?

10 BENJAMIN OJSERKIS:  
11 Atlantic City.

12 LANCE LANDGRAF: Well,  
13 Miss Rosenberg, that -- that's what I was  
14 referring to. We -- while we have land  
15 use jurisdiction, what the city created  
16 was this Green Zone Redevelopment Area  
17 that allowed the cannabis in this certain  
18 section within the city.

19 MEMBER OF THE PUBLIC (GINA  
20 ROSENBERG): Mm-hmm.

21 LANCE LANDGRAF: The hearings  
22 come to the CRDA because it's within our  
23 Tourism District jurisdiction.

24 We have been and -- and they're  
25 working on buffers that you've talked

1           about that we've asked them to employ --  
2           or deploy that would create buffers  
3           between cannabis uses; buffers to schools,  
4           buffers to other -- other types of uses;  
5           rehabilitation facilities and hospitals.  
6           We've asked them --

7                       And that's what I think -- not I  
8           think. That's what Mr. Ojserkis was  
9           talking about, where they're contemplating  
10          those buffers. However, they're not in  
11          place yet.

12                      MEMBER OF THE PUBLIC (GINA  
13          ROSENBERG): So, if they're not in place,  
14          we're gonna be having these meetings on  
15          the regular as more and more dispensaries  
16          come through.

17                      Because it's -- it -- it's  
18          mind-boggling to me.

19                      I remember there was, like --  
20          there was a -- a club that was trying to  
21          open up, like, many blocks away from  
22          Sovereign Avenue School and, you know, it  
23          got shut down.

24                      How on Earth can all of these  
25          dispensaries --

1                   Again, it's legal and it's a  
2                   business and I get it.

3                   But, truly, like, somebody's  
4                   gonna end up going bankrupt. There's no  
5                   way that four dispensary places within a  
6                   three -- two, three-block radius is gonna  
7                   do well, all of them.

8                   [Indiscernible - cross-talking]

9                   LANCE LANDGRAF: Well, that's --  
10                  that's their business, to -- to make an  
11                  application. That is not a planning  
12                  reason to deny an application. That --  
13                  that's --

14                 MEMBER OF THE PUBLIC (GINA  
15                 ROSENBERG): But, the parking is.

16                 LANCE LANDGRAF: -- something  
17                 that -- that we --

18                 MEMBER OF THE PUBLIC (GINA  
19                 ROSENBERG): Parking --

20                 LANCE LANDGRAF: Let -- let me  
21                 finish my -- my statement.

22                 MEMBER OF THE PUBLIC (GINA  
23                 ROSENBERG): Okay.

24                 LANCE LANDGRAF: There -- there  
25                 is --

1                   That is not a -- a -- a planning  
2                   reason.

3                   We have to follow what's --  
4                   what's basic planning reasoning under the  
5                   Municipal Land Use Law.

6                   There are reasons to deny  
7                   applications that --

8                   This project, in -- from what I'm  
9                   looking at in this hearing, they meet the  
10                  criteria to be granted this approval.  
11                  There has to be an egregious issue with  
12                  something for us to deny it. So far, we  
13                  haven't seen anything that's egregious.

14                  Parking in the area, parking in  
15                  an -- in an urban area is always an issue.

16                  MEMBER OF THE PUBLIC (GINA  
17                  ROSENBERG): No. Not like it is now.  
18                  It's ridiculous. I'm sorry. It's just  
19                  not.

20                  In the past year --

21                  LANCE LANDGRAF: Well, parking in  
22                  an urban area is always an issue. It --  
23                  it is.

24                  MEMBER OF THE PUBLIC (GINA  
25                  ROSENBERG): After -- after --



1 [Indiscernible - cross-talking]

2 LANCE LANDGRAF: I know that for  
3 a fact.

4 MEMBER OF THE PUBLIC (GINA  
5 ROSENBERG): ...opening up and it's just  
6 -- it's just impossible.

7 So, now I --

8 You know, I would like to say,  
9 like, okay, show us some good faith. Have  
10 ten parking spots.

11 Where are your employees gonna --  
12 that's my question. Where are your  
13 employees gonna park?

14 LANCE LANDGRAF: That -- that's a  
15 question for the applicant.

16 Ben, if you guys could answer  
17 that.

18 [Indiscernible - cross-talking]

19 MEMBER OF THE PUBLIC (GINA  
20 ROSENBERG): And the tenant, and the  
21 tenant. The tenant that lives there and  
22 the -- and the -- and the employees.  
23 Where are they gonna park?

