

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-11-3740

K. HOVNANIAN TERRACES AT INLET, LLC
DEWEY PLACE, NEW HAMPSHIRE AVENUE, PACIFIC AVENUE
AND BOARDWALK - MAJOR SUBDIVISION, MAJOR SITE PLAN.

APPLICANT SEEKS PRELIMINARY AND FINAL
SUBDIVISION AND PRELIMINARY AND FINAL SITE PLAN FOR
39 LOT SUBDIVISION WHICH INCLUDES 38 FEE SIMPLE
TOWNHOUSES.

THE PROPERTY IS LOCATED AT DEWEY PLACE, NEW
HAMPSHIRE AVENUE, PACIFIC AVENUE, ALSO KNOWN AS
BLOCK 79, LOTS 3-7 AND 9-21 ON THE TAX MAP FOR THE
CITY OF ATLANTIC CITY, LOCATED WITHIN THE
LIGHTHOUSE TWO DISTRICT (LH-2).

THURSDAY, JANUARY 2, 2025

10:00 A.M.

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

Public Hearing in the above-referenced matter conducted at the CASINO REINVESTMENT DEVELOPMENT AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City, New Jersey, taken before Michelle Gruendel, a Certified Court Reporter and Notary Public of the State of New Jersey, on Thursday, January 2, 2025, commencing at 10:00 a.m.

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR
CHAIRMAN
DIRECTOR, PLANNING 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:

NICHOLAS TALVACCHIA, ESQ.
COOPER LEVENSON

I N D E X

APPLICANT	PAGE
JASON SCIULLO	
BY MR. TALVACCHIA	8
JOSEPH LIPANOVSKI	
BY MR. TALVACCHIA	27

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

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

5 LANCE LANDGRAF: Good morning. I'd like
6 to call the January 2nd, 2025 CRDA Land Use
7 Regulation Enforcement Division Hearing to order.

8 Would everyone please rise for the
9 Pledge of Allegiance? And our flag is on this
10 side.

11 (Pledge of Allegiance is recited.)

12 LANCE LANDGRAF: Welcome to our new
13 setup here. That's what confused us because the
14 flag used to be there --

15 ROBERT REID: Yes, sir.

16 LANCE LANDGRAF: -- but our control
17 panel is there now.

18 So this hearing has been noticed in
19 accordance with the Senator Byron M. Bear Open
20 Public Meetings Act.

21 We have two items on our agenda today.
22 The first being that of Application 2024-11-3740,
23 K. Hovnanian Terraces at Inlet, LLC, Dewey Place,
24 New Hampshire Avenue, Pacific Avenue and Boardwalk,
25 major subdivision, minor site plan -- major sub --

1 site plan. Excuse me. The applicant seeks
2 preliminary and final subdivision, preliminary and
3 final site plan for a 39 lot subdivision which
4 includes 38 fee simple townhomes.

5 The property is located at Dewey Place,
6 New Hampshire Avenue, Pacific Avenue, also known as
7 Block 79, Lots 3 to 7 and 9 to 21 on the tax map of
8 the City of Atlantic City. It's located in the
9 Lighthouse Two District.

10 Rob, we have proper notice on the
11 application?

12 ROBERT REID: Yes. I reviewed the proof
13 of service provided by the applicant and we do have
14 jurisdiction to hear the application.

15 LANCE LANDGRAF: Why don't we swear
16 these ladies in and we'll get completeness review
17 done.

18 SCOTT COLLINS: Sure.

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

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

23 SCOTT COLLINS: And Lance, you recognize
24 their credentials, Christine as a professional
25 planner and Carolyn as a professional engineer --

1 LANCE LANDGRAF: Yes.

2 SCOTT COLLINS: -- only? Or --

3 CAROLYN FEIGIN: (Out of microphone
4 range.)

5 SCOTT COLLINS: Okay.

6 CAROLYN FEIGIN: Thank you.

7 LANCE LANDGRAF: All right.

8 CAROLYN FEIGIN: I'm here.

9 LANCE LANDGRAF: With that done, we
10 got material on completeness for the application?

11 CAROLYN FEIGIN: Yes. We're good. Our
12 letter's dated September 30th. Well, that's our
13 technical letter. It was deemed complete, as well.
14 We're good.

15 LANCE LANDGRAF: Okay. Good.

16 Mr. Talvacchia, the floor is yours.

17 NICHOLAS TALVACCHIA: Good morning.
18 Happy New Year to everyone.

19 LANCE LANDGRAF: Happy New Year.

20 NICHOLAS TALVACCHIA: We are very
21 pleased today to be here on behalf of K. Hovnanian
22 Terraces at Absecon Inlet, LLC.

23 With me are members of the K. Hov team.
24 For purposes of the hearing we will have two
25 witnesses, Joseph Lipanovski, who is the project

1 architect from K. Hov, and also Jay Sciullo, who's
2 our professional engineer and planner.

3 This is an application for a major
4 subdivision. 39 total lots, 38 lots for fee simple
5 townhomes, one lot for an alley that will be
6 exclusively used by the development for access to
7 their units. We're also seeking major site plan
8 approval. I note this is subject to the -- while
9 we're in the Lighthouse Two District, there's a
10 redevelopment plan which governs the site. It's
11 the redevelopment plan for Blocks 72, 75, 77 and 79
12 and the report correctly notes there are three
13 minor variances. We're eliminating those
14 variances. So specifically, we will add the
15 required lighting in the alley. That was a
16 variance. We are gonna reduce the signs, the
17 temporary signs from 50 square feet to 48 square
18 feet and we're gonna increase the height of the
19 trees from 10 to 12 feet at planting to 12 to 14 as
20 required by CRDA. So the variance relief is
21 eliminated for this application, so as we call it
22 in our business, a by-right application.

23 With those opening comments, I'd like to
24 have Jay Sciullo sworn in.

25 LANCE LANDGRAF: Okay. Before we do

1 that, we'll mark the application as A-1.

2 SCOTT COLLINS: Yes, please.

3 LANCE LANDGRAF: The documents that
4 you're going to show today, Jay, have been
5 submitted?

6 JASON SCIULLO: Yeah. These are all
7 submitted items.

8 LANCE LANDGRAF: Apologize. They're
9 doing an alarm test. No panic needed.

10 NICHOLAS TALVACCHIA: We're gonna swear
11 Jay in first.

12 LANCE LANDGRAF: Yup.

13 SCOTT COLLINS: Sure.

14 JASON SCIULLO: Go ahead.

15 JASON SCIULLO, PE, PP, having been first duly sworn
16 according to law, testified as follows:

17 SCOTT COLLINS: Thank you.

18 Lance, you will recognize Jay's
19 credentials as a professional engineer and a
20 professional planner?

21 LANCE LANDGRAF: Yes.

22 JASON SCIULLO: Thank you.

23 SCOTT COLLINS: Thank you.

24 NICHOLAS TALVACCHIA: Jay, the site plan
25 and the subdivision plan were prepared under your

1 direction?

2 JASON SCIULLO: Yes, they were.

3 NICHOLAS TALVACCHIA: Okay. I'd like
4 you to identify the location of the project
5 first --

6 JASON SCIULLO: Sure.

7 NICHOLAS TALVACCHIA: -- for purposes of
8 the record.

9 JASON SCIULLO: Sure. So this is
10 generally on the corner of New Hampshire and
11 Pacific, all the way at the end of Pacific against
12 the seawall. So on the screen you'll see the site
13 plan that was submitted as part of the application.
14 Directly opposite this on Pacific Avenue is a
15 public park and then catty-corner is the
16 lighthouse. Directly to the right on this sheet to
17 the east of us is the boardwalk and the new
18 seawall, or the newish seawall that was
19 constructed.

20 So existing conditions, there's an old
21 funeral home on the corner of Pacific and New
22 Hampshire, but the most -- most of the parcel is
23 vacant other than that, other than that existing
24 funeral home. And then you'll see there's a lot
25 cut out from generally the middle of this parcel,

1 or overall project site. That's an existing home
2 that was rebuilt a few years back. It's in really
3 good shape and, you know, happy to have them in the
4 middle of what we're going to have as future
5 development here.

6 NICHOLAS TALVACCHIA: Okay. So Jay,
7 just generally, these -- and Joseph will describe
8 the architecture later, but they are all three
9 bedroom, two and a half bath units, correct?

10 JASON SCIULLO: They are. 16 feet wide,
11 40 feet deep, individual fee simple lots. The
12 alley that you see there is also on its own
13 separate tax parcel which would be mostly just
14 access and utility service to these units, and as
15 Nick mention, it will have easement rights just to
16 allow these single family homeowners or townhouse
17 homeowners, excuse me, to utilize that alley for
18 access.

19 NICHOLAS TALVACCHIA: And the units will
20 have two tandem parking spaces in the garage and
21 one in the --

22 JASON SCIULLO: Yeah. It's stacked
23 parking in the garage. There's no living space on
24 the ground floor because of flood hazard
25 restrictions so it's going to have stacked parking

1 inside the garage and then at least one car in the
2 driveway. The units that are fronting Dewey Place,
3 which is on the bottom of the screen here, you can
4 see those driveways are a little bit longer. You
5 can probably stack two, plus the two inside.

6 NICHOLAS TALVACCHIA: Okay. So there
7 are no variances now associated with the project --

8 JASON SCIULLO: Correct. Yup.

9 NICHOLAS TALVACCHIA: -- with the changes
10 I mentioned, correct?

11 JASON SCIULLO: Correct. I'm sorry.

12 NICHOLAS TALVACCHIA: Any waivers,
13 design waivers?

14 JASON SCIULLO: No. We didn't ask for
15 any. So the -- when the redevelopment plan was
16 developed, you know, obviously it was in concert
17 with input from CRDA and the city and our
18 development team so it was generally intentionally
19 designed to not require any relief, including
20 design waivers.

21 NICHOLAS TALVACCHIA: Okay. So the
22 private road that you identified, that's just for
23 access to the units, that's not a public
24 right-of-way?

25 JASON SCIULLO: It will not be public,

1 correct.

2 NICHOLAS TALVACCHIA: Okay. And there
3 will be a homeowners association, correct?

4 JASON SCIULLO: Yes.

5 NICHOLAS TALVACCHIA: And that
6 association will own the alley?

7 JASON SCIULLO: Yes.

8 NICHOLAS TALVACCHIA: And will also
9 provide -- they've required alley lighting?

10 JASON SCIULLO: It will have lighting,
11 stormwater management and utility within that, that
12 roadway, and the utilities, it's only sewer,
13 sanitary sewer, that will be owned by the sewerage
14 company through an easement. Water services will
15 be out to the public roads. So the alley itself
16 will have the utility easement to the sewerage
17 company, stormwater management features and access
18 for these units.

19 NICHOLAS TALVACCHIA: And each owner --

20 JASON SCIULLO: All maintained --

21 NICHOLAS TALVACCHIA: -- will have
22 easements within the alley?

23 JASON SCIULLO: Correct. Yup. And it
24 will, as Nick mentioned, be owned and maintained by
25 the HOA.

1 NICHOLAS TALVACCHIA: And also, we have
2 verbal approval from the post office for a mailbox?

3 JASON SCIULLO: Centralized mailbox,
4 yup. So you'll see that in the middle here where
5 I'm hanging out behind this existing lot, there's
6 an open area that's part of the alley lot where we
7 can put a gang box buffered by landscaping around
8 the back of it and that's the location that the
9 post office -- postmaster has approved.

10 NICHOLAS TALVACCHIA: Okay. And we
11 also, in our package we do have a package of
12 temporary signage during the construction period
13 and marketing period, correct?

