

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION NO: 2024-10-3718
SD MANOR, LLC
115 SOUTH SEASIDE AVENUE
VARIANCE APPLICATION

APPLICANT SEEKS RELIEF FROM SETBACK
REQUIREMENTS AND BUILDING AREA REQUIREMENTS FOR
ADDITION TO EXISTING DUPLEX.

THE PROPERTY IS LOCATED AT 115 SOUTH SEASIDE
AVENUE, ALSO KNOWN AS BLOCK 77, LOT 36 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE LIGHTHOUSE 2 DISTRICT (LH-2).

THURSDAY, NOVEMBER 21, 2024

10:08 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, November 21, 2024
commencing at 10:08 a.m.

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT
ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

SCOTT G. COLLINS, ESQ.
RIKER DANZIG
CAROLYN FEIGIN, PE, PP
ARH ASSOCIATES

PROFESSIONALS FOR THE APPLICANT:

TARA L. VARGO, ESQ.

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EXHIBITS MARKED AND/OR REFERRED TO:

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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: The next application is
6 that of Application 2024-10-3718, SD Manor, LLC,
7 115 South Seaside Avenue. It's a variance
8 application. They seek setback requirements and
9 building area requirements, relief from those
10 requirements, in addition to an existing duplex --
11 for an addition to the existing duplex.

12 The property, as I stated, is located at
13 115 South Seaside Avenue, Block 77, Lot 36. It's
14 in the LH-2 District.

15 Rob, we have proper notice here?

16 ROBERT REID: Yes, we do. We have
17 jurisdiction.

18 LANCE LANDGRAF: Carolyn, we're good on
19 completeness?

20 CAROLYN FEIGIN: Yes. We are good on
21 completeness.

22 LANCE LANDGRAF: Tara -- Miss Vargo?

23 TARA VARGO: Tara Vargo on behalf of the
24 applicant, SD Manor, LLC.

25 As you mentioned, this property is at

1 115 South Seaside Avenue. It is a duplex building
2 of which my client owns one half of and he proposes
3 to put a three-story deck on the rear of it. You
4 can see from the pictures that were submitted with
5 the application what it looks like. It's pretty --
6 there are no real neighbors immediately adjoining
7 the property and the property that is the other
8 side of the duplex has a deck -- a three-story deck
9 on the rear of it.

10 So in a nutshell, this application, if
11 we construct this deck on the rear as proposed, we
12 will need a further rear yard setback than what we
13 already have and we will need a -- the side yard
14 setback is for the deck. The current staircase
15 that comes down from the back of the house is
16 .27 feet from the side yard and the new deck will
17 be .06 feet from the side yard, and this will also
18 increase the maximum building coverage in a sense
19 if the deck is considered a building, even though
20 impervious coverage wise it's all -- it's all
21 concrete back there.

22 So I will -- I have two witnesses. I
23 have Jon -- Jon Barnhart here and I have the
24 applicant, who is -- who can provide testimony, if
25 you want to get the two of you sworn in. Please

1 stand up, Paul.

2 LANCE LANDGRAF: Please.

3 SCOTT COLLINS: Good morning, Jon. Will
4 you please raise your right hands?

5 JON BARNHART, PE, PP, having been first duly sworn
6 according to law, testified as follows:

7 PAUL STEWART, having been first duly sworn
8 according to law, testified as follows:

9 TARA VARGO: And for the record, this
10 is -- Paul Stewart is the applicant.

11 SCOTT COLLINS: He would be a fact
12 witness, and Jon --

13 LANCE LANDGRAF: Planner and engineer.

14 SCOTT COLLINS: Previously been
15 qualified as --

16 LANCE LANDGRAF: We would accept his
17 credentials.

18 All right. Hit that button. There, it
19 goes. We hope to have a whole new system here by
20 January.

21 JON BARNHART: This one works pretty
22 good.

23 CAROLYN FEIGIN: Yeah.

24 JON BARNHART: I'm gonna use -- okay.
25 So the exhibit I have before you is nothing -- is

1 not a new exhibit. It's the application package
2 that was submitted.

3 LANCE LANDGRAF: We'll mark that as A-1.

4 SCOTT COLLINS: Please.

5 JON BARNHART: Okay. So as Miss Vargo
6 pointed out, we're here for a relatively simple
7 application. It's a three-story deck at 115 South
8 Seaside Avenue, which is Block 77, Lot 36. It's in
9 the LH-2 District and it's currently a three-story
10 structure. It houses two units that have a total
11 of five bedrooms between the two units and it is an
12 attached unit to another structure which is
13 essentially the identical structure immediately
14 adjacent to it, I'll say to the -- to the south.
15 Yeah, to the south.

