

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-11-3739

NANCY CLAUDE
30 SOUTH FLORIDA AVENUE
SITE PLAN/VARIANCE APPLICANT

APPLICANT SEEKS SITE PLAN APPROVAL AND
PARKING VARIANCE FOR PROPOSED BANQUET HALL/
RESTAURANT.

THE PROPERTY IS LOCATED AT 30 SOUTH FLORIDA
AVENUE, ALSO KNOWN AS BLOCK 166, LOTS 20, 22, 29
AND 30 ON THE TAX MAP FOR THE CITY OF ATLANTIC
CITY, LOCATED WITHIN THE RESORT COMMERCIAL DISTRICT
(RC) .

THURSDAY, JANUARY 2, 2025

10:39 A.M.

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Public Hearing in the above-referenced matter conducted at the CASINO REINVESTMENT DEVELOPMENT AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City, New Jersey, taken before Michelle Gruendel, a Certified Court Reporter and Notary Public of the State of New Jersey, on Thursday, January 2, 2025 commencing at 10:39 a.m.

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR
CHAIRMAN
PLANNING DIRECTOR

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

SCOTT COLLINS, ESQ.

CHRISTINE COFONE, PP

CAROLYN FEIGIN, PE, PP

PROFESSIONALS FOR THE APPLICANT:

DR. STEPHANIE BUSH MANN, ESQ.

I N D E X

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EXHIBITS MARKED AND/OR REFERRED TO:

A-1, A-2, B-1

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

5 LANCE LANDGRAF: Our next item on the
6 agenda is Application 2024-11-3739, Nancy Claude,
7 30 South Florida Avenue, site plan and variance
8 application. Applicant seeks site plan approval
9 and parking variance for proposed banquet
10 hall/restaurant. The property is located at 30
11 South Florida Avenue, also known as Block 166, Lots
12 20, 22 and 20 -- 29 and 30. It's located in the
13 Resort Commercial District.

14 Rob, are we good on completeness --

15 ROBERT REID: Yes. I've --

16 LANCE LANDGRAF: -- or on notice?

17 Excuse me.

18 UNIDENTIFIED SPEAKER: Excuse me.

19 LANCE LANDGRAF: Guys, we're finishing
20 our meeting. If you could either take your
21 conversations outside, that would be helpful.
22 Thank you.

23 ROBERT REID: I have reviewed the proof
24 of service provided by the applicant and we do have
25 jurisdiction to hear this application.

1 LANCE LANDGRAF: Great.

2 And we've already sworn in our
3 consultants. We'll hear from them on completeness.

4 CAROLYN FEIGIN: Yes. We are good.
5 Thank you.

6 LANCE LANDGRAF: Good on completeness?

7 CAROLYN FEIGIN: Yes.

8 LANCE LANDGRAF: All right. Floor is
9 yours. Please introduce yourself.

10 DR. STEPHANIE BUSH MANN: Yes. Good
11 morning. I'm Dr. Stephanie Bush Mann, the attorney
12 for the applicant, Nancy Claude, and we are also
13 here with the rest of our team, Craig Dothe, who is
14 our licensed architect.

15 As we know, we have here 30 South
16 Florida Avenue. Miss Claude is the owner of that
17 property and is coming before you for minor site
18 plan approval and a variance, possibly two, one for
19 on-site parking and maybe for the signage,
20 depending upon what you determine should be.

21 What I want to do is to first have Miss
22 Claude come up and we're gonna do a brief overview
23 of her vision for the property and then Mr. Dothe
24 will get into all of the details based upon the
25 expert and your staff reports and such to answer

1 any questions. So if I can have Miss Claude come
2 in.

3 NANCY CLAUDE: Good morning.

4 LANCE LANDGRAF: Good morning.

5 NANCY CLAUDE: My name is Nancy Claude.
6 I'm the owner of 30 South Florida Avenue.

7 SCOTT COLLINS: Good morning.

8 DR. STEPHANIE BUSH MANN: So Miss
9 Claude --

10 LANCE LANDGRAF: Could we get her sworn
11 in first, please?

12 SCOTT COLLINS: Could you raise your
13 right hand, please?

14 NANCY CLAUDE, having been first duly sworn
15 according to law, testified as follows:

16 SCOTT COLLINS: Thank you.

17 DR. STEPHANIE BUSH MANN: So Miss
18 Claude, when did you purchase the property at 30
19 South --

20 NANCY CLAUDE: July 25th, 2024.

21 DR. STEPHANIE BUSH MANN: Okay. And
22 what was the state of the property when you
23 purchased it?

24 NANCY CLAUDE: It was a turn key but
25 just not my style. It was very dark and, you know,

1 not my style.

2 DR. STEPHANIE BUSH MANN: Had it been in
3 operation while you --

4 NANCY CLAUDE: No.

5 DR. STEPHANIE BUSH MANN: Okay. So do
6 you have any idea as to how long it had not been?

7 NANCY CLAUDE: I did not -- I don't
8 know, but I believe it was about -- within a year
9 or two.

10 DR. STEPHANIE BUSH MANN: Okay. Do you
11 know what its previous -- previously was used for,
12 particularly on the first floor?

13 NANCY CLAUDE: Yes. It was a
14 restaurant, two mercantile, however, I was told one
15 of the mercantile was going to be used for a
16 dispensary or was used for a dispensary.

17 DR. STEPHANIE BUSH MANN: Okay.

18 NANCY CLAUDE: That was the confusing
19 stage.

20 (Speaker out of microphone range.)

21 NANCY CLAUDE: That's right. You guys
22 filled me in on that part, yeah.

23 DR. STEPHANIE BUSH MANN: Illegal
24 selling of drugs?

25 LANCE LANDGRAF: Yes.

1 NANCY CLAUDE: Rob told me the story.

2 ROBERT REID: Yeah. This is a nice
3 change.

4 DR. STEPHANIE BUSH MANN: So it has a
5 very interesting history.

6 NANCY CLAUDE: Okay.

7 LANCE LANDGRAF: That's a very good way
8 to put it.

9 DR. STEPHANIE BUSH MANN: For the
10 record.

11 NANCY CLAUDE: Right.

12 DR. STEPHANIE BUSH MANN: So, Miss
13 Claude, what is your vision for the property?

14 NANCY CLAUDE: My vision is to expand
15 the restaurant, bring in an elegant style of venue,
16 open up the rest of the wall. It was -- some areas
17 was already open but just kind of remove the rest
18 of the walls, create a bigger opening and just make
19 it more elegant.

20 DR. STEPHANIE BUSH MANN: Okay. And
21 when you say to expand the restaurant, are you
22 going to have to expand the footprint of the
23 building or is this --

24 NANCY CLAUDE: No.

25 DR. STEPHANIE BUSH MANN: -- all within

1 the interior?