24 BENJAMIN OJSERKIS: So, we are  
25 required by the applicable codes to have

1           --

2                   MEMBER OF THE PUBLIC (GINA  
3           ROSENBERG):   Mm-hmm.

4                   BENJAMIN OJSERKIS:  -- five  
5           parking spaces, which we do have.

6                   I know -- and Brant can confirm  
7           this.  I believe that they are intending  
8           to hire local in Atlantic City for many of  
9           their dispensary workers.

10                   So, I know that there is free  
11           parking they may utilize.  They also may  
12           utilize public transportation.  They may  
13           be close enough so that they don't need to  
14           take a vehicle to get to work.

15                   But, we've met the applicable  
16           parking requirements and -- and -- and  
17           that -- that's where we're at.

18                   MEMBER OF THE PUBLIC (GINA  
19           ROSENBERG):  You've -- you've met the  
20           applicable, you said --

21                   BENJAMIN OJSERKIS:  Yeah.

22                   MEMBER OF THE PUBLIC (GINA  
23           ROSENBERG):  -- parking -- parking --

24                   BENJAMIN OJSERKIS:  Five -- five  
25           parking spaces is what's required.  That's

1           what we have reserved, of -- a minimum of  
2           five parking spaces in that lot.

3                   They'll be striped, they'll have  
4           -- they'll say Bridge City Collective  
5           Customers Or Employees Only.

6                   MEMBER OF THE PUBLIC (GINA  
7           ROSENBERG):   So, where will the -- where  
8           the --

9                   So, the employees will park  
10          there.   So, if there's eight employees and  
11          there's five parking spots, where will the  
12          people who are going to buy the cannabis,  
13          where will they park?

14                  BENJAMIN OJSERKIS:   Well, those  
15          parking spaces will be for customers.   The  
16          employees will utilize, most likely, the  
17          street parking.   They may walk, they may  
18          take public transportation.   I can't speak  
19          to that at this time.

20                  MEMBER OF THE PUBLIC (GINA  
21          ROSENBERG):   That's eight people parking  
22          on our street when we can't find parking  
23          right now.

24                  And the tenant.   Where are they  
25          gonna park?   Where are the tenants that

1 live there --

2 Are there tenants that are gonna  
3 be living there? Because there's nobody  
4 living there now.

5 LANCE LANDGRAF: I don't think  
6 the residential is part of this  
7 application. Is there --

8 BENJAMIN OJSERKIS: Yeah. I -- I  
9 can't speak to that.

10 LANCE LANDGRAF: You know, you'd  
11 --

12 We'd have to ask that of the --  
13 of the owner of the property,  
14 Miss Rosenberg.

15 MEMBER OF THE PUBLIC (GINA  
16 ROSENBERG): I'd like to know about that,  
17 please. And --

18 So -- so, it looks like the eight  
19 employees will be parking on the street if  
20 they're not --

21 LANCE LANDGRAF: I believe the  
22 testimony was that they would have three  
23 per shift. So, there's only three --  
24 three employees coming.

25 Can we get that clarified, Ben?

1 BENJAMIN OJSERKIS: Yeah.

2 So, Brant can speak on that, but  
3 I believe they were based on low count,  
4 maybe low season, three. At our most peak  
5 hours, summer, very busy, maybe eight.

6 Brant, was that accurate?

7 BRANT REITER: It --

8 First of all, it was an educated  
9 guess at this time, prior to opening.

10 It's very difficult for us to  
11 have a crystal ball and know exactly how  
12 many employees will be on site at any  
13 given time.

14 What I can certainly state is  
15 that, during periods of less business  
16 activity, the total number of employees on  
17 site will probably not likely, I would  
18 think, to exceed three or four. And  
19 that's for a great deal of the year.

20 Additionally, as our attorney  
21 mentioned previously, as Ben mentioned  
22 previously, we certainly do intend to hire  
23 local. We certainly do intend to hire, to  
24 the greatest extent possible, people who  
25 live in Atlantic City who can walk, bike

1 or take public transportation to work.