16 The proposal this morning -- and just by
17 way of the balance of the area from the existing
18 condition perspective, the lots behind these --
19 this property are vacant. The lots if you head
20 toward Pacific Avenue are also vacant lots. The
21 block is interesting, I rode it again this morning,
22 and you have a lot of overstructures but you -- but
23 what you have as overstructures, there's a lot of
24 people that have actually started to invest in
25 those structures. A lot of renovations are taking

1 place. A lot of clean up has taken place. It's
2 been -- it's been good to see. I mean, I know
3 we've had a lot of projects, or hopeful projects of
4 large tracts of land to be developed, but I think
5 this is an interesting block in that you're finding
6 individuals that are actually coming in, realizing
7 the value and quality of the location and they
8 are -- and they're investing their money in
9 renovating these buildings. If you go beyond this
10 block you see some new construction in various
11 locations, as well, and I think that this -- even
12 though these projects are little, they mean a lot,
13 but you have a property -- I have a -- somebody has
14 a property down the street and they say, well,
15 jeez, everybody's investing in these lots, you
16 know, maybe it's time for me to do it and that --
17 it creates a synergy to help redevelop and
18 revitalize the inlet. I've always been a big
19 proponent that -- you know, we've been involved --
20 or our company has been involved in a lot of large
21 tract redevelopers in the inlet. None of them have
22 come to fruition. I truly believe, similar to what
23 took place in Margate and is taking place in
24 Ventnor is moving right down the island and you're
25 gonna get a lot of smaller developers that are

1 gonna come in and start redeveloping these
2 properties and it's gonna -- it's going to create a
3 situation where individual landowners are also
4 going to jump on board with that and hopefully
5 before my career is over we're going to see the
6 inlet redeveloped. I don't know. I'm getting old
7 quick so --

8 But this application is relatively
9 simple. Our client is proposing to build exactly
10 what the neighboring building has. It's a three
11 level deck. The ground level deck has a small set
12 of stairs to get you up to the first floor, which
13 is the deck that -- which would be the deck space
14 for the lower unit. The upper two decks do not
15 have access down to the lower deck. They are decks
16 that are for the upper unit. So the top level unit
17 gets two decks, it's gonna have that top level
18 deck. Especially right now with a lot of the
19 vacant land, it's gonna have some spectacular
20 views, even though they are a block off the beach,
21 but the development does require a couple of
22 variances. The first one is with regard to
23 setback. The building obviously is a zero lot line
24 with the sistering property and the decks -- the
25 existing deck, you can see in the survey here, the

1 neighboring deck is slightly off the property line
2 and our client is proposing to do the same thing,
3 essentially at the same dimension as our
4 neighboring deck. The variances with regard to --
5 it's really twofold. There's a -- there's a set of
6 steps that come up to the first level deck, which
7 is 2.85 feet, but the main deck for the three
8 levels is actually just under 6 feet from the --
9 from the rear property line, so it's only at that,
10 you know, waist high level that we are coming to
11 within -- within 2.85 feet. The majority of that
12 rear yard setback will be -- I think it's 5.85, I
13 think is the number.

14 CAROLYN FEIGIN: Yes.

15 JON BARNHART: So it's a rear yard and
16 it's a side yard setback variance. And then the
17 third variance is with regard to coverage. There's
18 a -- it's been identified as a building coverage
19 variance, taking the existing condition from 63 to
20 79 percent. It's a -- the area's already covered.
21 It's already impervious because it's all concrete
22 in the rear yard, so we're not increasing the
23 impervious coverage.

24 LANCE LANDGRAF: Just the building.

25 JON BARNHART: So we are just increasing

1 the building coverage. I could argue -- I could
2 make an argument but I -- that it's not building
3 coverage, it's lot coverage, but I'm not sure that
4 that's -- that that really means anything here, so
5 out of an abundance of caution we're asking for the
6 variance, considering it building coverage. So we
7 are proposing to go from 63 up to 79 percent
8 with -- with that -- with that new three level
9 deck. So from a -- well, let me touch on a couple
10 other technical items that was brought up in the
11 professional report.

12 There is a sidewalk that runs along the
13 side of the property. It does appear as though it
14 was widened on to the neighboring property and it
15 was brought up as a -- as a question. We've
16 discussed it with our client. He's only owned the
17 building for about a year and a half. He did not
18 build that sidewalk but he is -- rather than try to
19 come up with some agreement, it will -- he'll still
20 have a 30 inch wide sidewalk. He's more than happy
21 to remove that encroachment on to the neighboring
22 property.