2 NANCY CLAUDE: Within the interior.

3 DR. STEPHANIE BUSH MANN: Okay. And so
4 as you're expanding it, it's my understanding it
5 will be considered a larger restaurant and you'll
6 be --

7 NANCY CLAUDE: Yes.

8 DR. STEPHANIE BUSH MANN: -- using it as
9 banquet hall?

10 NANCY CLAUDE: Yes.

11 DR. STEPHANIE BUSH MANN: Okay. And why
12 do you want to do this?

13 NANCY CLAUDE: During Covid a friend of
14 mine wanted to have a 50th birthday party, from New
15 York, and we had people flying from everywhere.
16 There was nowhere that they could have an intimate
17 party. So we had to do Hard Rock, Showboat and
18 they had did it in town. So all of us was all over
19 the place and it wasn't fun because it was a
20 couples event and we just was separated after the
21 dinner. So I thought about it, I said this will be
22 a great place to bring people to Atlantic City,
23 knowing that there's a place you could have it all
24 in one spot.

25 DR. STEPHANIE BUSH MANN: Okay. Very

1 good.

2 Now, there will be some things that Mr.
3 Dothe's going to cover but some of the letters from
4 the experts and the consultants here for the CRDA
5 had, such as what trash -- will you be using a
6 private trash company or public?

7 NANCY CLAUDE: Medal, I guess that's
8 private. Medal -- Gold Medal trash. That's the
9 company that we'll be using.

10 DR. STEPHANIE BUSH MANN: Okay. And
11 will the people who are residing on the three
12 residential units, will they be using the same
13 service?

14 NANCY CLAUDE: Yes.

15 DR. STEPHANIE BUSH MANN: Okay. Very
16 good.

17 Also, do you have any idea as to
18 parking? You submitted a letter --

19 NANCY CLAUDE: Umm-hum.

20 DR. STEPHANIE BUSH MANN: -- so we do
21 know, and Mr. Dothe's going to speak more about the
22 parking needs that we can't meet on site, but have
23 you spoken with someone and have an agreement
24 regarding additional parking spaces?

25 NANCY CLAUDE: Yes. Sanjay, which I

1 call Raj, we became great friends, he's offering
2 his parking spot. I believe he has about 150 and I
3 can use as many as I needed, as long as it's not
4 interfering with what is coded for his business.

5 DR. STEPHANIE BUSH MANN: And what is
6 the address for the property where you would be
7 using?

8 NANCY CLAUDE: I think it's 15 -- give
9 me one minute. 2415 Pacific Avenue, Unit C,
10 Atlantic City.

11 DR. STEPHANIE BUSH MANN: And
12 approximately for the average walker how long would
13 it take to walk from that parking lot to your
14 establishment?

15 NANCY CLAUDE: Less than two minutes.

16 DR. STEPHANIE BUSH MANN: Okay. And
17 what is your arrangement for parking spaces on his
18 property?

19 NANCY CLAUDE: I've already given him a
20 deposit to hold as escrow and we will do it based
21 on demand of the event. It will be \$5 with a
22 voucher, so we'll give everyone vouchers to know
23 how many people we assign to park there so other
24 people just not, you know, no parking if they're
25 not at our event.

1 DR. STEPHANIE BUSH MANN: And how much
2 of an escrow have you given him?

3 NANCY CLAUDE: A thousand dollars.

4 DR. STEPHANIE BUSH MANN: Okay. So then
5 basically, as you have events, anyone who has to
6 park in the designated spaces would then -- he will
7 let you know what was used and --

8 NANCY CLAUDE: Correct.

9 DR. STEPHANIE BUSH MANN: -- you take
10 the money from there and you will replenish it?

11 NANCY CLAUDE: Yes.

12 DR. STEPHANIE BUSH MANN: Okay. Are you
13 going to be adding any additional signs to the
14 property?

15 NANCY CLAUDE: No.

16 DR. STEPHANIE BUSH MANN: Okay. And
17 safety measures, what do you plan to do? Will you
18 have cameras?

19 NANCY CLAUDE: Yes.

20 DR. STEPHANIE BUSH MANN: Things of that
21 sort?

22 NANCY CLAUDE: We have all type of
23 camera in place already and plan to do more. I
24 love cameras, so --

25 DR. STEPHANIE BUSH MANN: Okay. And

1 will you be sharing this, the camera with the
2 police in terms of for safety --

3 NANCY CLAUDE: Yes.

4 DR. STEPHANIE BUSH MANN: -- and such?

5 NANCY CLAUDE: The police department and
6 I have grown to get really close since I purchased
7 this property. A lot had happened. They have my
8 personal number. Between us, they even have keys
9 to my building, but no one's allowed to know so
10 don't put that on record.

11 LANCE LANDGRAF: Too late for that now.

12 DR. STEPHANIE BUSH MANN: It is on
13 record and on film.

14 SCOTT COLLINS: That gets in the report.

15 DR. STEPHANIE BUSH MANN: Nothing is
16 ever off the record, trust me.

17 Okay. So then for now does anyone have
18 any particular questions of Miss Claude right now?
19 We are going to have Mr. Dothe fill in a lot of the
20 particulars?

21 LANCE LANDGRAF: I think we'll go with
22 Mr. -- I don't have any questions right now.

23 CHRISTINE COFONE: No. Not right now.

24 LANCE LANDGRAF: Yeah. Let's hear from
25 Craig and then we'll --

1 CHRISTINE COFONE: I do have some
2 questions but I figured let's let Craig go and then
3 we'll --

4 LANCE LANDGRAF: Good.

5 DR. STEPHANIE BUSH MANN: Okay. So then
6 we have Craig Dothe, who I understand has been
7 here, actually also helped to create this building.

8 LANCE LANDGRAF: Okay.

9 DR. STEPHANIE BUSH MANN: Who are you?

10 ROBERT REID: Yeah. He's responsible
11 for this building.

12 DR. STEPHANIE BUSH MANN: I don't know
13 if this is good or bad.

14 LANCE LANDGRAF: The wall, too?

15 DR. STEPHANIE BUSH MANN: I guess you'll
16 state your -- put your --

17 SCOTT COLLINS: Let's get you sworn in.
18 I just want to --

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

21 SCOTT COLLINS: Lance, Craig has been
22 recognized as an expert in -- a registered
23 architect and planner?

24 CRAIG DOTHE: Yes.

25 LANCE LANDGRAF: Yes. We recognize his

1 credentials and can provide testimony as an expert
2 in those fields.

3 SCOTT COLLINS: And anything that
4 you're -- well, let's mark the application
5 materials as Exhibit A and if there's anything that
6 you're going to be referring to that wasn't
7 submitted as part of the application, can you just
8 call that out for us, please?