2 MEMBER OF THE PUBLIC (GINA  
3 ROSENBERG): I'm sure --

4 BRANT REITER: I'm not --

5 MEMBER OF THE PUBLIC (GINA  
6 ROSENBERG): -- that's not gonna be a --

7 [Indiscernible - cross-talking]

8 BRANT REITER: I'm -- I'm not --  
9 I'm not --

10 MEMBER OF THE PUBLIC (GINA  
11 ROSENBERG): ...though.

12 Right?

13 BRANT REITER: I'm sorry?

14 MEMBER OF THE PUBLIC (GINA  
15 ROSENBERG): I said, I'm sure that's not  
16 gonna be a prerequisite, though. Right?

17 BRANT REITER: It is not, at this  
18 time, something we are considering making  
19 a prerequisite. However, from a business  
20 standpoint, it very much makes sense to  
21 have it as easy as possible for your  
22 employees to come to work. So, we want to  
23 make sure that our employees, to the  
24 greatest degree possible, are able to get  
25 to work with as much ease, and, hopefully,

1 live as close as possible. It just makes  
2 business sense.

3 MEMBER OF THE PUBLIC (GINA  
4 ROSENBERG): So, there --

5 It sounds like there's probably  
6 no recourse, because it's been, you know  
7 -- the applicable parking requirement has  
8 been attained.

9 Again, is that the parking lot  
10 that is behind the building or across the  
11 street, where the Sunny laundry place is?

12 BENJAMIN OJSERKIS: The parking  
13 lot is behind the building. The one with  
14 SunnyTien, that's not what we're using.  
15 This is a --

16 MEMBER OF THE PUBLIC (GINA  
17 ROSENBERG): No. I was just -- I was just  
18 clarifying it.

19 The one that's behind there, like  
20 I said, it's always completely packed with  
21 cars.

22 So, the person that owns that  
23 particular parking lot, is it the same  
24 person that owns the building that is  
25 renting to this company?

1 BENJAMIN OJSERKIS: Yes.

2 And we have an agreement for five  
3 -- the use of -- exclusively, of five  
4 spaces. They'll be striped, they'll have  
5 signage. If people use them that aren't  
6 customers, I assume they'll be towed.

7 MEMBER OF THE PUBLIC (GINA  
8 ROSENBERG): And it won't be for  
9 employees; it will be for the people that  
10 are coming there?

11 BENJAMIN OJSERKIS: I'm not sure  
12 if we've, specifically, made that  
13 determination yet, but --

14 MEMBER OF THE PUBLIC (GINA  
15 ROSENBERG): All right. And, I mean --  
16 I feel like there were more  
17 questions.

18 I -- I was getting in trouble for  
19 writing my questions during it, because  
20 that's how I would remember; to ask the  
21 questions as they came up as you were  
22 speaking.

23 Let me see if I --

24 I'll try and see if I --

25 LANCE LANDGRAF: Take your time.



1                   Sorry if I keep muting on you.  
2                   Now they're using the Weedwacker® and the  
3                   blow -- blower to clear the grass.

4                   MEMBER OF THE PUBLIC (GINA  
5                   ROSENBERG): Oh. Nice.

6                   I -- I had to bring my dog in the  
7                   house because she was barking at everybody  
8                   on the street.

9                   Yeah. I mean, my -- my -- my  
10                  biggest concern, truly, is the parking  
11                  situation. And to tell me that, oh, you  
12                  live in the city and you've just got to  
13                  deal with it does not make me happy.  
14                  Because I've lived here for over 25 years  
15                  and have never had the problem that I'm  
16                  having -- that we are all having now.  
17                  It's -- it's over the top difficult. And  
18                  there's that issue.

19                  And then there's the issue of the  
20                  ridiculousness of so many cannabis  
21                  dispensaries being in one area. And it  
22                  sounds like --

23                  We can all agree that it's  
24                  probably not the smartest thing in the  
25                  world, but there's no --

1                   This is, like, new.

2                   Like, would they be able to -- I  
3                   don't even know. Would they be able to  
4                   open four liquor stores within a -- a  
5                   two-block radius? I would think that that  
6                   would not be allowed in a -- in a city or  
7                   in -- in a residential area or -- and --  
8                   and so close to -- so close to schools.  
9                   Like, it -- it just --

10                  You know, I know that you can't  
11                  help me with this. I'm gonna have to go  
12                  somewhere else with this. But, who's got  
13                  the time? You know, like I -- I -- I  
14                  barely have the time to -- to -- to speak  
15                  with you guys this morning.