14 JASON SCIULLO: Yes, and I,
15 unfortunately, don't have that in my exhibits, but
16 yes, there is.

17 NICHOLAS TALVACCHIA: And will there be
18 any permanent signage?

19 JASON SCIULLO: No. Not on this parcel.

20 NICHOLAS TALVACCHIA: All right. What
21 I'd like to talk about, then, is just lighting in
22 general. We have alley lighting we're gonna add
23 now --

24 JASON SCIULLO: Yup.

25 NICHOLAS TALVACCHIA: -- correct?

1 How we gonna do that?

2 JASON SCIULLO: That's likely gonna be
3 building mounted just to get the required coverage
4 over the top of the public area or the open area,
5 common area in the middle of the units.

6 NICHOLAS TALVACCHIA: Any other lighting
7 proposed?

8 JASON SCIULLO: No.

9 NICHOLAS TALVACCHIA: There will be
10 street lighting?

11 JASON SCIULLO: Street lighting that
12 exists at the intersection would remain. We're not
13 planning on modifying that.

14 NICHOLAS TALVACCHIA: Okay. What about
15 any fencing proposed?

16 JASON SCIULLO: No. Not on this phase.

17 NICHOLAS TALVACCHIA: Okay. Electrical
18 vehicle charging, how is that gonna be handled?

19 JASON SCIULLO: So in each of these
20 units there's going to be a dedicated circuit in
21 the garage for charging facilities. If a homeowner
22 intends or wants to have that feature, they can add
23 it.

24 NICHOLAS TALVACCHIA: Okay. There was a
25 question in the report. The alley, will there be

1 any parking permitted on the alley?

2 JASON SCIULLO: No.

3 NICHOLAS TALVACCHIA: Are we gonna put
4 no parking signs?

5 JASON SCIULLO: So the majority of it,
6 as you can see, is gonna have driveway access but
7 the portions that don't have the driveways, which
8 will really be the clear -- you know, shoulders
9 generally on these stubs of the alley coming in off
10 the public roads, we'll have to put -- we could put
11 signage on it, and then we'd like to not clutter it
12 up, if we could, but we understand the concern.

13 NICHOLAS TALVACCHIA: Okay. Let's talk
14 about stormwater management.

15 JASON SCIULLO: Yup. All right. So we
16 just actually last week got review comments back
17 from DEP. This is subject to a CAFRA permit
18 because of proximity to the water and we have to
19 make some modifications to the stormwater design
20 because of generally rule changes that are sort of
21 recent. So what we're likely gonna end up with is
22 a pervious pavement system through the alley with
23 some storage underneath it. Right now there's
24 storm sewer shown which will be maintained in the
25 future design, as well, and all of it is connected

1 out to -- through a pipe system that will come out
2 and drop in the inlet that's up against the
3 seawall. So it's all gonna -- it all drains today
4 towards the seawall. It will continue to do so.

5 NICHOLAS TALVACCHIA: Okay. I don't
6 have any variances to talk about. Any other site
7 plan issues that --

8 JASON SCIULLO: This -- in general, this
9 is a relatively simple design approach. As you
10 guys know from being in town, the -- the roads are
11 low. We're trying to elevate it as much as we can.
12 We have flood hazard restrictions and obviously
13 grading concerns, but the ground floors of these
14 units will be garage. The first living space is
15 gonna be elevated substantially above grade. So to
16 put numbers to it, existing grade is about 8 and
17 the first living space will be about 18, a little
18 bit higher, so you'll be 3 feet above the
19 Boardwalk. If you've ever been out to the site and
20 seen the Boardwalk, it's significantly higher
21 than -- than the grades surrounding it, which
22 actually against the back of the seawall is like 5,
23 so it's like 10 feet out of the ground. So these
24 units will be elevated substantially so you can see
25 over the Boardwalk, but they're obviously fully

1 compliant with zoning requirements and flood hazard
2 requirements. Other than that, it's a new product
3 that -- there aren't really any in town right now
4 that are available. There's some under
5 construction near us in the Loop, but these are a
6 little bit smaller in width. These are 16 feet
7 wide, as mentioned. So other than that, there's
8 really not a whole lot to it. It's hopefully gonna
9 be -- you'll see in the architecture, when Joe
10 comes up, that it's gonna be a different product
11 offering here in Atlantic City that we don't have
12 currently, so --

13 NICHOLAS TALVACCHIA: Jay, there's --

14 JASON SCIULLO: -- we hope it's the
15 best.

16 NICHOLAS TALVACCHIA: -- a note in the
17 plans picked up in the report about the necessity
18 of placing the roadway course surface when
19 you're --

20 JASON SCIULLO: Oh, yeah. In our -- on
21 our standard note block on the information sheet
22 there was a note about leaving base pavement for a
23 year before you come back for final pavement, which
24 is usually used in bigger subdivisions and we've
25 had them for years and years. We left the note in

1 here erroneously. We'll take it out. It wasn't
2 intended to be part of this job.

3 NICHOLAS TALVACCHIA: And the ARH report
4 just asked for clarification of a number of points
5 and plan revisions. Any objection to any of this?

6 JASON SCIULLO: No. No objection.

7 NICHOLAS TALVACCHIA: Okay. Anything
8 else?

9 JASON SCIULLO: No. I'm happy to answer
10 questions, but no. This is --

11 NICHOLAS TALVACCHIA: Just as a
12 matter -- as a planner, is this project a compliant
13 project and meet all the bulk requirements and all
14 the requirements --

15 JASON SCIULLO: Yes.

16 NICHOLAS TALVACCHIA: -- of the
17 redevelopment plan?

18 JASON SCIULLO: Absolutely, it is.

19 NICHOLAS TALVACCHIA: No variances, no
20 waivers?

21 JASON SCIULLO: No. With the changes
22 you mentioned for the lighting, with the
23 landscaping, no, there will be no variances.

24 NICHOLAS TALVACCHIA: Okay. I have no
25 further questions of Mr. Sciullo.

1 LANCE LANDGRAF: Just a couple of quick
2 questions.

3 Talking about the paving of the road, I
4 mean, I would certainly support waiting until all
5 the homes are built till you pave the final --

6 JASON SCIULLO: Yeah. Typical top coat.
7 It won't be a year, hopefully, but yeah.

8 LANCE LANDGRAF: And on the signage for
9 no parking, I would suggest just that the entrances
10 to each of the -- I mean, you're using the term
11 alley -- the roadways there, just put something
12 there, private driveway or private roadway, no
13 parking, something like that --

14 JASON SCIULLO: Yeah. That would be --

15 LANCE LANDGRAF: -- instead of -- I'm
16 not a fan of a bunch of parking -- no parking signs
17 up and down the alleyway there.

18 JASON SCIULLO: Totally agree.

19 LANCE LANDGRAF: Just something at each
20 entrance, maybe, to put there.

21 NICHOLAS TALVACCHIA: That's fine.

22 LANCE LANDGRAF: How wide is that? I
23 was looking for the --

24 JASON SCIULLO: It varies a little bit.
25 So the section that -- I'll zoom in on the

1 dimensions. So the portion that you can see
2 there --

3 LANCE LANDGRAF: 20 feet, okay.

4 JASON SCIULLO: -- is 20.

5 LANCE LANDGRAF: So you wouldn't be able
6 to park cars on either side.

7 JASON SCIULLO: And then this one --
8 this leg here is 8 and --

9 LANCE LANDGRAF: Yeah. Okay.

10 JASON SCIULLO: -- which is compliant
11 with RSIS, too.

12 LANCE LANDGRAF: Gotcha. And they're
13 all -- that's all two way, correct?

14 JASON SCIULLO: Yeah.

15 LANCE LANDGRAF: All right.

16 JASON SCIULLO: This thing's sensitive.
17 Sorry.

18 LANCE LANDGRAF: You addressed the
19 concerns we had about the variances. I just took a
20 couple of notes. One was the lighting. I do have
21 a question on that. So you're gonna building mount
22 that to light up that, the alleyway. Just how --
23 how is that gonna work from not overpowering
24 whatever townhome you're gonna put that light on?
25 It's gonna have to be more powerful than just a

1 typical light, a building light.

2 JASON SCIULLO: Oh, yeah. So being that
3 these -- so we have an HOA and then each one of
4 these buildings will have a common circuit that
5 will be maintained by the HOA. Those lights will
6 be on that. So there's not gonna be like every
7 unit will have its own light.

8 LANCE LANDGRAF: Right. From a
9 brightness --

10 JASON SCIULLO: Oh, you're saying --
11 yeah. So they're gonna be significantly elevated
12 because of how high the units are, so hopefully it
13 doesn't have a glare issue. We're gonna work that
14 out. If for some reason it doesn't work, it will
15 end up being pole mounted. We're trying to avoid
16 it, though.

17 LANCE LANDGRAF: Okay. You could do
18 some decorative things in there just to provide
19 some lighting along that, that area.

20 JASON SCIULLO: Umm-hum.

21 CAROLYN FEIGIN: If it's mounted lower,
22 it's probably better since these units will be so
23 high --

24 LANCE LANDGRAF: Yeah.

25 CAROLYN FEIGIN: -- so, you know, try

1 to --

2 JASON SCIULLO: Right above the garage,
3 maybe.

4 CAROLYN FEIGIN: Yeah. Just keep them
5 by the garage level or lower just to make sure the
6 street's lit but not going up into the living
7 space.

8 LANCE LANDGRAF: Okay.

9 JASON SCIULLO: I'm sure that will work
10 out.

11 LANCE LANDGRAF: All right. Good.

12 Internal stop signs, you'll put things
13 in there, at the intersections there?

14 JASON SCIULLO: I mean, we can, yeah.
15 It will end up putting -- yeah. We probably should
16 do something, right, something smaller maybe. Not
17 necessarily the big MUTCD compliant one but
18 something --

19 LANCE LANDGRAF: Yeah.

20 JASON SCIULLO: Because it's not gonna
21 be --

22 LANCE LANDGRAF: I've seen them on
23 private drives that are -- some are even wooden,
24 just to make it a little bit nicer. I don't know
25 if I would go there, but okay.

1 JASON SCIULLO: There was a comment in
2 the ARH letter that I -- we forgot to mention about
3 potential for some kind of vehicle barrier into
4 Dewey, because it's a dead-end that has open space
5 behind it.

6 LANCE LANDGRAF: Right.

7 JASON SCIULLO: The existing condition
8 is the same. We're just moving it, you know, more
9 or less like 20 feet or so to get access to this
10 second entrance on Dewey. So we were just gonna
11 recreate the same situation that's there today,
12 just moving it a little bit.

13 LANCE LANDGRAF: What's there today?

14 JASON SCIULLO: Just a curb.

15 LANCE LANDGRAF: Just a curb.

16 JASON SCIULLO: The end of it against
17 the gutter or chopped out, like, lower so you can
18 have drainage go through.

19 LANCE LANDGRAF: Okay.

20 JASON SCIULLO: But you can drive over
21 the curb if needed, if you need to, but we don't
22 plan on --

23 LANCE LANDGRAF: That's the city's
24 right-of-way so if they wanted to put something
25 there, they can put a bollard there or something.