9 CRAIG DOTHE: Sure.

10 SCOTT COLLINS: Thank you.

11 DR. STEPHANIE BUSH MANN: Okay. So I
12 know you're about to jump in, but just a quick
13 question.

14 CRAIG DOTHE: I need to ask a real quick
15 question. I need to rotate this counterclockwise
16 and I've been trying --

17 LANCE LANDGRAF: So you go up in view,
18 up top there.

19 DR. STEPHANIE BUSH MANN: Right here.

20 LANCE LANDGRAF: Craig usually brings a
21 hard board with him.

22 CRAIG DOTHE: Yeah. I brought them just
23 in case.

24 LANCE LANDGRAF: We almost needed them.
25 We had an emergency this morning at 9:30. The

1 system wasn't working.

2 CRAIG DOTHE: Yeah. Jay told me.

3 LANCE LANDGRAF: Click on view, rotate,
4 the first one there and scan over and you can go
5 clockwise or counterclockwise.

6 CRAIG DOTHE: Wonderful.

7 LANCE LANDGRAF: See, old dog, new
8 tricks. See that?

9 CRAIG DOTHE: Getting older all the
10 time.

11 LANCE LANDGRAF: You can make it -- see
12 that arrow on the right-hand side of the thing?

13 CRAIG DOTHE: Yeah.

14 LANCE LANDGRAF: Just move that over and
15 it will -- it will make it bigger. Perfect.

16 CRAIG DOTHE: Is that all on the record,
17 too?

18 DR. STEPHANIE BUSH MANN: Yes.

19 SCOTT COLLINS: It is.

20 DR. STEPHANIE BUSH MANN: Okay. So, Mr.
21 Dothe, you've had an opportunity to review the
22 application, develop the plans, work with Miss
23 Claude on this property and to review all of the
24 communications that have come from CRDA?

25 CRAIG DOTHE: Yes.

1 DR. STEPHANIE BUSH MANN: Well, thank
2 you.

3 So if you'll proceed and just --

4 CRAIG DOTHE: Just want to, like, ask --
5 the set of plans that were submitted initially were
6 a certificate of land use compliance application
7 drawing that doesn't -- that's not what we -- all
8 of this is new.

9 LANCE LANDGRAF: Okay. So this is all
10 new stuff?

11 CRAIG DOTHE: Yeah. This is for a
12 variance application --

13 LANCE LANDGRAF: Okay.

14 CRAIG DOTHE: -- the site plan
15 requirements, so I would imagine we could just call
16 this ZO.

17 LANCE LANDGRAF: We'll call it A-2.

18 CRAIG DOTHE: Okay. So there's six
19 drawings. The first one being a site plan. The
20 second drawings are the proposed floor plans and
21 details. The third drawing is the existing floor
22 plans and details. The fourth drawing is front
23 elevations, existing and proposed, as well as the
24 rear, rear elevation and photos, and then two side
25 elevations, and I -- we have a Google map so we can

1 show where the parking lot is.

2 LANCE LANDGRAF: Okay. We'll mark that
3 as A-2, as the site plan submission, we'll call it.

4 SCOTT COLLINS: Yeah.

5 CAROLYN FEIGIN: Just for the record,
6 Lance, we haven't seen these yet but I did talk to
7 Mr. Dothe on --

8 CRAIG DOTHE: New Years Eve.

9 CAROLYN FEIGIN: Yeah. We talked for
10 about an hour --

11 CRAIG DOTHE: Late afternoon.

12 CAROLYN FEIGIN: -- and he told me these
13 were in existence but we just haven't reviewed
14 them.

15 LANCE LANDGRAF: Okay.

16 CAROLYN FEIGIN: They were submitted,
17 yes.

18 LANCE LANDGRAF: So this will be subject
19 to just taking a look at them.

20 CAROLYN FEIGIN: Yes. It addresses a
21 lot of what's in here already.

22 LANCE LANDGRAF: What we'll do is when
23 we do our hearing officer report we'll include
24 those in the comments in here and if we have
25 anything, we'll reach out -- that we need, we'll

1 reach out to you guys.

2 CRAIG DOTHE: And what we responded to
3 was the checklist that they had given to us, as
4 well as their report. I think that came in Monday
5 around 4:30.

6 CAROLYN FEIGIN: Late Monday, yes.
7 Sorry about that.

8 CRAIG DOTHE: No.

9 CHRISTINE COFONE: Busy time of year.

10 LANCE LANDGRAF: The holidays throw a
11 wrench into everybody's schedule.

12 CHRISTINE COFONE: Yup.

13 DR. STEPHANIE BUSH MANN: I gave him a
14 call just in case he hadn't checked it. Right?

15 CRAIG DOTHE: Which is normal, right.

16 So basically what it is -- I've worked
17 on this building and I've said this in front of the
18 board in the past 25 years, for Larry, he has tried
19 almost everything to work here. It was a -- he was
20 very good at naming things. The first -- I think
21 the first one was called Caliglia (phonetic) or
22 Coconutz, I don't know which, and then --

23 CHRISTINE COFONE: Rob, do you know?

24 ROBERT REID: I think it was both,
25 different times.

1 CRAIG DOTHE: Well, it was both. I just
2 don't know -- don't remember which one --

3 ROBERT REID: I don't remember the
4 dates.

5 CRAIG DOTHE: So it was a strip club for
6 a while, then it be -- it was also a gay club when
7 the strip club didn't work, so its historic use has
8 been a club, a bar, you know, with very limited
9 seating. So high volume number of people, up to
10 200 people, that type of thing, and a lot of
11 deliveries, you know, for all of the product, the
12 beer and stuff like that, so it was a very intense
13 use in the past. As we know, Florida Avenue and
14 Bellevue Avenue are both one directional. Okay.
15 Florida Avenue goes towards the beach. So what we
16 have is you're coming down in this direction and
17 then Bellevue Avenue goes towards the bay, in that
18 direction. So the building is right -- right in
19 the middle, right here, and then there's an entry
20 right here off of Florida Avenue with some parking
21 and then it turns and this is the balance of the
22 parking here and then leave in this direction.
23 Also, there is no loading bay right now, no loading
24 area for the trash. I don't know how he took the
25 trash out. I suspect it was the small barrels and

1 he put them out on the street and they could have
2 sat there for a while before a truck would pull
3 down Bellevue Avenue here and probably stop traffic
4 for about 20 minutes so -- obviously none of those
5 are good planning, make any planning sense. So we
6 looked at putting in a loading area, which is
7 adjacent to where the trash is stored, and the
8 loading area would be good for any products that
9 are coming to the place so, you know, you don't
10 have like a truck outside. I would imagine if the
11 truck previous was either here or just sort of
12 parked on to the site and had difficulty getting
13 back out again. So the concept that we -- that I
14 came up with was -- this right here shows the truck
15 and its turning radius. This is the garbage truck.
16 So it would pull up here and then back into the
17 space, right like that, so then it would have the
18 ability to offload and everything and then pull
19 out. In order to do that, right now -- if you go
20 there, you'll see cars parked all the way across
21 here, you know, primarily because it's a vacant
22 building so it's like, we get that. Plus, there's
23 been a fence that was erected across here to try to
24 keep activity off the property, because if you know
25 anything about Florida Avenue and Bellevue Avenue,