16                  I -- I don't know what else to  
17                  say. I'm very, very disappointed.

18                  LANCE LANDGRAF: So, just to --  
19                  to clarify, I wasn't saying you have to  
20                  live with the -- the dealing with parking.  
21                  Urban areas in general are being more  
22                  overcrowded with parking these days. It's  
23                  just a fact of -- of people moving back  
24                  into these areas and the businesses taking  
25                  up spaces. It -- it's a --

1                   You live in a mixed use area, mix  
2                   -- meaning residential and commercial.  
3                   So, that's -- that's part of the issue  
4                   there.

5                   I'm -- I'm not saying that it's  
6                   right that you have to deal with it. I'm  
7                   just saying that's just a fact of -- of  
8                   what's happening in urban areas.

9                   Look, I live in Ventnor. We have  
10                  the same -- same issues, --

11                  MEMBER OF THE PUBLIC (GINA  
12                  ROSENBERG): Yeah.

13                  LANCE LANDGRAF: -- same issues  
14                  with parking.

15                  MEMBER OF THE PUBLIC (GINA  
16                  ROSENBERG): Yeah.

17                  LANCE LANDGRAF: So...

18                  What I will say is -- is there  
19                  are proposals for buffers going before the  
20                  city council. So, I am hopeful that that  
21                  will affect future applications, --

22                  MEMBER OF THE PUBLIC (GINA  
23                  ROSENBERG): Can you -- can you --

24                  LANCE LANDGRAF: -- but they  
25                  don't affect current --

1                   MEMBER OF THE PUBLIC (GINA  
2           ROSENBERG):  -- you explain to that --

3                   I mean, can you explain "proposal  
4           for buffer," what that means, to me?

5                   Oh.  You mean for buffering --  
6           not putting them, like -- you know, like  
7           maybe have, like, five blocks in between  
8           instead of --

9                   LANCE LANDGRAF:  Oh.  It's not --  
10                  It wouldn't be blocks.  It's more  
11                  of -- of a foot measurement.  And there's  
12                  a -- there's a proposal with regard to  
13                  buffering to schools, behavioral health  
14                  facilities, drug rehabs, and things of  
15                  that nature, hospitals, churches.  Those  
16                  types of buffers are being proposed.

17                  I -- I will say this.  And this  
18                  body has -- has known -- has known this,  
19                  that --

20                  We've proposed those when they  
21                  first came up with the Green Zone  
22                  Redevelopment Area,

23                  MEMBER OF THE PUBLIC (GINA  
24           ROSENBERG):  Mm-hmm.

25                  LANCE LANDGRAF:  -- and they were

1 not included in that redevelopment area.

2 We proposed significant buffers  
3 to those types of uses and they were not  
4 placed in the Green Zone area.

5 So, hopeful that that happens  
6 soon, that it will affect future  
7 applications, but it -- it -- it wouldn't  
8 affect ones that are currently before us.

9 MEMBER OF THE PUBLIC (GINA  
10 ROSENBERG): Right.

11 And I -- I -- I do have one more  
12 question. And -- and this is not  
13 something that is gonna make a difference  
14 to anyone, but I'm just curious.

15 You know, so I got a certified  
16 letter in the mail about the signs that --

17 LANCE LANDGRAF: Right.

18 MEMBER OF THE PUBLIC (GINA  
19 ROSENBERG): -- about that.

20 And that's how I found out that  
21 this place was gonna -- being proposed to  
22 open down the street.

23 And I was, like, wait. You mean  
24 the one across the street? No, not -- not  
25 the one across the street. No. Like,

1 down on our block.

2 And so, I just wonder why we  
3 weren't notified -- why don't we get  
4 notified, from living here, that -- that  
5 it's going up for -- to -- to get approved  
6 from the city to open up something like  
7 this? Like, is that not something that's  
8 --

9 LANCE LANDGRAF: So, the -- the  
10 --

11 What the city does is they pass a  
12 resolution of support for the location.  
13 That's not their site plan approval. So,  
14 that's not required to be noticed. It --  
15 it's -- it's on the city's agenda. If you  
16 follow the city's --

17 MEMBER OF THE PUBLIC (GINA  
18 ROSENBERG): I do.

19 LANCE LANDGRAF: -- council  
20 agendas, --

21 MEMBER OF THE PUBLIC (GINA  
22 ROSENBERG): Mm-hmm.

23 LANCE LANDGRAF: -- you'll see  
24 that they have various resolutions on  
25 there for support of many different

1 things.