1 CAROLYN FEIGIN: Yeah. That's what we
2 were getting to, just something to --

3 NICHOLAS TALVACCHIA: The city's been
4 adding bollards --

5 LANCE LANDGRAF: Okay.

6 NICHOLAS TALVACCHIA: -- to the streets
7 and Boardwalk for security.

8 LANCE LANDGRAF: And that street end is
9 a switchback pedestrian --

10 JASON SCIULLO: Pedestrian, right. No
11 vehicular access.

12 LANCE LANDGRAF: Right. No vehicular
13 access, good.

14 JASON SCIULLO: That's a significant
15 ramp, too.

16 LANCE LANDGRAF: It is. It is. It's
17 like four switchbacks, four or five, I think.

18 All right. Emergency vehicle
19 circulation, they should be able --

20 JASON SCIULLO: So we --

21 LANCE LANDGRAF: The only one I'd be
22 real concerned about -- well, I guess both of them.
23 As you come in, the closer one to -- what's the
24 first street there?

25 JASON SCIULLO: New Hampshire?

1 LANCE LANDGRAF: New Hampshire. That
2 one and then the one coming off of Dewey, can
3 they --

4 JASON SCIULLO: So --

5 LANCE LANDGRAF: If a fire truck has to
6 get through, they can get through there?

7 JASON SCIULLO: The -- well, so as you
8 know here in town with the paid fire-fighters and
9 multiple versions of trucks, we don't anticipate
10 having any issues with access in the rear, but most
11 likely they're gonna access from the street,
12 anyway, but ambulances can make it with no issue.
13 We ran a trash truck template through and then the
14 sewerage company has a straight truck that they use
15 for, like, you know, for maintenance of their
16 manholes --

17 LANCE LANDGRAF: The jet truck, yeah.

18 JASON SCIULLO: -- that they -- yeah,
19 the jet truck. So that all fits.

20 LANCE LANDGRAF: Okay. Speaking of
21 trash, they're gonna bring it out to the alleyway?

22 JASON SCIULLO: That is something --

23 LANCE LANDGRAF: Trash is picked up
24 there?

25 JASON SCIULLO: -- that's gonna have to

1 be worked out. That sounds like it's probably
2 gonna be what it is. The trash is stored in the
3 garage and that's likely where it's gonna be taken.

4 LANCE LANDGRAF: Okay. I like that.

5 JASON SCIULLO: We do have an access,
6 though, so, you know, because it's all open through
7 the garage, they could go out the front, if that's
8 what the city decides.

9 LANCE LANDGRAF: The last question, I
10 think it came up in here about guest or visitor
11 parking, and I'll take the blame or credit for
12 this, I was the one who pushed the internal
13 driveway so we didn't have all these curb cuts, so
14 there's going to be off-street parking available
15 for people that are visiting and whatever, which is
16 one of the things we tried to preserve, at least in
17 this block. I know the next phases will be a
18 little different, but this worked out. I think
19 it's -- it's a really good plan. I like it a lot
20 and it's new and exciting, something -- new housing
21 coming into the city.

22 CHRISTINE COFONE: Agree. It creates a
23 variety of housing options. You said it was RSIS
24 compliant, right, Jay?

25 JASON SCIULLO: It is.

1 CHRISTINE COFONE: I think it's great.
2 Not a lot for me to say on this one because it's
3 conforming. There's no variances, but I will say
4 that, you know, when I was in high school, I'm
5 dating myself, Red Bank was a bad area, Red Bank,
6 New Jersey. My parents would not allow me to go
7 there. What I think brought Red Bank back was the
8 introduction of high housing and stable housing and
9 I think that this is going to be a really great,
10 you know, shot in the arm for the area. That's why
11 we put the redevelopment plan in place and housing
12 has a tremendous positive impact on upgrading an
13 area and I think I agree with Lance. I think this
14 is a great project. I'm excited to see the
15 architecture presented and I really like it.

16 LANCE LANDGRAF: While we have Jay up
17 there, do you guys have any other questions?

18 CHRISTINE COFONE: No. Just to make
19 sure it was RSIS compliant.

20 CAROLYN FEIGIN: I'm good. I'm just
21 reviewing through anything that Jay didn't touch
22 on. He already indicated that all the technical
23 comments will be addressed. The items we were
24 looking for testimony on I think have all been
25 discussed already. We're good.

1 LANCE LANDGRAF: All right.

2 NICHOLAS TALVACCHIA: Our second and
3 final witness is Joseph Lipanovski of K. Hovnanian.

4 LANCE LANDGRAF: All right. Joe,
5 welcome.

6 JOSEPH LIPANOVSKI: Hello.

7 NICHOLAS TALVACCHIA: Joseph, for the
8 record, you are -- (out of microphone range.)

9 JOSEPH LIPANOVSKI: I'm land acquisition
10 manager for K. Hovnanian Homes.

11 NICHOLAS TALVACCHIA: About 30 years,
12 right?

13 JOSEPH LIPANOVSKI: I've been working
14 30 years in variety of architectural and managerial
15 positions.

16 NICHOLAS TALVACCHIA: Can you be sworn
17 for your testimony?

18 SCOTT COLLINS: Good morning. Could you
19 raise your right hand, please?

20 JOSEPH LIPANOVSKI, having been first duly sworn
21 according to law, testified as follows:

22 SCOTT COLLINS: You're a land
23 acquisition manager is your title, but you're --
24 are you a registered architect?

25 JOSEPH LIPANOVSKI: I am a registered

1 architect and I have been a registered architect
2 for over 30 years.

3 LANCE LANDGRAF: We'll accept his
4 credentials as such.

5 SCOTT COLLINS: Thank you.

6 NICHOLAS TALVACCHIA: So, Joseph, why
7 don't you just take off and talk about some of the
8 architectural features of the product that K. Hov
9 is proposing.

10 JOSEPH LIPANOVSKI: Sure. Yeah. As Jay
11 had mentioned, this community consists of five
12 buildings consisting of five, six -- I'm sorry,
13 six, seven, eight and 11 homes per building.
14 They're located amongst five buildings and at this
15 time we intend to offer one of our models. It is
16 our latest generation of townhome designs that we
17 are planning on offering in many coastal
18 communities.

19 So the interior floor plans are noted
20 here. Interior designs, generally speaking, offer
21 wide open floor plans with modern kitchens and
22 baths. The model we'll be offering here we're
23 calling the Ardmore model and it consists of a
24 four-story slab-on-grade home with three bedrooms,
25 two and a half baths, a loft and an exterior

1 balcony at the top level. Each home is separated
2 from adjacent homes with a two -- two hour rated
3 fire wall that runs from the top of the foundation
4 to the -- up to the roof. Jay noted the width of
5 these homes is 16 feet wide. The depth is 60 feet
6 deep. At the ground level are -- is a tandem
7 parking in an unfinished garage setting. The one
8 level above is a wide open front to back living
9 space with modern kitchen with large island, living
10 great room in the front and dining area in the
11 back. At the third level is the owner's suite
12 facing the rear with a private owner's bath and a
13 large walk-in closet and our second bedroom with a
14 dedicated bathroom facing the front. At the top,
15 fourth level is an open loft with a hall bath and
16 our third bedroom off of the rear is our wide open
17 balcony with views to the -- to the exterior.

18 So our architecture consists of our
19 latest coastal architectural design. It's
20 consistent with both the local area, as well as the
21 broader coastal region in terms of architectural
22 style and materials and finishes. Our buildings
23 include a combination of Hardie siding at the
24 front, sides and rears. The Hardie will be offered
25 in a variety of shake style board and batten, as

1 well as horizontal siding, and they're intended to
2 compliment some of the features, like bay windows,
3 porticos with brackets, as well as gable elements
4 along the -- along the front elevation. You could
5 have a view here of the side elevation. I will
6 note that this particular side elevation we intend
7 to offer in some of the higher visibility
8 elevation -- higher visibility sides, particularly
9 along the Boardwalk, as well as Pacific Avenue.
10 There is an alternate side that's -- or sort of our
11 standard side elevation, and you could see rear
12 elevations that offer our 6 foot cantilevered
13 balcony that's accessed through a wide open 8 foot
14 wide slider at the living level. Here you have a
15 glance, you can see some -- the lighting that we
16 intend to offer adjacent to the garage doors. The
17 garage doors are typical -- your typical carriage
18 style. Again, conducive with the coastal
19 architecture that we're seeking -- seeking to
20 achieve. Again, the rear and the side elevations
21 will comprise of Hardie cementitious siding that
22 will be essentially wrapped around the entire
23 building. And that pretty much concludes the
24 architectural portion of my presentation.

25 NICHOLAS TALVACCHIA: Any questions of

1 this witness?

2 CAROLYN FEIGIN: I do have one question.
3 I think there's a comment in the letter about a
4 little bit of a barrier between all of those
5 balconies that are on the lower level. I believe
6 that's required. I could find the comment but I
7 know it's in here. I just wanted to know if there
8 was gonna be one.

9 JOSEPH LIPANOVSKI: Yeah. We don't --

10 NICHOLAS TALVACCHIA: I'm sorry.

11 JOSEPH LIPANOVSKI: We didn't intend on
12 offering any privacy fences. In more traditional
13 community you would see a 6 foot high by the depth
14 of the deck privacy fence. Here we think it's
15 important on balance to take advantage of the
16 spectacular views that this community offers and so
17 we don't -- we didn't intend to offer that.

18 CAROLYN FEIGIN: Okay. Sorry. I was
19 just trying to find it. There, we go. C3, it
20 looks like it's part of the redevelopment plan,
21 that there should be a privacy fence, rear yard
22 in -- rear yards and rain decks or balconies.

23 NICHOLAS TALVACCHIA: Carolyn, we read
24 that as permission to have one, not a requirement.

25 CAROLYN FEIGIN: Oh, okay. Okay. Maybe

1 that was the intention of the redevelopment plan,
2 okay.

3 LANCE LANDGRAF: I would tend to agree,
4 keep it wide open, yeah.

5 CAROLYN FEIGIN: Okay.

6 JOSEPH LIPANOVSKI: Yeah. We think the
7 openness is really a theatric use of the project
8 and this particular townhome layout.

9 LANCE LANDGRAF: That corridor facing
10 the Boardwalk is just gonna be -- looking out over
11 the inlet over Brigantine is going to be nice.
12 Sunrises are going to be fantastic in there, so --

13 All right. I don't have any other
14 questions.

15 CHRISTINE COFONE: I have one quick
16 question on storage and are you -- I didn't see it
17 on the site plan. Is there a bicycle storage
18 anywhere? I mean, I would think that this is going
19 to be a busy area for bicyclists, paddle boards,
20 surf boards. Is there a place in these units for
21 storage and do we have a place on site for, like, a
22 bicycle storage or anything like that?

23 JOSEPH LIPANOVSKI: With regard to
24 storage within the home, we think that the ground
25 level, which is essentially unfinished, tandem

1 garage, there is plenty of storage, particularly
2 towards the rear on the left side of the floor
3 plan. You can see this is much more storage space
4 in and of itself --

5 CHRISTINE COFONE: Okay. So there is
6 space --

7 JOSEPH LIPANOVSKI: -- that we would
8 typically offer.

9 CHRISTINE COFONE: --- for the two
10 vehicles plus storage there, okay.

11 JOSEPH LIPANOVSKI: Plenty of space.

12 CHRISTINE COFONE: Okay. Thank you.
13 That's it.

14 LANCE LANDGRAF: All right. That's all
15 we have here, right?

16 All right. With that, we'll open it
17 up -- Nick, do you have anything else?

18 NICHOLAS TALVACCHIA: No. That
19 completes our presentation. Thank you.

20 LANCE LANDGRAF: With that, we'll open
21 it up to the public. If anybody here would make a
22 comment or ask a question about the application,
23 please step forward, state your name and make your
24 comment or ask your question.