1 it's -- it's -- it's really changed a lot, and
2 especially in the last five years. So I think
3 this -- just the fact that this building is vacant
4 has invited people on to its property, that the
5 fence right now is designed to keep off the
6 property. I was there on, I think it was Monday
7 or -- I think I was there on Tuesday and the
8 contractor over here on Pacific Avenue had all of
9 his equipment there, so it's -- you know, people
10 have been using it and everything, which is normal
11 for a situation like that, but it just doesn't --
12 we have to be careful about having too much
13 activity on there. Anyway, the one thing I want to
14 bring to everyone's attention across here at
15 Bellevue Avenue is, I would like to take away one
16 car parking on the street, right where I'm showing
17 right here, and the reason is to allow the truck to
18 be able to pull back out again.

19 LANCE LANDGRAF: Sight triangle kind of
20 a maneuvering area.

21 CRAIG DOTHE: Exactly.

22 LANCE LANDGRAF: I think we would have
23 to have the city chime in on that, because they do
24 have that jurisdiction in the cartway, but that's
25 something they -- I think we would support, you

1 know, providing that loading area. Craig, in your
2 opinion -- and I'll ask Carolyn to chime in on
3 this, as well, Bellevue Avenue is not a very
4 heavily traveled street, correct?

5 CRAIG DOTHE: No, but what I've noticed
6 there is that people, because of that, they just
7 stop their car.

8 LANCE LANDGRAF: Right.

9 CRAIG DOTHE: And they could take five,
10 ten minutes just to go into their apartment and
11 come back out or whatever they want.

12 LANCE LANDGRAF: Right. What I'm
13 getting at is you don't think it's gonna create a
14 safety concern with having that vehicle back into
15 that loading area?

16 CRAIG DOTHE: Oh, oh, no. I don't
17 believe that, no. I mean, we're always worried
18 about that --

19 LANCE LANDGRAF: Right.

20 CRAIG DOTHE: -- but I think it's easier
21 for the driver to know there's nobody behind him
22 when he's entering the site as opposed to when he's
23 leaving the site.

24 LANCE LANDGRAF: I would agree.

25 CRAIG DOTHE: So I find that --

1 LANCE LANDGRAF: The back-in maneuver to
2 me is a better, safer way to --

3 CRAIG DOTHE: A better maneuver, right.

4 LANCE LANDGRAF: Only because Bellevue
5 Avenue does not have the traffic that other streets
6 in the city have, Atlantic, Pacific, Arctic and
7 Baltic, so I think this can work at this site in a
8 safe manner and we would support your request to
9 the city to remove that one parking space and have
10 them stripe it out as a no parking area.

11 CRAIG DOTHE: These are pretty narrow
12 streets. That's a 20 foot wide --

13 LANCE LANDGRAF: Yup, it is.

14 CRAIG DOTHE: -- and Florida Avenue is
15 50 foot wide, but that includes the cartway, as
16 well as two parking lanes on Florida and only one
17 on Bellevue Avenue, so the traffic is also very
18 slow as a result of that.

19 LANCE LANDGRAF: Which helps --

20 CRAIG DOTHE: Which is another
21 advantage --

22 LANCE LANDGRAF: -- the safety.

23 NANCY CLAUDE: -- right.

24 So right now the building is not being
25 expanded. We put together plans to take down some

1 bearing walls in the middle to try to create it to
2 be a little more vol -- you know, voluminous.
3 There are three apartments on the second floor in
4 the area where I'm pointing to right now, so it's
5 multi-use, mixed use building.

6 LANCE LANDGRAF: Craig, question for you
7 on the apartments. Do you see them being used as
8 annual rentals or do you see them used as Miss
9 Claude indicated, maybe for guests might want to
10 stay there? Do you think that's going to be for
11 really guests that are coming in for a banquet
12 facility kind of thing?

13 Okay. Short-term rental kind of a use?

14 NANCY CLAUDE: Right.

15 LANCE LANDGRAF: You will probably need
16 that licensing from the city for that, for
17 short-term rental and any kind of lease, you'll get
18 a lease approval through the city, but the use
19 comes through us, which is fine. Multi-family is
20 fine with a mixed use.

21 CRAIG DOTHE: All right. Right here on
22 the ground floor, this is the building itself. In
23 the back it's bathrooms across here and then
24 this -- this is the main function area. It goes
25 around the bathrooms here and a secondary means of

1 stair -- means of egress stair for the second
2 floor. So this is the area that would become the
3 banquet area. This back here is a small, little
4 kitchen which would be like a little warm-up
5 kitchen or something like that for, you know, being
6 able to bring the food back out again and into this
7 area. So I laid out -- this area, you could see
8 the columns across here. This is where we took the
9 block walls out. They already had a permit for
10 that and they got approval for that. These are
11 the -- basically a rough seating idea and that was
12 based upon, of course, the round tables, because a
13 banquet and that type of thing, but it's still not
14 that big so you're not getting the real big tables
15 that are holding eight people. It's like a six
16 person type table. There's a small bar right here,
17 which would continue to exist. These are the
18 apartments upstairs. There's three of them. Two
19 of them are -- two are one bedroom each and then
20 there's a two bedroom apartment in the front.
21 These are the primary -- secondary means of egress,
22 so that everybody is capable of being able to get
23 out in case of fire or something like that. Even
24 though it's a second floor, they're not required.
25 That's actually a benefit.

1 LANCE LANDGRAF: Craig, going back to --
2 you said the kitchen area is a smaller type area
3 just for warming things. So there's no real full
4 kitchen there?

5 CRAIG DOTHE: Well, it's -- it is kind
6 of a full kitchen, in that the hood has a make-up
7 unit on it and everything for make-up air. We
8 designed that a long time ago, and that's the hood
9 right here. And there -- there's -- it's very
10 small equipment in there. It's like reach-ins
11 instead of, like, walk-in boxes. So it's designed
12 for, like, a small amount of use. This used to be
13 the restaurant, in this area right here. Okay. It
14 never opened as a restaurant.

15 LANCE LANDGRAF: Okay.

16 CRAIG DOTHE: So the idea was the
17 previous owner converted it from what it was as a
18 club to one retail over here, there was a bearing
19 wall across here, and one retail here, and this
20 little bit of restaurant that you would access
21 through this door. I never knew how that was going
22 to work as a restaurant, but there were -- this
23 was -- already had some equipment in it so it was
24 an expansion of that equipment and making that into
25 a legitimate space for, like, a small, little

1 sandwich shop or something like that. So he did
2 that as a result of the fact that the assembly type
3 use was going away. It was especially driven by
4 when they closed the Regency and demolished it,
5 because once when -- once when -- like, Playboy was
6 there, then it became -- I forget. It was a
7 continent that sunk.