2 One of them would be a cannabis  
3 location.

4 The notice you received was for  
5 their land use approval, which is the site  
6 plan.

7 And they originally requested  
8 variances for signs. They've withdrawn  
9 that portion of their application.  
10 They're only requesting a --

11 The -- the parking technically  
12 needs a variance, but -- because it's  
13 off-site, but they are meeting the  
14 criteria and the demand under the  
15 regulations by providing the five spaces.  
16 Even though it's, technically, off the  
17 property, they've -- they've met that  
18 burden, so to speak.

19 So, that's why you got the --

20 Even if they didn't request a  
21 variance, you would have gotten a notice  
22 because they're coming in for a land use  
23 approval and you're within 200 feet of the  
24 site.

25 MEMBER OF THE PUBLIC (GINA

1 ROSENBERG): So, how do I -- how do I talk  
2 to someone and say I would -- I am against  
3 the land use approval of this?

4 I don't want anyone losing their  
5 business, but can't they just go somewhere  
6 else?

7 LANCE LANDGRAF: You're doing  
8 that right now. You're -- you're voicing  
9 that concern right now.

10 Because what --

11 What our process is, is we have  
12 this hearing.

13 Have you ever been to a land use  
14 hearing for the city?

15 MEMBER OF THE PUBLIC (GINA  
16 ROSENBERG): No.

17 LANCE LANDGRAF: A zoning or  
18 Planning Board? Okay.

19 MEMBER OF THE PUBLIC (GINA  
20 ROSENBERG): Not land use.

21 I -- I was there last night,  
22 though.

23 LANCE LANDGRAF: Okay. So, a  
24 land use hearing in -- in our case is this  
25 is a hearing body where the applicant



1 presents their case. Any neighbors can  
2 make any comments or ask any questions.  
3 And then we will make a recommendation to  
4 CRDA's full board at our meeting in --  
5 this one will probably get on for October.

6 So, there will be another public  
7 hearing on this at our CRDA board hearing.  
8 You won't get a specific notice for that,  
9 but our meetings are held the third  
10 Tuesday of the month. So, in October,  
11 that will be the 15th of October. Sorry  
12 while I check my calendar. That --

13 Tentative for that, I would go on  
14 our website and keep an eye on it to see  
15 when it gets on the agenda.

16 But, there is a final public  
17 hearing where our board will take action  
18 on this.

19 MEMBER OF THE PUBLIC (GINA  
20 ROSENBERG): That's when the action will  
21 take place?

22 LANCE LANDGRAF: Yes.

23 No -- no action occurs today. We  
24 hold the hearing, and then myself and my  
25 staff prepare a -- what's called a hearing

1 officer report. And we will present that  
2 to our board at, hopefully, our October  
3 board meeting.

4 MEMBER OF THE PUBLIC (GINA  
5 ROSENBERG): Thank you for explaining that  
6 to me.

7 I know that my neighbor, who also  
8 was very upset -- actually, on both sides  
9 of me -- they're older, and they couldn't  
10 figure out how to do the Zoom.

11 And -- and they also, along with  
12 me, really didn't know what this  
13 particular -- how -- what this was about.

14 We got the letter. The letter  
15 looked, to me, like you don't have any say  
16 in this, this place is opening up, they  
17 want to know if they could put up three  
18 signs instead of two. And we were, like,  
19 what? You know.

20 So, thank you for explaining that  
21 to me.

22 LANCE LANDGRAF: You're welcome.

23 MEMBER OF THE PUBLIC (GINA  
24 ROSENBERG): I would like to talk to the  
25 rest of my neighbors about this and see

1           what they think and --

2                   LANCE LANDGRAF:   Okay.   Well,  
3           thanks for -- thanks for getting on today,  
4           like, taking the time.   It -- it's -- it's  
5           important to get neighbors' voices heard.

6                   I'm sorry that we can't do more  
7           with it, but that's -- that's how the --  
8           the Municipal Land Use Law functions.  
9           So...

10                   MEMBER OF THE PUBLIC (GINA  
11           ROSENBERG):   Yeah.

12                   LANCE LANDGRAF:   What I would  
13           suggest is --

14                   I am hopeful that our -- we will  
15           be back in person for that October board  
16           meeting.

17                   [Indiscernible - cross-talking]

18                   MEMBER OF THE PUBLIC (GINA  
19           ROSENBERG):   Okay.   And where will that be  
20           held -- held?