25 PAUL JACKSON: Good morning. Happy New

1 Year.

2 LANCE LANDGRAF: Happy New Year.

3 PAUL JACKSON: My name is Paul Jackson.
4 I reside at 117 Dewey Place, so if you put the --
5 if he puts the other map back up --

6 JASON SCIULLO: Yeah.

7 LANCE LANDGRAF: You'd be the closest
8 neighbor.

9 PAUL JACKSON: I'm the closest neighbor.
10 So as you recall, I was up here ten
11 years ago before the board to build that house, and
12 I'm actually thrilled with the plans that have come
13 together. The only thing I have, the question, as
14 well as the residents, the other residents on Dewey
15 Place, they have the construction entrance right
16 next to my house for all the construction vehicles.

17 LANCE LANDGRAF: Okay.

18 PAUL JACKSON: There's low hanging wires
19 that come across the street. I have a picture if
20 you want -- if anybody wants to see it.

21 LANCE LANDGRAF: Well, they'll have to
22 deal with that, if they're gonna bring construction
23 vehicles in, if there's existing wiring.

24 PAUL JACKSON: Well, is that gonna
25 impede all the other residents that live there and

1 myself through the summer, as they're bringing it
2 in there? Can we just move the construction
3 entrance over to Pacific Avenue?

4 LANCE LANDGRAF: That would be a
5 question for the applicant.

6 JASON SCIULLO: We can, yeah.

7 PAUL JACKSON: Oh, that's great.

8 (Multiple parties speaking out of
9 microphone range.)

10 LANCE LANDGRAF: If we could bring them
11 in from the Pacific Avenue side.

12 JASON SCIULLO: So the construction
13 entrance we had is here, closest to -- on New
14 Hampshire and Dewey.

15 PAUL JACKSON: This is what I got.

16 JASON SCIULLO: Oh, that's the trailer.

17 PAUL JACKSON: And then it says
18 construction entrance.

19 JASON SCIULLO: Oh, this is something --
20 oh, this is the temporary signage thing, yeah. No.
21 We're -- this -- yeah. I apologize for the
22 confusion. We didn't put this together, but no.
23 The construction entrance, we won't put it right
24 next to your house --

25 PAUL JACKSON: Okay.

1 JASON SCIULLO: -- for sure.

2 LANCE LANDGRAF: That's always good.

3 (Multiple parties speaking.)

4 JASON SCIULLO: -- room for the seawall.

5 Why would we do that?

6 AMY JACKSON: I'm his wife, but --

7 LANCE LANDGRAF: Ma'am, you're gonna
8 have to come up and -- swear her in, right?

9 SCOTT COLLINS: I don't think so. This
10 is public comment.

11 LANCE LANDGRAF: Ma'am, just give me
12 your name.

13 AMY JACKSON: I'm sorry. Hello. I'm
14 Amy Jackson.

15 LANCE LANDGRAF: How are you?

16 AMY JACKSON: I live at 117 Dewey.
17 Happy New Year to everyone.

18 LANCE LANDGRAF: Happy New Year.

19 AMY JACKSON: We are thrilled. I have
20 friends that live at The Cove, and I believe that
21 was the opening project, and I've seen some of the
22 projects in Asbury Park. They're beautiful.

23 JASON SCIULLO: Good.

24 AMY JACKSON: But this -- you can't
25 really tell by this until you come down to the

1 neighborhood, but Dewey Place, they park on both
2 sides, the fishermen, the surfers, the locals.
3 This is a major road that parking is on both sides
4 and when they're parked on both sides, the trash
5 truck, the fire truck, they all have to -- it's so
6 tight and they have to back -- a lot of times
7 people have to back -- back out the road. It's --
8 you can't even turn around. Whereas if you look at
9 Pacific and New Hampshire, they're much wider and
10 there's only parking on New Hampshire on the one
11 side, and the police are pretty vigilant and they
12 ticket and they tow, so that would be much
13 better -- if you look at New Hampshire and Pacific,
14 much easier, and there are no residences on those
15 two sections by this project but there are
16 residences on this, so it just feels like --

17 LANCE LANDGRAF: I'm confused by your --
18 what do you -- what do you -- what are you looking
19 for them to do?

20 AMY JACKSON: I'm just saying that the
21 roads to drop materials off, it's trickier on Dewey
22 Place.

23 (Multiple parties speaking out of
24 microphone range.)

25 AMY JACKSON: Yeah. It's extremely

1 narrow. You don't realize it until you live there.

2 JASON SCIULLO: You're saying -- so wait
3 a minute. So from this driveway up?

4 AMY JACKSON: That would be better. I
5 mean, it's just --

6 JASON SCIULLO: Yeah. The only -- only
7 complication is there's an existing utility pole we
8 have to work around, but I'm sure we could figure
9 it out.

10 AMY JACKSON: Yeah. I mean, this is
11 still better than down in.

12 JASON SCIULLO: Oh, yeah.

13 AMY JACKSON: Because down in is really
14 tight.

15 JASON SCIULLO: I have to tell you, I'm
16 one of the fishermen that hops the curb.

17 AMY JACKSON: Oh, yeah, everyone. I
18 mean, like, that's a major -- and I really enjoy --

19 JASON SCIULLO: I was born about this
20 job because of this, because I'm over here so much.

21 AMY JACKSON: Right. Right. I mean,
22 it's part of the neighborhood, right.

23 JASON SCIULLO: Yeah. For sure.

24 AMY JACKSON: It's part of our --

25 JASON SCIULLO: I'm glad you don't hate

1 it. We were thinking everybody's gonna get mad
2 about it.

3 AMY JACKSON: No. I love it.

4 JASON SCIULLO. No. I mean us hopping
5 the curb and stuff.

6 AMY JACKSON: Oh, that doesn't bother
7 me. It's really entertaining when everyone gets
8 stuck.

9 JASON SCIULLO: Oh, in this part, yeah.

10 AMY JACKSON: I keep a towing sign out
11 in case they need to call.

12 LANCE LANDGRAF: Thank you, Amy.

13 So you're gonna look to move the
14 construction to the other side, work around that,
15 that pole that's there?

16 JASON SCIULLO: For sure.

17 LANCE LANDGRAF: Okay. Thank you.

18 JASON SCIULLO: It's good comments.
19 Thank you.

20 LANCE LANDGRAF: Anyone else from the
21 public?

22 Sir, please come up.

23 FIKRY GIRGIS: My name is Fikry Girgis.
24 I live at -- my property is on Dewey Place --

25 LANCE LANDGRAF: Okay.

1 FIKRY GIRGIS: -- at 122 Dewey Place.

2 LANCE LANDGRAF: All right.

3 FIKRY GIRGIS: As a -- as a two --
4 two-story building, two apartments, up and down. I
5 occupy the second floor apartment. The first floor
6 apartment, I have a license from the city for
7 short-term rental --

8 LANCE LANDGRAF: Okay.

9 FIKRY GIRGIS: -- which is known as
10 Airbnb.

11 LANCE LANDGRAF: Short-term rental is
12 the appropriate term.

13 FIKRY GIRGIS: Right. And the building
14 is built in 1920, so no -- no driveway, no garage.

15 LANCE LANDGRAF: Right.

16 FIKRY GIRGIS: So my main concern is
17 parking. To do short-term rental, people come from
18 other states, and you can imagine, they need
19 parking. We always told them there is plenty of
20 parking on the street. So my concern is, Dewey
21 Place is a very short street. The development has
22 South New Hampshire and Pacific Avenue, so the
23 traffic that will come for the development and it
24 will interfere with -- with parking for my concern,
25 so why would we choose an entrance on very small,

1 narrow street? Why shouldn't be the entrance, for
2 example, on Pacific?

3 LANCE LANDGRAF: Well, there is an
4 entrance on Pacific. There's one on -- there's two
5 on Dewey and one on Pacific.

6 FIKRY GIRGIS: I'm sorry.

7 LANCE LANDGRAF: There's one on Pacific
8 Avenue. There's one on --

9 NICHOLAS TALVACCHIA: There's an
10 entrance on Pacific.

11 LANCE LANDGRAF: There's entrances on
12 Pacific and two on Dewey Place.

13 JASON SCIULLO: This is Pacific here and
14 this is Dewey down here. So you can see the one
15 driveway on Pacific and these two down here on
16 Dewey.

17 FIKRY GIRGIS: Yeah. So the
18 construction entrance will be --

19 JASON SCIULLO: Pacific.

20 FIKRY GIRGIS: -- will be also on the --
21 I see it.

22 JASON SCIULLO: On the -- on the plan,
23 yeah. The plan that we submitted shows it on Dewey
24 but we're gonna move it to Pacific.

25 FIKRY GIRGIS: Okay. But after

1 construction the main entrance --

2 JASON SCIULLO: Well, there's really no
3 main entrance. These driveways will be open for
4 circulation from Pacific and from Dewey, so they'll
5 be one on Pacific still, too.

6 FIKRY GIRGIS: You're telling me this is
7 not the main entrance --

8 JASON SCIULLO: No.

9 FIKRY GIRGIS: -- on Dewey?

10 JASON SCIULLO: It's an entrance but
11 most people that are gonna come into the
12 development are likely not gonna come down from the
13 south side. So we anticipate most of the traffic
14 will come in off Pacific, circulate through the
15 site. These entrances on Dewey are just to make
16 sure there's no dead-ends for circulation purposes.

17 FIKRY GIRGIS: My main -- my main
18 concern really is the traffic and the park.

19 LANCE LANDGRAF: Sir, one of the reasons
20 we asked them not to have the driveways come out on
21 to the main streets was to preserve that parking
22 that the residents that live there now use, and
23 their guests, so that was the reason to have this
24 internal driveway, was to create the garages and
25 the parking for the site, internal to the site. If

1 they would have -- some of the future phases of
2 this that we've already talked about with the
3 applicant, they're not gonna be able to do that, so
4 they will have driveways that come out on to the
5 street. This phase does not. So this was created
6 to kind of alleviate some of your concern. I
7 understand your concern. You've had a lot of open
8 parking for the last 40, 50 years up there because
9 nothing has been developed. This application meets
10 their parking requirements. They're providing
11 three spaces for each unit on site. That exceeds,
12 I think, even -- or at least meets the RSIS
13 requirements for parking. Their guest parking,
14 they're gonna be able to use the same on-street
15 parking as everyone else does, so they've met their
16 requirements and I think the circulation works very
17 well how they have it designed, and I agree, that
18 most of the traffic coming in from the city and
19 elsewhere will come in through Pacific Avenue.
20 They may exit coming out on to Dewey Place, but I
21 think the majority of folks, unless they live down
22 on -- right by the Boardwalk there on Dewey, they
23 may come down and use that driveway, but the
24 majority of the -- of traffic I see coming in from
25 Pacific Avenue.

1 FIKRY GIRGIS: The entrance on -- on
2 Dewey is really -- is going to take couple or more
3 parking spaces, which is --

4 LANCE LANDGRAF: It will. It will take
5 a couple, yes.

6 FIKRY GIRGIS: Three.

7 LANCE LANDGRAF: It is, yeah, but it's
8 preserving the majority of those on-street parking
9 spaces, yeah.

10 JASON SCIULLO: What we're doing is this
11 one parking space that we're going to eliminate
12 here, because of this driveway opening, we're
13 replacing here on your side. We're extending Dewey
14 by a little bit to get to this driveway.

15 FIKRY GIRGIS: I wish you extend it to
16 the Boardwalk.

17 JASON SCIULLO: No. Then you have more
18 people going down and turning around. You don't
19 want that.

20 FIKRY GIRGIS: We'll have more parking.

21 LANCE LANDGRAF: Cutting into his
22 fishing spot.

23 FIKRY GIRGIS: Thank you.

24 JASON SCIULLO: Sure.

25 LANCE LANDGRAF: You got to come back up

1 there and -- it's being recorded.