8 ROBERT REID: Atlantis?

9 CRAIG DOTHE: Atlantis. Thank you. And
10 it did sink the building and then it became the
11 Regency and they took out the casino.

12 LANCE LANDGRAF: Okay.

13 CRAIG DOTHE: And then it eventually
14 closed and the neighborhood suffered as a result of
15 that. There was a lot less foot traffic.

16 LANCE LANDGRAF: So I guess I want to
17 focus on the kitchen, because when you describe it
18 you said it's more of a warming kitchen. So is
19 this going to be a restaurant or is it just a
20 banquet type facility for -- maybe that question
21 goes for Miss Claude but -- because you described
22 it as just a warming kitchen, so I guess I'm
23 looking for clarification on that.

24 CRAIG DOTHE: Yeah. Banquets versus
25 full kitchen, completely different type of menu.

1 LANCE LANDGRAF: Okay.

2 CRAIG DOTHE: As we all know when we go
3 to a banquet, you might have a choice of two items.
4 I believe Nancy has spoken about, you know, that
5 people could also bring their food here, like sort
6 of like a church does.

7 LANCE LANDGRAF: Okay.

8 CRAIG DOTHE: Where it's like you can,
9 you can put it in the refrigerator, pull it out
10 and -- if they're sandwiches or whatever the food
11 is, they can all, you know, meet together, have a
12 good time there and --

13 CHRISTINE COFONE: But would you allow
14 for like an outside caterer to come there? That's
15 my question. Would you allow one of the
16 restaurants to do local catering?

17 LANCE LANDGRAF: She's nodding yes. Can
18 you confirm that that's a yes?

19 CRAIG DOTHE: Yes.

20 LANCE LANDGRAF: Okay.

21 CRAIG DOTHE: So I think at this point
22 we don't really know 100 percent the best answer to
23 that question as it relates to the use that will
24 grow in this building. The concept is that it is
25 the banquet, it may have a percentage of each of

1 the three different types of uses in that kitchen
2 that we talked about. Warm-up kitchens are very
3 similar to regular kitchens but they just have
4 different small equipment, you know, holding --

5 LANCE LANDGRAF: Okay.

6 CRAIG DOTHE: -- boxes, things like
7 that.

8 LANCE LANDGRAF: I just wanted to
9 clarify that on the record, that this is more
10 focusing on the banquet style but it may still be a
11 restaurant. So we want to make sure we include
12 that in our approval, that it's --

13 CAROLYN FEIGIN: Yeah. That use is
14 going to be --

15 LANCE LANDGRAF: Right.

16 CAROLYN FEIGIN: -- a change if they
17 want to have a chef in there, but that's not what
18 the intention is right now, though.

19 LANCE LANDGRAF: Okay.

20 CAROLYN FEIGIN: So we're not being
21 limited from -- (out of microphone range.)

22 LANCE LANDGRAF: No. That's why I
23 wanted to make it clear that it can be a restaurant
24 or it can be a banquet style.

25 DR. STEPHANIE BUSH MANN: Right. Thank

1 you.

2 CHRISTINE COFONE: Well, indoor and
3 outdoor restaurants are permitted, so -- but the
4 parking demand maybe isn't the same parking demand.

5 CAROLYN FEIGIN: It's either based upon
6 occupancy or square footage. That's one of the
7 things I know you're gonna get to, just as far as
8 figuring out our deficiency, so I'm gonna see how
9 you're gonna handle this. It looks like -- I just
10 counted up the seats that you had on there and I'm
11 gonna let you talk after you get to that and then
12 we'll figure out where we are.

13 CRAIG DOTHE: Yeah. As we discussed the
14 other day in regards to that, we did the
15 calculation both ways and used the larger of the
16 two and I was surprised, the two calculations
17 really came to the same place.

18 CAROLYN FEIGIN: They were close.
19 They're the same thing, 20 -- you need 26 or 25.2
20 spaces.

21 CRAIG DOTHE: Umm-hum.

22 CAROLYN FEIGIN: It looks like in your
23 new site plan you may have removed a couple.
24 You're not gonna propose 17 now?

25 CRAIG DOTHE: Right.

1 CAROLYN FEIGIN: Okay.

2 CRAIG DOTHE: Or 16, because when I went
3 back out there I measured every, you know, thing
4 that was encumbering the space for the parallel
5 parking spaces.

6 CAROLYN FEIGIN: Okay. Good.

7 LANCE LANDGRAF: All right. Continue.

8 CRAIG DOTHE: The front elevation is
9 right here. It's a little strange. There's this
10 kind of awning right here on top, which is this
11 shape, and then there's a smaller awning, the face
12 of it's smaller but it sticks out from the building
13 more right below it. So it's basically two awning
14 signs stacked on top of each other, or is it one
15 awning sign, even though they're not in the same
16 plane with each other, in which case -- I did that
17 calculation, too -- we'd be about 7 percent of the
18 wall area so we'd be in compliance. The upper part
19 of this awning is 19 feet from the side -- from the
20 grade, so that's in compliance. That's less than
21 20 feet. So it's either two -- two awning signs,
22 and I marked it on my drawing that no one has seen,
23 as two separate awnings requesting a variance, just
24 to be on the conservative side.

25 LANCE LANDGRAF: I think we'll go with

1 that direction, just so it's clear. I have no
2 issue with the signs because of the fact that it's
3 about 7 percent of the facade and you're allowed to
4 go to 25, so -- and we are, in our new regulations,
5 amending that to allow you to have multiple signs
6 around the facade.

7 CRAIG DOTHE: Thank you.

8 LANCE LANDGRAF: So you won't need a
9 variance for it down the road.

10 CHRISTINE COFONE: I happen to like the
11 signs, too.

12 LANCE LANDGRAF: I do, too.

13 CHRISTINE COFONE: I think they have
14 nice curb appeal.

15 LANCE LANDGRAF: It does. It does.

16 CRAIG DOTHE: Yeah, they do, especially
17 for certain building types.

18 CHRISTINE COFONE: Yeah.

19 LANCE LANDGRAF: And as the relief, I
20 like the fact that it's on two different planes
21 that steps it back, so --

22 CRAIG DOTHE: Right. And then there's a
23 back elevation on this sheet, then the two side
24 elevations, kind of just standard --

25 LANCE LANDGRAF: There's a big mural

1 program in the city.