21                   LANCE LANDGRAF:   At our -- at our  
22           offices at 15 South Pennsylvania Avenue,  
23           --

24                   MEMBER OF THE PUBLIC (GINA  
25           ROSENBERG):   Okay.

1                   LANE LANDGRAF:  -- the firehouse  
2                   there.

3                   We're hopeful that we'll be back  
4                   in the office by then.

5                   MEMBER OF THE PUBLIC (GINA  
6                   ROSENBERG):  Okay.

7                   LANCE LANDGRAF:  And that -- that  
8                   meeting will be live and in person.

9                   MEMBER OF THE PUBLIC (GINA  
10                  ROSENBERG):  Okay.

11                  LANCE LANDGRAF:  Thank you again.

12                  MEMBER OF THE PUBLIC (GINA  
13                  ROSENBERG):  Thank -- thank you.

14                  And thank you, every -- everyone.  
15                  I --

16                  Like, I don't wish anyone any  
17                  harm.  I just don't want to be in a more  
18                  difficult place in my neighborhood.

19                  BRANT REITER:  Well, and as -- as  
20                  the representative of this business, I  
21                  want to thank you today for expressing  
22                  your concerns.  We do want to be good  
23                  neighbors and we certainly intend to be  
24                  good neighbors.

25                  And whether we were coming in

1           there with a bagel store or a cannabis  
2           store, really, at the end of the day, we  
3           want to make the neighborhood a good place  
4           and we want to be good neighbors to you  
5           and the people who live there. And we  
6           certainly look forward to -- to  
7           establishing good relationships with you  
8           and the rest of the neighborhood.

9                        So, thank you for expressing your  
10           concerns.

11                       MEMBER OF THE PUBLIC (GINA  
12           ROSENBERG): All right. Thanks.

13                       BRANT REITER: Thank you.

14                       LANCE LANDGRAF: All right. Is  
15           there anyone else out there in the public  
16           who has any questions or comments? Please  
17           raise your hand in the -- in the chat app  
18           there -- or the reaction app, I should  
19           say.

20                       MEMBER OF THE PUBLIC (GINA  
21           ROSENBERG): I had a hard time finding it,  
22           but --

23                       [Indiscernible - cross-talking]

24                       LANCE LANDGRAF: Yeah. It's in  
25           the React. It used to be in the chats

1           when -- when Face -- when Zoom was new.  
2           Now it's in the React.

3                   MEMBER OF THE PUBLIC (GINA  
4           ROSENBERG): Oh. React. I see it. Okay.

5                   LANCE LANDGRAF: All right.  
6           Seeing no one else --

7                   Let me just go into the chats to  
8           make sure.

9                   Okay. With that, we will close  
10          the public portion of this hearing and --

11                   Let me get to my notes just so I  
12          can follow through.

13                   Yeah. We'll close the public  
14          portion.

15                   And, Scott, do we have anything  
16          to -- to finalize this application?

17                   SCOTT COLLINS: I'm -- I'm good.

18                   LANCE LANDGRAF: All right. Ben,  
19          do you have anything in closing?

20                   BENJAMIN OJSERKIS: Nothing in  
21          closing.

22                   I just want to echo what Brant  
23          said. We hope to be good neighbors to  
24          everyone.

25                   LANCE LANDGRAF: Okay. With

1           that, we will close the hearing on the  
2           Bridge -- I want to say it right -- Bridge  
3           City Collective Highlands application,  
4           which will, apparently, in the future, be  
5           known as Chelsea Beach Buds.

6                     And like I said, Ben, we hope to  
7           get this on for the October hearing.

8                     Thank you, all.

9  
10                    (This hearing concluded at 11:14  
11           a.m.)

C E R T I F I C A T I O N

I, KAREN A. HAWORTH, a New Jersey Certified Court Reporter (CCR), nationally certified Registered Professional Reporter (RPR), nationally certified Certificate of Merit holder (CM), nationally certified Certified Realtime Reporter (CRR), a Delaware Certified Shorthand Reporter (CSR), nationally certified Certified LiveNote™ Reporter (CLR), and Notary Public of the State of New Jersey, hereby certify that the proceedings were reported by me fully and accurately stenographically, reduced to typewritten form under my personal direction and supervision and that this is a true and correct transcript of the proceedings in this matter.

I further certify that I am neither an attorney nor counsel of any of the parties in the subject proceedings, nor a relative or employee of any attorney or counsel employed by the parties hereto, nor financially interested in the outcome of the subject proceedings.

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