2 Thank you, sir. Hopefully it works out
3 for everybody. You'll have more people there,
4 you'll have more people coming to your short-term
5 rental.

6 FIKRY GIRGIS: Right. Thank you.

7 PAUL JACKSON: So there was one last
8 item that I wanted to bring up and that was --

9 LANCE LANDGRAF: This is Mr. Jackson
10 coming up again.

11 PAUL JACKSON: Paul Jackson. I wanted
12 to get an as-is assessment from a structural
13 engineer prior to the start of construction for all
14 the heavy vehicles and the pilings coming in.
15 We'll put it on file and then we'll, if we have the
16 need -- hopefully we don't need an as-left
17 evaluation, because --

18 LANCE LANDGRAF: That would be part of
19 the construction process and we're not involved in
20 that aspect of things so --

21 PAUL JACKSON: No. I just want to make
22 sure that --

23 LANCE LANDGRAF: All right.

24 PAUL JACKSON: -- we're on file with --
25 you can have a copy of it.

1 PUBLIC MEMBER: You can give me your
2 name and your number and we'll give that to the
3 construction manager and we -- we'll put you in
4 contact with them.

5 PAUL JACKSON: That's perfect.

6 LANCE LANDGRAF: Good. Thank you.

7 Anyone else from the public?

8 Okay. Seeing none, we'll close the
9 public portion. And Mr. Talvacchia, any closing
10 comments?

11 NICHOLAS TALVACCHIA: We do not have
12 any. We thank you for your time and attention.

13 LANCE LANDGRAF: All right. Great. It
14 looks like a good project. We will get this on for
15 our -- we'll get it on for January?

16 SCOTT COLLINS: Yeah. We could do that.

17 LANCE LANDGRAF: We'll get it on our
18 board meeting for January.

19 NICHOLAS TALVACCHIA: What is the date
20 of that?

21 LANCE LANDGRAF: I want to say the 19th.

22 SCOTT COLLINS: The third Tuesday,
23 right?

24 JASON SCIULLO: Would it be the same
25 second Tuesday or whatever?

1 LANCE LANDGRAF: Third Tuesday of the
2 month.

3 SCOTT COLLINS: It's the 21st.

4 LANCE LANDGRAF: 21st. So we should be
5 on schedule for that. Look forward to it. Thanks,
6 guys. Thanks for coming out.

7 NICHOLAS TALVACCHIA: Thank you.
8 Appreciate it.

9 (At 10:39 a.m. proceedings were
10 concluded.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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

CERTIFICATE

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

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

Michelle Gruendel



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

A			
A-1 3:12 8:1 a.m 1:15 2:7 48:9 ability 49:9 able 20:5 24:19 44:3 44:14 above-refe... 2:1 Absecon 6:22 Absolutely 18:18 accept 29:3 access 7:6 10:14,18 11:23 12:17 15:6 23:9 24:11,13 25:10,11 26:5 accessed 31:13 accurate 49:6 achieve 31:20 acquisition 28:9,23 Act 4:20 action 49:12 49:15 add 7:14 13:22 14:22 adding 24:4 addressed 20:18 27:23 adjacent 30:2 31:16 advantage 32:15 agenda 4:21 ago 35:11 agree 19:18 26:22 27:13 33:3 44:17 ahead 8:14 Airbnb 41:10 alarm 8:9	Allegiance 4:9 4:11 alleviate 44:6 alley 7:5,15 10:12,17 12:6,9,15,22 13:6,22 14:25 15:1,9 15:22 19:11 alleyway 19:17 20:22 25:21 allow 10:16 27:6 alternate 31:10 ambulances 25:12 Amy 37:6,13,14 37:16,19,24 38:20,25 39:4,10,13 39:17,21,24 40:3,6,10,12 AND/OR 3:11 answer 18:9 anticipate 25:9 43:13 anybody 34:21 35:20 anyway 25:12 apartment 41:5 41:6 apartments 41:4 apologize 8:8 36:21 applicant 1:7 2:18 3:2 5:1 5:13 36:5 44:3 application 1:3 4:22 5:11,14 6:10 7:3,21,22 8:1 9:13 34:22 44:9	Appreciate 48:8 approach 16:9 appropriate 41:12 approval 7:8 13:2 approved 13:9 architect 7:1 28:24 29:1,1 architectural 28:14 29:8 30:19,21 31:24 architecture 10:8 17:9 27:15 30:18 31:19 Ardmore 29:23 area 13:6 14:4 14:4,5 21:19 27:5,10,13 30:10,20 33:19 ARH 18:3 23:2 arm 27:10 as-is 46:12 as-left 46:16 Asbury 37:22 asked 18:4 43:20 aspect 46:20 assessment 46:12 associated 11:7 association 12:3,6 Atlantic 1:11 1:23,24 2:3 5:8 17:11 attention 47:12 attorney 49:11 49:13 AUDIO/VIDEO	4:3 AUTHORITY 1:1 2:3,10 available 17:4 26:14 Avenue 1:5,5 1:10,10,23 2:3 4:24,24 5:6,6 9:14 31:9 36:3,11 41:22 42:8 44:19,25 avoid 21:15
			B
			back 10:2 13:8 15:16 16:22 17:23 27:7 30:8,11 35:5 38:6,7,7 45:25 bad 27:5 balance 32:15 balconies 32:5 32:22 balcony 30:1 30:17 31:13 Bank 27:5,5,7 barrier 23:3 32:4 base 17:22 bath 10:9 30:12,15 bathroom 30:14 baths 29:22,25 batten 30:25 bay 31:2 Bear 4:19 beautiful 37:22 bedroom 10:9 30:13,16 bedrooms 29:24 behalf 6:21 believe 32:5 37:20

best 17:15 49:9	brought 27:7	31:21	clutter 15:11
better 21:22 38:13 39:4 39:11	buffered 13:7	Centralized 13:3	coastal 29:17 30:19, 21 31:18
bicycle 33:17 33:22	build 35:11	certainly 19:4	coat 19:6
bicyclists 33:19	building 14:3 20:21 21:1 29:13 31:23 41:4, 13	CERTIFICATE 49:1	COFONE 2:16 5:19 26:22 27:1, 18 33:15 34:5, 9 34:12
big 22:17	buildings 21:4 29:12, 14 30:22	Certified 1:23 2:5 49:3	COLLINS 2:15 5:18, 23 6:2 6:5 8:2, 13 8:17, 23 28:18, 22 29:5 37:9 47:16, 22 48:3
bigger 17:24	built 19:5 41:14	certify 49:5 49:10	combination 30:23
bit 11:4 16:18 17:6 19:24 22:24 23:12 32:4 45:14	bulk 18:13	CHAIRMAN 2:11	come 16:1 17:23 24:23 35:12, 19 37:8, 25 40:22 41:17 41:23 43:11 43:12, 14, 20 44:4, 19, 23 45:25
blame 26:11	bunch 19:16	charging 14:18 14:21	comes 17:10
block 1:11 5:7 17:21 26:17	business 7:22	choose 41:25	coming 15:9 25:2 26:21 44:18, 20, 24 46:4, 10, 14 48:6
Blocks 7:11	busy 33:19	chopped 23:17	commencing 2:7
board 2:14 30:25 35:11 47:18	by-right 7:22	Christine 2:16 5:19, 24 26:22 27:1 27:18 33:15 34:5, 9, 12	comment 23:1 32:3, 6 34:22 34:24 37:10
boards 33:19 33:20	Byron 4:19	circuit 14:20 21:4	comments 7:23 15:16 27:23 40:18 47:10
boardwalk 1:5 4:24 9:17 16:19, 20, 25 24:7 31:9 33:10 44:22 45:16	<hr/> C <hr/>	circulate 43:14	common 14:5 21:4
bollard 23:25	C 2:9	circulation 24:19 43:4 43:16 44:16	communities 29:18
bollards 24:4	C.C.R 49:19, 20	city 1:11, 11 1:24 2:4 5:8 5:8 11:17 17:11 26:8 26:21 41:6 44:18	
born 39:19	C3 32:19	city's 23:23 24:3	
bother 40:6	CAFRA 15:17	clarification 18:4	
bottom 11:3	call 4:6 7:21 40:11	clear 15:8	
box 13:7	calling 29:23	close 47:8	
brackets 31:3	cantilevered 31:12	closer 24:23	
Brigantine 33:11	car 11:1	closest 35:7, 9 36:13	
brightness 21:9	Carolyn 2:17 5:21, 25 6:3 6:6, 8, 11 21:21, 25 22:4 24:1 27:20 32:2 32:18, 23, 25 33:5	closet 30:13	
bring 25:21 35:22 36:10 46:8	carriage 31:17	closing 47:9	
bringing 36:1	cars 20:6		
broader 30:21	case 40:11		
	CASINO 1:1 2:2 2:10		
	catty-corner 9:15		
	cementitious		

community 29:11 32:13 32:16 company 12:14 12:17 25:14 complete 6:13 completeness 5:16 6:10 completes 34:19 compliant 17:1 18:12 20:10 22:17 26:24 27:19 complication 39:7 compliment 31:2 comprise 31:21 concern 15:12 41:16, 20, 24 43:18 44:6, 7 concerned 24:22 concerns 16:13 20:19 concert 11:16 concluded 48:10 concludes 31:23 condition 23:7 conditions 9:20 conducive 31:18 conducted 2:2 conforming 27:3 confused 4:13 38:17 confusion 36:22 connected 15:25 consistent	30:20 consisting 29:12 consists 29:11 29:23 30:18 constructed 9:19 construction 13:12 17:5 35:15, 16, 22 36:2, 12, 18 36:23 40:14 42:18 43:1 46:13, 19 47:3 contact 47:4 continue 16:4 control 4:16 COOPER 2:20 copy 46:25 corner 9:10, 21 correct 10:9 11:8, 10, 11 12:1, 3, 23 13:13, 25 20:13 correctly 7:12 corridor 33:9 counsel 49:11 49:14 couple 19:1 20:20 45:2, 5 course 17:18 Court 1:22, 23 2:5 4:1 49:3 Cove 37:20 coverage 14:3 CRDA 4:6 7:20 11:17 create 43:24 created 44:5 creates 26:22 credentials 5:24 8:19 29:4 credit 26:11	CSR 1:22 curb 23:14, 15 23:21 26:13 39:16 40:5 currently 17:12 cut 9:25 cuts 26:13 Cutting 45:21 <hr/> D <hr/> D 2:11 3:1 date 47:19 49:8 dated 6:12 dating 27:5 dead-end 23:4 dead-ends 43:16 deal 35:22 decides 26:8 deck 32:14 decks 32:22 decorative 21:18 dedicated 14:20 30:14 deemed 6:13 deep 10:11 30:6 DEP 15:17 depth 30:5 32:13 describe 10:7 design 11:13 11:20 15:19 15:25 16:9 30:19 designed 11:19 44:17 designs 29:16 29:20 developed 11:16 44:9 development 1:1 2:2, 10	7:6 10:5 11:18 41:21 41:23 43:12 Dewey 1:5, 10 4:23 5:5 11:2 23:4, 10 25:2 35:4, 14 36:14 37:16 38:1, 21 40:24 41:1 41:20 42:5 42:12, 14, 16 42:23 43:4, 9 43:15 44:20 44:22 45:2 45:13 different 17:10 26:18 digitally 49:7 dimensions 20:1 dining 30:10 direction 9:1 Directly 9:14 9:16 DIRECTOR 2:12 2:12 discussed 27:25 District 1:12 5:9 7:9 Division 1:1 4:7 documents 8:3 doing 8:9 45:10 doors 31:16, 17 drainage 23:18 drains 16:3 drive 23:20 drives 22:23 driveway 11:2 15:6 19:12 26:13 39:3 41:14 42:15 43:24 44:23
--	---	---	--