2 CRAIG DOTHE: Yeah.

3 LANCE LANDGRAF: We're talking 48 lots.

4 CRAIG DOTHE: Some of those are --

5 LANCE LANDGRAF: They love big facades.

6 CRAIG DOTHE: Some of those are
7 remarkable.

8 LANCE LANDGRAF: Yeah.

9 CRAIG DOTHE: This is the looking down
10 Google version. Okay. The site is right in this
11 area, and I believe this is the parking lot. Okay.
12 This is the parking lot, so you can see how close
13 it is. There's also other parking lots in the
14 neighborhood, which is pretty nice. We -- from a
15 traffic standpoint, this is Atlantic Avenue. If
16 you gain access to the site you have to make a
17 right on Florida Avenue and come through this
18 direction. If you're coming down Pacific Avenue,
19 you make a right on Bellevue Avenue and access the
20 site, but in each case, when you leave you go out
21 Bellevue Avenue. The reason being is because this
22 is a little tight so it's only one way traffic,
23 because we're also parking in there, because we
24 want to make sure we have as much parking in there
25 as possible and still be able to circulate as well

1 as possible. So I -- it's interesting how, like,
2 in my mind I always look at this building and some
3 of the reason why it didn't work is I think the
4 fact that the streets are so narrow, I think that
5 was one item, but I think it's primarily because
6 once when the casinos started to close, I think
7 that was the one problem, so I think the change of
8 use actually benefits that, because I look at a
9 catering hall as something that's really serving
10 the population at large. So how they're gonna
11 access the property would be either driving or --
12 you know, across here or across here, or possibly
13 taking a bus from Atlantic Avenue, which is less
14 than a block away, or when they come down here or
15 up here by jitney, which is only a couple
16 hundred -- maybe a hundred feet away. That's how
17 close the build -- our property is to them. Plus,
18 as we all know, there's Uber, as well, so --

19 LANCE LANDGRAF: The parking deficiency
20 is from 25 to 16?

21 CAROLYN FEIGIN: It looks like -- I
22 think what we have is -- we're gonna be short ten
23 spaces, I think is what --

24 LANCE LANDGRAF: Okay.

25 CRAIG DOTHE: Nine spaces.

1 CAROLYN FEIGIN: Nine? I'm getting ten.
2 Because you have 16 proposed, right?

3 CRAIG DOTHE: Yeah. It could be one of
4 those rounding things.

5 CAROLYN FEIGIN: Yeah, maybe.

6 LANCE LANDGRAF: Well, 25.5 goes to 26.
7 So just to be clear, you're providing leased spaces
8 off site and that's what a lot of our applicants
9 do.

10 CRAIG DOTHE: Yeah.

11 LANCE LANDGRAF: There's plenty of
12 parking in that area. I don't see this as a heavy
13 lift for a variance from my recommendation. You
14 guys agree with that, as well?

15 CAROLYN FEIGIN: I would agree, yeah. I
16 told him that, too. We had one extra space on
17 there, which was -- circulation wise, safety wise
18 didn't really work. I'm like, I'd rather see that
19 space go, make better, safer spaces and lose one
20 because I don't think the parking variance is a
21 problem at all. You know, let's make it right.

22 CHRISTINE COFONE: Particularly as they
23 have an agreement, too --

24 CAROLYN FEIGIN: Right.

25 LANCE LANDGRAF: Yeah.

1 CHRISTINE COFONE: -- for additional
2 parking. That's certainly going to be a mitigating
3 circumstance.

4 LANCE LANDGRAF: Agreed.

5 CAROLYN FEIGIN: So I guess we -- we
6 were going back and forth with the calculation,
7 just about what is grandfathered in. Right now
8 there's an existing deficiency of six stalls and
9 the way I just think I may have looked at it,
10 you're 16 short now, I think, so I was thinking it
11 was a new variance for ten, but you tell me if
12 that's something different than --

13 CRAIG DOTHE: Our most reason approval I
14 have is seven deficiency.

15 CAROLYN FEIGIN: Okay.

16 CRAIG DOTHE: But, I mean I --

17 CAROLYN FEIGIN: Okay. Maybe that's the
18 difference.

19 CRAIG DOTHE: Yeah. It could be in our
20 numbers but I'd rather go with yours because
21 they're more conservative.

22 CAROLYN FEIGIN: It's just the one
23 difference and I don't think it's gonna make --

24 CRAIG DOTHE: Right.

25 CAROLYN FEIGIN: -- any difference in

1 the approval of the variance.

2 Okay. This one on your last plan says
3 you had a deficiency of six. You're saying that's
4 seven now?

5 LANCE LANDGRAF: Because he took the one
6 out for the --

7 CRAIG DOTHE: Because we took the one
8 out, yeah.

9 CAROLYN FEIGIN: Oh, you weren't
10 counting that in the existing conditions, either.
11 Well, that makes perfect sense. So the nine would
12 be correct.

13 LANCE LANDGRAF: Okay. All right.

14 SCOTT COLLINS: So can we just nail that
15 down? How many are required? It's 26?

16 CAROLYN FEIGIN: How many are required
17 are 32. Well, are you saying 31 now because of the
18 rounding?

19 CRAIG DOTHE: Well, we'll go with the
20 32. The client, you know, because I read her
21 letter, it's securing ten spaces, anyway.

22 DR. STEPHANIE BUSH MANN: 15.

23 CRAIG DOTHE: Oh, 15. I'm sorry.

24 CAROLYN FEIGIN: I thought the letter
25 said that there were 20. Okay.

1 CRAIG DOTHE: There were two letters.

2 CAROLYN FEIGIN: I have it here. I have
3 the 21 -- the -- dated August 19th. Okay.

4 DR. STEPHANIE BUSH MANN: August 19th.
5 I'm -- does it say 54, 55?

6 CAROLYN FEIGIN: Yes. 54, 55, 56, 57,
7 yeah, and it says we're open to providing up to 20
8 parking spaces if needed.

9 DR. STEPHANIE BUSH MANN: Okay. Yes.
10 So 15 would be designated in the letter
11 specifically -- (out of microphone range). So more
12 than what you're saying is needed?

13 CAROLYN FEIGIN: Right. Right. Right.
14 Right. So we're gonna count that as a variance
15 so --

16 LANCE LANDGRAF: Still a variance --
17 (Cross-talk. Unintelligible.)

18 CAROLYN FEIGIN: Okay. Right.

19 LANCE LANDGRAF: -- but the
20 justification for it is that it's being provided
21 off site.

22 CAROLYN FEIGIN: Okay. So Scott, I
23 think we're good with saying it's -- I believe it's
24 nine.

25 LANCE LANDGRAF: Variance for nine

1 spaces.

2 CAROLYN FEIGIN: The variance is for
3 nine spaces. I just want to ask one question on
4 that, because it was in our letter and I don't know
5 if you're gonna get to it or not, but that parking
6 lot, is that designated for anything? Does it have
7 any other approvals, that we would be compromising
8 those 15 or 20 spaces that they made available or
9 are they accounted for something and now we're
10 going to be double --

11 DR. STEPHANIE BUSH MANN: Right. Right.
12 Right. Not that --

13 ROBERT REID: I think --

14 LANCE LANDGRAF: So Rob can probably
15 address that, because we've had a recent
16 application on that site.

17 CAROLYN FEIGIN: Okay.

18 ROBERT REID: That application has --
19 that site has, I think, if I remember correctly, 31
20 or 33 parking spaces and they're in the process of
21 updating their certificate of land use for that,
22 and I expect that will happen soon, especially
23 since this applicant needs that, and it was an open
24 parking lot --

25 CAROLYN FEIGIN: Okay.

1 ROBERT REID: -- so anyone could park
2 there for a fee, so it's not --

3 LANCE LANDGRAF: It's not tied to
4 anything else.

5 ROBERT REID: It's not tied to anything.

6 CAROLYN FEIGIN: If you guys are happy,
7 I'm happy. I just wanted to --

8 ROBERT REID: Yeah. It's not tied to
9 anything.

10 CAROLYN FEIGIN: -- make sure we didn't
11 give away spaces two times.

12 ROBERT REID: Yeah. Yeah. No. This
13 one -- as long as he comes in and completes his
14 process and gets his approval, it will be good.

15 (Cross-talk. Unintelligible.)

16 CAROLYN FEIGIN: Got it.

17 SCOTT COLLINS: I don't want to beat a
18 dead horse here, but how many are actually being
19 provided on site?

20 LANCE LANDGRAF: 16.

21 CAROLYN FEIGIN: 16.

22 SCOTT COLLINS: 16.

23 CAROLYN FEIGIN: Yeah. That's okay.
24 It's a little --

25 CHRISTINE COFONE: Confusing.

1 CAROLYN FEIGIN: The plans aren't right
2 and we're getting new plans, which I haven't seen,
3 but 16 are being provided on site.

4 SCOTT COLLINS: Perfect. That's all I
5 need. Thank you.

6 CAROLYN FEIGIN: Yup.

7 CRAIG DOTHE: Obviously one of those
8 spaces is going to be a van accessible, barrier
9 free. As far as barrier free, you can't get in
10 there from Florida Avenue because there's a step
11 right immediately at the door, but we're gonna
12 handle the entry on the other front, which is
13 fronting on Bellevue Avenue, right off of the
14 parking lot. So we have our parking space for
15 barrier free right next to the front door off of
16 Bellevue Avenue and that you just come straight in,
17 so that works very well. I did some other numbers
18 and all that would do is confuse everybody, I
19 think. From what the historic use was --

20 LANCE LANDGRAF: I think we're good on
21 parking.

22 CRAIG DOTHE: Okay.

23 CAROLYN FEIGIN: Yeah.

24 LANCE LANDGRAF: Right? You're good on
25 what we have?

1 SCOTT COLLINS: Yup.

2 CRAIG DOTHE: So it appears as though we
3 have two variances, one for two awning signs on
4 Florida Avenue and of course the parking
5 deficiency, and we can call that ten cars parking
6 would be on the safe side. In my mind, based upon
7 what we see on the site itself and what is
8 consistent in the neighborhood -- because we have a
9 13,700 square foot lot, building lot. Of that, the
10 building occupies only four-thousand, basically six
11 hundred square feet. The balance of it, which is
12 over 9,000 square feet, is the parking area itself.
13 If we looked around in that neighborhood, a small
14 business, you don't generally see a decent enough
15 parking lot to be able to serve it. So there's a
16 lot of businesses in that neighborhood, especially
17 along Atlantic Avenue, that have no parking
18 whatsoever. So from the perspective of is there
19 adequate parking there or is it at least laid out
20 as efficiently as it possibly can, knowing that we
21 can't pick up land on either side because it's
22 fully developed on either side with multi-family
23 uses, so it's like multi-family uses don't seem to
24 go away in Atlantic City. It's the smaller
25 buildings that can be bought easier. So we can't

1 pick up land to make it any bigger than it is so
2 what we're doing is we're modifying it to make it
3 as efficient and easily used as possible and
4 creating the barrier free, like I said before, as
5 well as the loading bay. The loading bay then
6 takes care of the garbage, so there's no longer a
7 garbage truck out on the street, tying up traffic.
8 So I think from those perspectives, that that's a
9 pretty good justification.

10 CHRISTINE COFONE: I would agree. I
11 think that you supplied enough testimony to
12 substantiate the C(2) variance of justification
13 under the C(2) section of the statute, that it's a
14 better zoning alternative, and I think you
15 addressed that on both the parking and the signage,
16 under the C(2) section of the statute, that it
17 would be a better planning alternative.

18 LANCE LANDGRAF: Thank you. I would
19 tend to agree with that, as well. I think we've
20 gone through the signage already. We think that's
21 adequate and a reasonable request, as well.

22 CRAIG DOTHE: Yeah. There's one thing I
23 do want to add. There's an existing sign that's
24 immediately, I guess to the left of the entry point
25 from Florida Avenue. It's just a box right now.

1 So we're gonna put faces in there and that lights
2 up and it's a plastic sign.

3 LANCE LANDGRAF: So it's more of a
4 freestanding sign?

5 CRAIG DOTHE: Yeah. Pole.

6 ROBERT REID: It's been there for years.

7 LANCE LANDGRAF: Okay. Pole sign. And
8 that's existing. We're just gonna change the face
9 out?

10 CAROLYN FEIGIN: Yeah. It just has the
11 old tenant information on it.

12 LANCE LANDGRAF: Freestanding, right?

13 ROBERT REID: Yeah. It's been there for
14 years.

15 LANCE LANDGRAF: Anything else from the
16 variance standpoint? I think we've gone through
17 the two variances.

18 CHRISTINE COFONE: Yeah. I'm
19 comfortable with the testimony on the variances.

20 LANCE LANDGRAF: Just if you're --
21 you're finished?

22 CRAIG DOTHE: Yes.

23 LANCE LANDGRAF: Okay. Why don't we
24 mark the ARH and Cofone letter dated December 30th
25 as B-1, and if you guys have any more comments on

1 that -- I know we're gonna have additional review
2 of the updated plans, I'll say, compliance plans,
3 perfect, but from that standpoint I think we've
4 gone through most of it, but just touch base on
5 your letter.

6 CAROLYN FEIGIN: Thank you, Lance.

7 So I just want to -- I know we talked
8 about a lot of this after we issued the letter so I
9 understand what you're doing on a lot of your
10 comments. Let me see here. C5, I know we -- there
11 is a fence there now and when we talked you said
12 you weren't sure if they were gonna remove that,
13 but is it gonna stay there, because it looks like
14 on the plan that you just showed that's fully open
15 for access in and out for Bellevue?

16 CRAIG DOTHE: Yeah. I showed it that
17 way because they're quite wide. They're 16 foot
18 each. So they can literally just keep them -- when
19 the place is closed they can keep them locked
20 across the back.