45:12,14 driveways 11:4 15:7 43:3,20 44:4 drop 16:2 38:21 duly 5:19,21 8:15 28:20	40:7 entire 31:22 entrance 19:20 23:10 35:15 36:3,13,18 36:23 41:25 42:1,4,10,18 43:1,3,7,10 45:1 entrances 19:9 42:11 43:15 erroneously 18:1 ESQ 2:15,19 essentially 31:22 33:25 evaluation 46:17 everybody 46:3 everybody's 40:1 example 42:2 exceeds 44:11 excited 27:14 exciting 26:20 exclusively 7:6 excuse 5:1 10:17 exhibits 3:11 13:15 existing 9:20 9:23 10:1 13:5 16:16 23:7 35:23 39:7 exists 14:12 exit 44:20 extend 45:15 extending 45:13 exterior 29:25 30:17 extremely 38:25	F facilities 14:21 facing 30:12 30:14 33:9 family 10:16 fan 19:16 fantastic 33:12 FAX 1:24 feature 14:22 features 12:17 29:8 31:2 fee 1:8 5:4 7:4 10:11 feels 38:16 feet 7:17,18 7:19 10:10 10:11 16:18 16:23 17:6 20:3 23:9 30:5,5 FEIGIN 2:17 5:21 6:3,6,8 6:11 21:21 21:25 22:4 24:1 27:20 32:2,18,25 33:5 fence 32:14,21 fences 32:12 fencing 14:15 figure 39:8 Fikry 40:23,23 41:1,3,9,13 41:16 42:6 42:17,20,25 43:6,9,17 45:1,6,15,20 45:23 46:6 file 46:15,24 final 1:7,8 5:2,3 17:23 19:5 28:3 financially 49:14	find 32:6,19 fine 19:21 finishes 30:22 fire 25:5 30:3 38:5 fire-fighters 25:8 first 4:22 5:19,21 8:11 8:15 9:5 16:14,17 24:24 28:20 41:5 fishermen 38:2 39:16 fishing 45:22 fits 25:19 five 24:17 29:11,12,14 flag 4:9,14 flood 10:24 16:12 17:1 floor 6:16 10:24 29:19 29:21 34:2 41:5,5 floors 16:13 folks 44:21 FOLLOWING 4:1 follows 5:20 5:22 8:16 28:21 foot 31:12,13 32:13 foregoing 49:5 forgot 23:2 forth 49:8 forward 34:23 48:5 foundation 30:3 four 24:17,17 four-story 29:24 fourth 30:15 friends 37:20
---	---	---	--

front 26:7 30:8, 10, 14 30:24 31:4 fronting 11:2 fully 16:25 funeral 9:21 9:24 further 18:25 49:10 future 10:4 15:25 44:1	23:18 26:7 27:6 32:19 going 8:4 10:4 10:25 14:20 22:6 26:14 27:9 33:11 33:12, 18 45:2, 11, 18 gonna 7:16, 18 8:10 13:22 14:1, 2, 18 15:3, 6, 21 16:3, 15 17:8 17:10 20:21 20:23, 24, 25 21:6, 11, 13 22:20 23:10 25:11, 21, 25 26:2, 3 32:8 33:10 35:22 35:24 37:7 40:1, 13 42:24 43:11 43:12 44:3 44:14 good 4:5 6:11 6:14, 15, 17 10:3 22:11 24:13 26:19 27:20, 25 28:18 34:25 37:2, 23 40:18 47:6 47:14 Gotcha 20:12 governs 7:10 grade 16:15, 16 grades 16:21 grading 16:13 great 27:1, 9 27:14 30:10 36:7 47:13 ground 10:24 16:13, 23 30:6 33:24 Gruendel 2:4	49:3, 19 guess 24:22 guest 26:10 44:13 guests 43:23 gutter 23:17 guys 16:10 27:17 48:6	16:20 31:7, 8 HOA 12:25 21:3 21:5 home 9:21, 24 10:1 29:24 30:1 33:24 homeowner 14:21 homeowners 10:16, 17 12:3 homes 19:5 28:10 29:13 30:2, 5 hope 17:14 hopefully 17:8 19:7 21:12 46:2, 16 hopping 40:4 hops 39:16 horizontal 31:1 hour 30:2 house 35:11, 16 36:24 housing 26:20 26:23 27:8, 8 27:11 Hov 6:23 7:1 29:8 Hovnanian 1:4 4:23 6:21 28:3, 10
G		H	I
gable 31:3 gang 13:7 garage 10:20 10:23 11:1 14:21 16:14 22:2, 5 26:3 26:7 30:7 31:16, 17 34:1 41:14 garages 43:24 general 13:22 16:8 generally 9:10 9:25 10:7 11:18 15:9 15:20 29:20 generation 29:16 getting 24:2 Girgis 40:23 40:23 41:1, 3 41:9, 13, 16 42:6, 17, 20 42:25 43:6, 9 43:17 45:1, 6 45:15, 20, 23 46:6 give 37:11 47:1, 2 glad 39:25 glance 31:15 glare 21:13 go 8:14 22:25		half 10:9 29:25 hall 30:15 Hampshire 1:5 1:10 4:24 5:6 9:10, 22 24:25 25:1 36:14 38:9 38:10, 13 41:22 hand 28:19 handled 14:18 hanging 13:5 35:18 happy 6:18, 19 10:3 18:9 34:25 35:2 37:17, 18 Hardie 30:23 30:24 31:21 hate 39:25 hazard 10:24 16:12 17:1 hear 5:14 hearing 2:1 4:4, 7, 18 6:24 heavy 46:14 height 7:18 Hello 28:6 37:13 hereinbefore 49:8 high 21:12, 23 27:4, 8 32:13 higher 16:18	identified 11:22 identify 9:4 imagine 41:18 impact 27:12 impede 35:25 important 32:15 include 30:23 includes 1:8 5:4

including 11:19	27:23	37:23 39:2,6	26:17 27:4
increase 7:18		39:12,15,19	27:10 32:7,7
indicated 27:22	J	39:23,25	known 1:10 5:6
individual 10:11	Jackson 34:25	40:4,9,16,18	41:9
information 17:21	35:3,3,9,18	42:13,19,22	
inlet 1:4 4:23	35:24 36:7	43:2,8,10	L
6:22 16:2	36:15,17,25	45:10,17,24	L 2:13
33:11	37:6,13,14	47:24	ladies 5:16
input 11:17	37:16,19,24	Jay 7:1,24 8:4	Lance 2:11 4:5
inside 11:1,5	38:20,25	8:11,24 10:6	4:12,16 5:15
intend 29:15	39:4,10,13	17:13 26:24	5:23 6:1,7,9
31:6,16	39:17,21,24	27:16,21	6:15,19 7:25
32:11,17	40:3,6,10	29:10 30:4	8:3,8,12,18
intended 18:2	46:7,9,11,11	Jay's 8:18	8:21 19:1,8
31:1	46:21,24	Jersey 1:24	19:15,19,22
intends 14:22	47:5	2:4,6 27:6	20:3,5,9,12
intention 33:1	January 1:14	49:5,21	20:15,18
intentionally 11:18	2:6 4:6	jet 25:17,19	21:8,17,24
interested 49:14	47:15,18	job 18:2 39:20	22:8,11,19
interfere 41:24	JASON 3:3 8:6	Joe 17:9 28:4	22:22 23:6
interior 29:19	8:14,15,22	Joseph 3:5	23:13,15,19
29:20	9:2,6,9	6:25 10:7	23:23 24:5,8
internal 22:12	10:10,22	28:3,6,7,9	24:12,16,21
26:12 43:24	11:8,11,14	28:13,20,25	25:1,5,17,20
43:25	11:25 12:4,7	29:6,10 32:9	25:23 26:4,9
intersection 14:12	12:10,20,23	32:11 33:6	27:13,16
intersections 22:13	13:3,14,19	33:23 34:7	28:1,4 29:3
introduction 27:8	13:24 14:2,8	34:11	33:3,9 34:14
involved 46:19	14:11,16,19	JUNIOR 2:11	34:20 35:2,7
island 30:9	15:2,5,15	jurisdiction 5:14	35:17,21
issue 21:13	16:8 17:14		36:4,10 37:2
25:12	17:20 18:6,9	K	37:7,11,15
issues 16:7	18:15,18,21	K 1:4 4:23	37:18 38:17
25:10	19:6,14,18	6:21,23 7:1	40:12,17,20
item 46:8	19:24 20:4,7	28:3,10 29:8	40:25 41:2,8
items 4:21 8:7	20:10,14,16	keep 22:4 33:4	41:11,15
	21:2,10,20	40:10	42:3,7,11
	22:2,9,14,20	kind 23:3 44:6	43:19 45:4,7
	23:1,7,14,16	kitchen 30:9	45:21,25
	23:20 24:10	kitchens 29:21	46:9,18,23
	24:14,20,25	know 10:3	47:6,13,17
	25:4,7,18,22	11:16 15:8	47:21 48:1,4
	25:25 26:5	16:10 21:25	land 1:1 2:13
	26:25 35:6	22:24 23:8	4:6 28:9,22
	36:6,12,16	25:8,15 26:6	LANDGRAF 2:11
	36:19 37:1,4		4:5,12,16

5:15 6:1,7,9 6:15,19 7:25 8:3,8,12,21 19:1,8,15,19 19:22 20:3,5 20:9,12,15 20:18 21:8 21:17,24 22:8,11,19 22:22 23:6 23:13,15,19 23:23 24:5,8 24:12,16,21 25:1,5,17,20 25:23 26:4,9 27:16 28:1,4 29:3 33:3,9 34:14,20 35:2,7,17,21 36:4,10 37:2 37:7,11,15 37:18 38:17 40:12,17,20 40:25 41:2,8 41:11,15 42:3,7,11 43:19 45:4,7 45:21,25 46:9,18,23 47:6,13,17 47:21 48:1,4 landscaping 13:7 18:23 large 30:9,13 latest 29:16 30:19 law 5:20,22 8:16 28:21 layout 33:8 leaving 17:22 left 17:25 34:2 leg 20:8 Let's 15:13 letter 6:13 23:2 32:3	letter's 6:12 level 22:5 30:1,6,8,11 30:15 31:14 32:5 33:25 LEVENSON 2:20 LH-2 1:12 license 41:6 49:20 light 20:22,24 21:1,1,7 lighthouse 1:12 5:9 7:9 9:16 lighting 7:15 12:9,10 13:21,22 14:6,10,11 18:22 20:20 21:19 31:15 lights 21:5 Lipanovski 3:5 6:25 28:3,6 28:9,13,20 28:25 29:10 32:9,11 33:6 33:23 34:7 34:11 lit 22:6 little 11:4 16:17 17:6 19:24 22:24 23:12 26:18 32:4 45:14 live 35:25 37:16,20 39:1 40:24 43:22 44:21 living 10:23 16:14,17 22:6 30:8,9 31:14 LLC 1:4,22 4:23 6:22 local 30:20 locals 38:2	located 1:10 1:11 5:5,8 29:14 location 9:4 13:8 loft 29:25 30:15 longer 11:4 look 38:8,13 40:13 48:5 looking 19:23 27:24 33:10 38:18 looks 32:20 47:14 Loop 17:5 lot 1:8 5:3 7:5 9:24 13:5,6 17:8 26:19 27:2 38:6 44:7 lots 1:11 5:7 7:4,4 10:11 love 40:3 low 16:11 35:18 lower 21:21 22:5 23:17 32:5	39:18 majority 15:5 44:21,24 45:8 management 12:11,17 15:14 manager 28:10 28:23 47:3 managerial 28:14 manholes 25:16 map 1:11 5:7 35:5 mark 8:1 MARKED 3:11 marketing 13:13 material 6:10 materials 30:22 38:21 matter 2:1 18:12 mean 19:4,10 22:14 33:18 39:5,10,18 39:21 40:4 meet 18:13 meeting 47:18 Meetings 4:20 meets 44:9,12 MEMBER 47:1 members 6:23 mention 10:15 23:2 mentioned 11:10 12:24 17:7 18:22 29:11 met 44:15 Michelle 2:4 49:3,19 microphone 6:3 28:8 36:9 38:24 middle 9:25
M			
M 4:19 Ma'am 37:7,11 mad 40:1 mailbox 13:2,3 main 41:16 43:1,3,7,17 43:17,21 maintained 12:20,24 15:24 21:5 maintenance 25:15 major 1:5,5 4:25,25 7:3 7:7 38:3			

10:4 13:4 14:5 minor 4:25 7:13 minute 39:3 model 29:22, 23 models 29:15 modern 29:21 30:9 modifications 15:19 modifying 14:13 month 48:2 morning 4:5 6:17 28:18 34:25 mount 20:21 mounted 14:3 21:15, 21 move 36:2 40:13 42:24 moving 23:8, 12 multiple 25:9 36:8 37:3 38:23 MUTCD 22:17 <hr/> N <hr/> N 2:9 3:1 name 34:23 35:3 37:12 40:23 47:2 narrow 39:1 42:1 near 17:5 necessarily 22:17 necessity 17:17 need 23:21 40:11 41:18 46:16, 16 needed 8:9 23:21 neighbor 35:8	35:9 neighborhood 38:1 39:22 neither 49:10 49:13 new 1:5, 10, 24 2:4, 6 4:12 4:24 5:6 6:18, 19 9:10 9:17, 21 17:2 24:25 25:1 26:20, 20 27:6 34:25 35:2 36:13 37:17, 18 38:9, 10, 13 41:22 49:4 49:21 newish 9:18 nice 33:11 nicer 22:24 NICHOLAS 2:19 6:17, 20 8:10 8:24 9:3, 7 10:6, 19 11:6 11:9, 12, 21 12:2, 5, 8, 19 12:21 13:1 13:10, 17, 20 13:25 14:6, 9 14:14, 17, 24 15:3, 13 16:5 17:13, 16 18:3, 7, 11, 16 18:19, 24 19:21 24:3, 6 28:2, 7, 11, 16 29:6 31:25 32:10, 23 34:18 42:9 47:11, 19 48:7 Nick 10:15 12:24 34:17 Notary 2:5 49:4, 20	note 4:1 7:8 17:16, 21, 22 17:25 31:6 noted 29:19 30:4 notes 7:12 20:20 notice 5:10 noticed 4:18 number 18:4 47:2 numbers 16:16 <hr/> O <hr/> objection 18:5 18:6 obviously 11:16 16:12 16:25 occupy 41:5 off-street 26:14 offer 29:15, 20 31:7, 12, 16 32:17 34:8 offered 30:24 offering 17:11 29:17, 22 32:12 offers 32:16 office 13:2, 9 OFFICER 2:13 oh 17:20 21:2 21:10 32:25 36:7, 16, 19 36:20 39:12 39:17 40:6, 9 okay 6:5, 15 7:25 9:3 10:6 11:6, 21 12:2 13:10 14:14, 17, 24 15:13 16:5 18:7, 24 20:3 20:9 21:17 22:8, 25	23:19 24:5 25:20 26:4 32:18, 25, 25 33:2, 5 34:5 34:10, 12 35:17 36:25 40:17, 25 41:8 42:25 47:8 old 9:20 on-street 44:14 45:8 open 4:19 13:6 14:4 23:4 26:6 29:21 30:8, 15, 16 31:13 33:4 34:16, 20 43:3 44:7 opening 7:23 37:21 45:12 openness 33:7 opposite 9:14 options 26:23 order 4:7 overall 10:1 overpowering 20:23 owned 12:13, 24 owner 12:19 owner's 30:11 30:12 <hr/> P <hr/> P 2:9, 9 Pacific 1:5, 10 4:24 5:6 9:11, 11, 14 9:21 31:9 36:3, 11 38:9 38:13 41:22 42:2, 4, 5, 7 42:10, 12, 13 42:15, 19, 24 43:4, 5, 14 44:19, 25
---	--	---	--

package 13:11 13:11	17:22, 23	18:5, 17	31:24 34:19
paddle 33:19	paving 19:3	23:22 26:19	presented
PAGE 3:2	PE 2:17 5:21	27:11 32:20	27:15
paid 25:8	8:15	33:1, 17 34:3	preserve 26:16
panel 4:17	pedestrian	42:22, 23	43:21
panic 8:9	24:9, 10	planner 5:25	preserving
parcel 9:22, 25	Pennsylvania	7:2 8:20	45:8
10:13 13:19	2:3	18:12	pretty 31:23
parents 27:6	people 26:15	planning 2:12	38:11
park 9:15 20:6	38:7 41:17	14:13 29:17	prior 46:13
37:22 38:1	43:11 45:18	plans 17:17	privacy 32:12
43:18	46:3, 4	29:19, 21	32:14, 21
parked 38:4	perfect 47:5	35:12	private 11:22
parking 10:20	period 13:12	planting 7:19	19:12, 12
10:23, 25	13:13	please 4:8 8:2	22:23 30:12
15:1, 4 19:9	permanent	28:19 34:23	probably 11:5
19:13, 16, 16	13:18	40:22	21:22 22:15
26:11, 14	permission	pleased 6:21	26:1
30:7 38:3, 10	32:24	Pledge 4:9, 11	proceedings
41:17, 19, 20	permit 15:17	plenty 34:1, 11	48:9
41:24 43:21	permitted 15:1	41:19	process 46:19
43:25 44:8	pervious 15:22	plus 11:5	PRODUCED 4:2
44:10, 13, 13	phase 14:16	34:10	product 17:2
44:15 45:3, 8	44:5	points 18:4	17:10 29:8
45:11, 20	phases 26:17	pole 21:15	professional
part 9:13 13:6	44:1	39:7 40:15	5:24, 25 7:2
18:2 32:20	picked 17:17	police 38:11	8:19, 20
39:22, 24	25:23	porticos 31:3	PROFESSIONALS
40:9 46:18	picture 35:19	portion 20:1	2:14, 18
particular	pilings 46:14	31:24 47:9	project 6:25
31:6 33:8	pipe 16:1	portions 15:7	9:4 10:1
particularly	place 1:5, 10	positions	11:7 18:12
31:8 34:1	4:23 5:5	28:15	18:13 27:14
parties 36:8	11:2 27:11	positive 27:12	33:7 37:21
37:3 38:23	33:20, 21	post 13:2, 9	38:15 47:14
49:12	35:4, 15 38:1	postmaster	projects 37:22
Paul 34:25	38:22 40:24	13:9	proof 5:12
35:3, 3, 9, 18	41:1, 21	potential 23:3	proper 5:10
35:24 36:7	42:12 44:20	powerful 20:25	property 1:10
36:15, 17, 25	49:8	PP 2:16, 17	5:5 40:24
46:7, 11, 11	placing 17:18	5:19, 21 8:15	proposed 14:7
46:21, 24	plan 1:5, 8	preliminary	14:15
47:5	4:25 5:1, 3	1:7, 8 5:2, 2	proposing 29:9
pave 19:5	7:7, 10, 11	prepared 8:25	provide 12:9
pavement 15:22	8:24, 25 9:13	PRESENT 4:4	21:18
	11:15 16:7	presentation	provided 5:13

providing 44:10 proximity 15:18 public 2:1, 5 4:20 9:15 11:23, 25 12:15 14:4 15:10 34:21 37:10 40:21 47:1, 7, 9 49:4, 20 purposes 6:24 9:7 43:16 pushed 26:12 put 13:7 15:3 15:10, 10 16:16 19:11 19:20 20:24 22:12 23:24 23:25 27:11 35:4 36:22 36:23 46:15 47:3 puts 35:5 putting 22:15	range 6:4 28:8 36:9 38:24 rated 30:2 read 32:23 real 24:22 realize 39:1 really 10:2 15:8 17:3, 8 26:19 27:9 27:15 33:7 37:25 39:13 39:18 40:7 43:2, 18 45:2 rear 25:10 30:12, 16 31:11, 20 32:21, 22 34:2 rears 30:24 reason 21:14 43:23 reasons 43:19 rebuilt 10:2 recall 35:10 recited 4:11 recognize 5:23 8:18 record 9:8 28:8 recorded 46:1 recreate 23:11 Red 27:5, 5, 7 redevelopment 7:10, 11 11:15 18:17 27:11 32:20 33:1 reduce 7:16 REFERRED 3:11 regard 33:23 region 30:21 registered 28:24, 25 29:1 Regulation 1:1 4:7	REID 2:13 4:15 5:12 REINVESTMENT 1:1 2:2, 10 relative 49:11 49:13 relatively 16:9 relief 7:20 11:19 remain 14:12 rental 41:7, 11 41:17 46:5 replacing 45:13 report 7:12 14:25 17:17 18:3 Reporter 2:5 49:4 REPORTER'S 4:1 Reporters 1:23 REPORTING 1:22 require 11:19 required 7:15 7:20 12:9 14:3 32:6 requirement 32:24 requirements 17:1, 2 18:13 18:14 44:10 44:13, 16 reside 35:4 residences 38:14, 16 residents 35:14, 14, 25 43:22 restrictions 10:25 16:12 review 5:16 15:16 reviewed 5:12 reviewing 27:21	revisions 18:5 right 6:7 9:16 13:20 15:15 15:23 17:3 20:15 21:8 22:2, 11, 16 23:6 24:10 24:12, 18 26:24 28:1, 4 28:12, 19 33:13 34:14 34:15, 16 35:15 36:23 37:8 39:21 39:21, 22 41:2, 13, 15 44:22 46:6 46:23 47:13 47:23 right-of-way 11:24 23:24 rights 10:15 rise 4:8 road 11:22 19:3 38:3, 7 roads 12:15 15:10 16:10 38:21 roadway 12:12 17:18 19:12 roadways 19:11 Rob 5:10 ROBERT 2:13 4:15 5:12 roof 30:4 room 30:10 37:4 RSIS 20:11 26:23 27:19 44:12 rule 15:20 runs 30:3
<hr/> Q			
question 14:25 20:21 26:9 32:2 33:16 34:22, 24 35:13 36:5 questions 18:10, 25 19:2 27:17 31:25 33:14 quick 19:1 33:15			
<hr/> R			
R 2:9 rain 32:22 raise 28:19 ramp 24:15 ran 25:13			
			<hr/> S
			S 2:9 sanitary 12:13