21 CAROLYN FEIGIN: Those gates that are
22 there --

23 CRAIG DOTHE: But when they're open,
24 they can open them up and pin them back so they're
25 not, like, in the way of the traffic.

1 CAROLYN FEIGIN: Okay. So you're just
2 gonna open the gates during -- when there's
3 something -- when there's a use going on in the
4 site, otherwise you're gonna keep it closed to
5 avoid the in and out and you did say that, okay.

6 CRAIG DOTHE: Correct.

7 CAROLYN FEIGIN: So you'll open the
8 gates during the events, okay.

9 There's a small blue picket fence that's
10 somewhat dilapidated that seems to surround, I
11 think this property. Parts of it are down and gone
12 and parts of it are still in decent condition. I
13 don't know what the intention is on that. Is that
14 even this property's fence? It looks like it
15 is.

16 CRAIG DOTHE: Are you -- there's a small
17 fence across here and across here.

18 CAROLYN FEIGIN: Yeah.

19 CRAIG DOTHE: This one --

20 CAROLYN FEIGIN: Yes. That whole thing,
21 yeah.

22 CRAIG DOTHE: Right now -- I went out --

23 CAROLYN FEIGIN: Does that go to this
24 property? I don't even know if it's the neighbor
25 or if it's yours, but it seems to match some

1 on-site -- like a short, blue picket fence.

2 CRAIG DOTHE: Yeah. Right now across
3 here, because they're doing work here, they've
4 pulled down sections of that fence.

5 CAROLYN FEIGIN: Yeah.

6 CRAIG DOTHE: So --

7 DR. STEPHANIE BUSH MANN: She plans to
8 remove them if they are hers.

9 LANCE LANDGRAF: Okay.

10 CAROLYN FEIGIN: Okay.

11 CRAIG DOTHE: They're pretty bad.

12 CAROLYN FEIGIN: Okay. Thank you. That
13 would be much nicer.

14 Okay. I know you're gonna -- you
15 probably already did update all the landscaping and
16 we talked about lighting already. When I talked to
17 Mr. Dothe on Tuesday evening he's -- I believe this
18 is gonna be addressed in the next set of plans, and
19 as you said, we'll give it another technical review
20 with the additional information that's provided.
21 Okay. I think that is -- I'm good. I'm good.

22 LANCE LANDGRAF: Okay. Christine,
23 anything on your end?

24 CHRISTINE COFONE: I know you're not
25 required to do the EV station. Are you gonna do an

1 EV space on site at all?

2 DR. STEPHANIE BUSH MANN: Yes.

3 CHRISTINE COFONE: You are gonna do the
4 EV station? What about --

5 DR. STEPHANIE BUSH MANN: Says Miss
6 Claude.

7 CHRISTINE COFONE: Miss Claude says yes.
8 Thank you. I know we can't nod.

9 Okay. You are gonna do an EV station.
10 You're gonna need to show us that on the compliance
11 plan, where that's gonna be, only because that --
12 you know, those spaces take a little bit longer to
13 fill up.

14 And what about Uber and Lyft drop-off?
15 This is probably for Miss Claude. Are you
16 expecting a lot of your clients through your events
17 to come using Uber and Lyft or, you know, ride
18 share?

19 NANCY CLAUDE: We're open to everything,
20 but I did make contact with, like, a driver already
21 so I have everything in place that's needed.

22 CHRISTINE COFONE: You do, okay. Good.

23 LANCE LANDGRAF: They would just be able
24 to come through, drop off in the parking lot and go
25 through?

1 CHRISTINE COFONE: Got it.

2 LANCE LANDGRAF: I don't know if the
3 site's large enough to need an actual spot
4 designated.

5 CHRISTINE COFONE: Spot, yeah.

6 LANCE LANDGRAF: I would hate to lose a
7 parking space for --

8 CHRISTINE COFONE: Yeah. Agree.

9 LANCE LANDGRAF: I think with the loop
10 option on there, they can drive right through it,
11 because they can come in from Florida and go out on
12 Bellevue.

13 All right. That it?

14 CHRISTINE COFONE: That's it.

15 LANCE LANDGRAF: Okay. Thank you.

16 Anything in closing?

17 DR. STEPHANIE BUSH MANN: You've heard
18 it all. I think this is going to be a great plan
19 for the neighborhood, more eyes, more traffic and
20 commerce and that's it.

21 LANCE LANDGRAF: Thank you.

22 We'll open this up to the public.
23 Anybody here from the public wishing to make a
24 comment, ask a question?

25 Seeing none, we'll close the public

1 portion and we'll close the testimony on this
2 matter. We will, again, try to get this on for our
3 January meeting, our January 21st. We can probably
4 do that, right?

5 SCOTT COLLINS: Yeah. I think so.

6 LANCE LANDGRAF: We should get our --
7 the transcripts will be done early next week so
8 we'll get it on for January and get you guys
9 moving. I know it's been a long process.

10 NANCY CLAUDE: The process -- (out of
11 microphone range) -- he was very excited because of
12 this project.

13 LANCE LANDGRAF: I didn't see that.

14 NANCY CLAUDE: Yeah. Our interview.

15 LANCE LANDGRAF: Who -- who was it?

16 NANCY CLAUDE: Ted Greenberg.

17 LANCE LANDGRAF: Oh, Ted Greenberg,
18 yeah. Okay. I didn't see that.

19 NANCY CLAUDE: He can't wait to open
20 the --

21 LANCE LANDGRAF: Good deal.

22 CHRISTINE COFONE: Oh, wow. That's
23 exciting.

24 DR. STEPHANIE BUSH MANN: Good exposure.

25 CHRISTINE COFONE: Yeah, that is.

1 (Cross-talk. Unintelligible.)

2 LANCE LANDGRAF: He's a local guy. He's
3 a --

4 CHRISTINE COFONE: Yeah.

5 (Cross-talk. Unintelligible.)

6 NANCY CLAUDE: They told him that the
7 building has -- (out of microphone range) -- like
8 20 or 40 arrests because I've been working hard on
9 them on cleaning the streets.

10 CHRISTINE COFONE: Wow.

11 NANCY CLAUDE: So now it's clean. It's
12 safe.

13 LANCE LANDGRAF: Good. Florida is a
14 tough spot.

15 I'm just gonna close this out. We'll
16 close the meeting and we can continue that
17 discussion later, but thank you all for coming.
18 Our next meeting is -- let me get to my notes. I
19 apologize. It will be -- our next scheduled Land
20 Use Hearing is January 16th at 10 a.m. in this
21 location. No other matters to be discussed, we'll
22 close the hearing. We are adjourned. Thanks.

23 (At 11:25 a.m. proceedings were
24 concluded.)

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CERTIFICATE

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

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

Michelle Gruendel



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

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