saying 21:10 38:20 39:2 says 36:17 schedule 48:5 school 27:4 Sciullo 3:3 7:1,24 8:6 8:14,15,22 9:2,6,9 10:10,22 11:8,11,14 11:25 12:4,7 12:10,20,23 13:3,14,19 13:24 14:2,8 14:11,16,19 15:2,5,15 16:8 17:14 17:20 18:6,9 18:15,18,21 18:25 19:6 19:14,18,24 20:4,7,10,14 20:16 21:2 21:10,20 22:2,9,14,20 23:1,7,14,16 23:20 24:10 24:14,20,25 25:4,7,18,22 25:25 26:5 26:25 35:6 36:6,12,16 36:19 37:1,4 37:23 39:2,6 39:12,15,19 39:23,25 40:4,9,16,18 42:13,19,22 43:2,8,10 45:10,17,24 47:24 SCOTT 2:15 5:18,23 6:2 6:5 8:2,13 8:17,23	28:18,22 29:5 37:9 47:16,22 48:3 screen 9:12 11:3 seawall 9:12 9:18,18 16:3 16:4,22 37:4 second 23:10 28:2 30:13 41:5 47:25 section 19:25 sections 38:15 security 24:7 see 9:12,24 10:12 11:4 13:4 15:6 16:24 17:9 20:1 27:14 31:11,15 32:13 33:16 34:3 35:20 42:14,21 44:24 Seeing 47:8 seeking 7:7 31:19,19 seeks 1:7 5:1 seen 16:20 22:22 37:21 Senator 4:19 sensitive 20:16 separate 10:13 separated 30:1 September 6:12 service 5:13 10:14 services 1:22 12:14 set 49:8 setting 30:7 setup 4:13 seven 29:13 sewer 12:12,13	15:24 sewerage 12:13 12:16 25:14 shake 30:25 shape 10:3 sheet 9:16 17:21 short 41:21 short-term 41:7,11,17 46:4 shot 27:10 shoulders 15:8 show 8:4 shown 15:24 shows 42:23 side 4:10 20:6 31:5,6,10,11 31:20 34:2 36:11 38:11 40:14 43:13 45:13 sides 30:24 31:8 38:2,3 38:4 siding 30:23 31:1,21 sign 40:10 signage 13:12 13:18 15:11 19:8 36:20 significant 24:14 significantly 16:20 21:11 signs 7:16,17 15:4 19:16 22:12 simple 1:8 5:4 7:4 10:11 16:9 single 10:16 sir 4:15 40:22 43:19 46:2 site 1:5,8 4:25 5:1,3	7:7,10 8:24 9:12 10:1 16:6,19 33:17,21 43:15,25,25 44:11 situation 23:11 six 29:12,13 slab-on-grade 29:24 slider 31:14 small 41:25 smaller 17:6 22:16 sorry 11:11 20:17 29:12 32:10,18 37:13 42:6 sort 15:20 31:10 sounds 26:1 south 2:3 41:22 43:13 space 10:23 16:14,17 22:7 23:4 30:9 34:3,6 34:11 45:11 spaces 10:20 44:11 45:3,9 speaking 25:20 29:20 36:8 37:3 38:23 specifically 7:14 spectacular 32:16 spot 45:22 square 7:17,17 stable 27:8 stack 11:5 stacked 10:22 10:25 standard 17:21 31:11
--	---	---	--

start 46:13	42:23	8:10,24 9:3	49:6
state 2:6	substantially	9:7 10:6,19	thank 6:6 8:17
34:23 49:4	16:15,24	11:6,9,12,21	8:22,23 29:5
49:21	suggest 19:9	12:2,5,8,19	34:12,19
states 41:18	suite 1:23	12:21 13:1	40:12,17,19
stenograph...	30:11	13:10,17,20	45:23 46:2,6
49:7	summer 36:1	13:25 14:6,9	47:6,12 48:7
step 34:23	Sunrises 33:12	14:14,17,24	Thanks 48:5,6
stop 22:12	support 19:4	15:3,13 16:5	theatric 33:7
storage 15:23	sure 5:18 8:13	17:13,16	thing 35:13
33:16,17,21	9:6,9 22:5,9	18:3,7,11,16	36:20
33:22,24	27:19 29:10	18:19,24	thing's 20:16
34:1,3,10	37:1 39:8,23	19:21 24:3,6	things 21:18
stored 26:2	40:16 43:16	28:2,7,11,16	22:12 26:16
storm 15:24	45:24 46:22	29:6 31:25	46:20
stormwater	surf 33:20	32:10,23	think 24:17
12:11,17	surface 17:18	34:18 42:9	26:10,18
15:14,19	surfers 38:2	47:9,11,19	27:1,7,9,13
straight 25:14	surrounding	48:7	27:13,24
street 14:10	16:21	tandem 10:20	32:3,14 33:6
14:11 24:8	swear 5:15	30:6 33:25	33:18,24
24:24 25:11	8:10 37:8	tax 1:11 5:7	37:9 44:12
35:19 41:20	switchback	10:13	44:16,21
41:21 42:1	24:9	team 6:23	thinking 40:1
44:5	switchbacks	11:18	third 30:11,16
street's 22:6	24:17	technical 6:13	47:22 48:1
streets 24:6	sworn 5:19,22	27:22	three 7:12
43:21	7:24 8:15	tell 37:25	10:8 29:24
structural	28:16,20	39:15	44:11 45:6
46:12	system 15:22	telling 43:6	thrilled 35:12
stubs 15:9	16:1	template 25:13	37:19
stuck 40:8	T	temporary 7:17	Thursday 1:14
stuff 40:5	take 18:1	13:12 36:20	2:6
style 30:22,25	26:11 29:7	ten 35:10	ticket 38:12
31:18	32:15 45:2,4	tend 33:3	tight 38:6
sub 4:25	taken 2:4 4:3	term 19:10	39:14
subdivision	26:3 49:7	41:12	till 19:5
1:5,8,8 4:25	talk 13:21	terms 30:21	time 29:15
5:2,3 7:4	15:13 16:6	Terraces 1:4	47:12 49:7
8:25	29:7	4:23 6:22	times 38:6
subdivisions	talked 44:2	test 8:9	title 28:23
17:24	Talking 19:3	testified 5:20	today 4:21
subject 7:8	Talvacchia	5:22 8:16	6:21 8:4
15:17	2:19 3:4,6	28:21	16:3 23:11
submitted 8:5	6:16,17,20	testimony	23:13
8:7 9:13		27:24 28:17	told 41:19

top 14:4 19:6 30:1,3,14	10:9,20 11:5 11:5 20:13 29:25 30:2,2 34:9 38:15 41:3,4 42:4 42:12,15	vacant 9:23 variance 7:16 7:20 variances 7:13 7:14 11:7 16:6 18:19 18:23 20:19 27:3 varies 19:24 variety 26:23 28:14 30:25 vehicle 14:18 23:3 24:18 vehicles 34:10 35:16,23 46:14	wants 14:22 35:20 wasn't 18:1 water 12:14 15:18 way 9:11 20:13 we'll 5:16 8:1 15:10 18:1 29:3,22 34:16,20 45:20 46:15 46:15 47:2,3 47:8,15,17 we're 6:11,14 7:7,9,13,18 8:10 10:4 13:22 14:12 15:21 16:11 21:13,15 23:8 27:25 29:22 31:19 36:21 42:24 45:10,11,12 45:13 46:19 46:24 we've 17:24 44:2 week 15:16 welcome 4:12 28:5 wide 10:10 17:7 19:22 29:21 30:5,8 30:16 31:13 31:14 33:4 wider 38:9 width 17:6 30:4 wife 37:6 windows 31:2 wires 35:18 wiring 35:23 wish 45:15 witness 28:3 32:1 witnesses 6:25
total 7:4 Totally 19:18 touch 27:21 tow 38:12 towing 40:10 town 16:10 17:3 25:8 townhome 20:24 29:16 33:8 townhomes 5:4 7:5 townhouse 10:16 TOWNHOUSES 1:9 traditional 32:12 traffic 41:23 43:13,18 44:18,24 trailer 36:16 transcript 4:2 49:6 trash 25:13,21 25:23 26:2 38:4 trees 7:19 tremendous 27:12 trickier 38:21 tried 26:16 truck 25:5,13 25:14,17,19 38:5,5 trucks 25:9 true 49:6 try 21:25 trying 16:11 21:15 32:19 Tuesday 47:22 47:25 48:1 turn 38:8 turning 45:18 two 1:12 4:21 5:9 6:24 7:9	two-story 41:4 typical 19:6 21:1 31:17 31:17 typically 34:8	<hr/> U <hr/> Umm-hum 21:20 underneath 15:23 understand 15:12 44:7 unfinished 30:7 33:25 unfortunately 13:15 unit 21:7 44:11 units 7:7 10:9 10:14,19 11:2,23 12:18 14:5 14:20 16:14 16:24 21:12 21:22 33:20 upgrading 27:12 use 1:1 2:13 4:6 25:14 33:7 43:22 44:14,23 usually 17:24 utilities 12:12 utility 10:14 12:11,16 39:7 utilize 10:17	<hr/> V <hr/> vacant 9:23 variance 7:16 7:20 variances 7:13 7:14 11:7 16:6 18:19 18:23 20:19 27:3 varies 19:24 variety 26:23 28:14 30:25 vehicle 14:18 23:3 24:18 vehicles 34:10 35:16,23 46:14 vehicular 24:11,12 verbal 13:2 versions 25:9 VIDEOGRAPHER 4:3 Videographers 1:23 view 31:5 views 30:17 32:16 vigilant 38:11 visibility 31:7,8 visiting 26:15 visitor 26:10
		<hr/> W <hr/> wait 39:2 waiting 19:4 waivers 11:12 11:13,20 18:20 walk-in 30:13 wall 30:3 want 35:20 45:19 46:21 47:21 wanted 23:24 32:7 46:8,11	

wooden 22:23	z	4	
work 20:23	zoning 17:1	40 10:11 44:8	
21:13, 14	zoom 19:25	48 7:17	
22:9 39:8	0	5	
40:14	08401 1:24	5 16:22	
worked 26:1, 18	1	50 7:17 44:8	
working 28:13	10 7:19 16:23	543 1:23	
works 44:16	10:00 1:15 2:7	6	
46:2	10:39 48:9	6 31:12 32:13	
wouldn't 20:5	11 29:13	60 30:5	
wrapped 31:22	1125 1:23	609-641-7117	
x	117 35:4 37:16	1:24	
x 3:1	12 7:19, 19	609-641-7640	
y	122 41:1	1:24	
yard 32:21	14 7:19	7	
yards 32:22	15 2:3	7 5:7	
yeah 8:6 10:22	16 10:10 17:6	72 7:11	
17:20 19:6, 7	30:5	75 7:11	
19:14 20:9	18 16:17	77 7:11	
20:14 21:2	1920 41:14	79 1:11 5:7	
21:11, 24	19th 47:21	7:11	
22:4, 14, 15	2	8	
22:19 24:1	2 1:14 2:6	8 3:4 16:16	
25:17, 18	20 20:3, 4 23:9	20:8 31:13	
29:10 32:9	2024-11-3740	9	
33:4, 6 35:6	1:3 4:22	9 5:7	
36:6, 20, 21	2025 1:14 2:6	9-21 1:11	
38:25 39:6	4:6		
39:10, 12, 17	21 5:7		
39:23 40:9	21st 48:3, 4		
42:17, 23	27 3:6		
45:7, 9 47:16	2nd 4:6		
year 6:18, 19	3		
17:23 19:7	3 5:7 16:18		
35:1, 2 37:17	3-7 1:11		
37:18	30 28:11, 14		
years 10:2	29:2		
17:25, 25	30th 6:12		
28:11, 14	30x100190500		
29:2 35:11	49:20		
44:8	38 1:8 5:4 7:4		
yup 8:12 11:8	39 1:8 5:3 7:4		
12:23 13:4			
13:24 15:15			