23 CAROLYN FEIGIN: Okay.

24 JON BARNHART: With regard to trash
25 area, there's a comment in the report regarding

1 trash screening. The trash is current -- has been
2 recently kept in the side yard. He is going to
3 relocate it to the -- to the rear yard, adjacent to
4 the ground level steps and create a little screen
5 wall around it so it will be screened from public
6 view and then obviously taking out -- taken out to
7 the curb on trash days. With regard to the
8 building structure itself, it is noncompliant with
9 regard to the current FEMA standards and the city's
10 flood damage prevention ordinance for freeboard,
11 but there is no proposed renovations to the
12 building itself so it would not trigger a
13 substantial renovation or improvement that would
14 require additional flood measures to be -- to be
15 included in this project. So although it is a
16 noncompliant building, this project does not --
17 does not exacerbate that or create a condition that
18 requires elevation of the building or some
19 substantial modification to the building. We did
20 also review the comment regarding utility poles in
21 the rear of the property. There are -- there is
22 a -- there are utility poles that run along the
23 rear of these properties. The lines run parallel
24 to that rear property line, so just similar to the
25 neighboring deck, this deck will have -- will be

1 able to remain clear of those lines. There is only
2 one drop wire that comes to this building from that
3 pole line and it appears to be cable or phone and
4 it will be -- it will -- it attaches to the side of
5 the building so it will be out of the way of the
6 deck structure. So we don't see any interference
7 as a result of those existing utility services.

8 So with regard to justification, we
9 think that this -- it's a stronger argument, I
10 think, under C(2) criteria where the benefits of
11 the deviation outweigh the detriments. You could
12 talk about it as a C(1) in hardship condition in
13 that it is -- it is a narrow lot for the zone. Any
14 level of improvement at all on this property is
15 going to trigger variances. So if you want a
16 homeowner to be able to develop and improve their
17 property, variances are going to be necessary to do
18 that. So I think you could discuss it as a C -- as
19 a C(1), but I think also as a C(2), the continued
20 improvement of this property I think is a dramatic
21 benefit to the neighborhood and to the surrounding
22 properties and property owners and because of that
23 we believe that the general welfare is promoted,
24 which would establish the positive criteria.

25 With regard to the negative criteria, is

1 there a substantial detriment to the zone plan or
2 zoning ordinance, you know, given the level of
3 existing nonconformity on the site, we think that
4 this -- that this request is very, very de minimis
5 and it's extremely consistent with -- with the
6 development pattern. Actually, if you look at this
7 block, not only does our sister property, which is
8 attached to us, have the identical deck structure,
9 approximately four lots down also has the identical
10 structure, and if you go another couple of lots, or
11 one of the lots that faces -- it's 90 degrees to us
12 as you get down toward -- as you head toward the
13 beach also has a three-level deck, so it's a
14 common -- it's a very common development in this --
15 in this block already and what our client is
16 proposing is identical to a number of the other
17 properties. So for that reason we believe there is
18 no substantial detriment to the zone plan or zoning
19 ordinance. And then the second prong of the
20 negative criteria, is there a substantial detriment
21 to the public good. Again, it would be my opinion
22 that this is a benefit to the public. This is --
23 this is certainly not a negative impact to our
24 neighbor. Our neighbor has -- we just want what
25 our neighbor has, so to speak. Our neighbor has an

1 identical development that we are proposing, so it
2 creates consistency within this attached
3 multi-family building.

4 So we believe the positive and negative
5 criteria are established. I do believe that I've
6 addressed the technical items in the ARH report.
7 The ARH report did bring up the topic of impervious
8 cover calculation should -- should be identified at
9 100 percent, which I agree with. The lot is
10 100 percent either building or concrete, so the
11 revised plans will address that topic. I think
12 that's it.

13 LANCE LANDGRAF: Jon, is the concrete
14 that's under the deck gonna stay there?

15 JON BARNHART: It is intended to stay
16 there, yeah. I mean, there will be some -- some of
17 it will be removed for foundation.

18 LANCE LANDGRAF: Right. Right.

19 CAROLYN FEIGIN: Okay.

20 LANCE LANDGRAF: So the applicant does
21 not own the other half of this structure?

22 JON BARNHART: That is correct.

23 LANCE LANDGRAF: Okay. That was the
24 only question that I had. I'm glad you brought up
25 the aspect of the utility poles. It looks like

1 they're going to be almost 6 feet way from the deck
2 so that should be adequate space there. If the
3 deck went to the property line, that would be a
4 different story, but it's 6 -- it's almost 6 feet
5 back.

6 CAROLYN FEIGIN: Almost 6, yup.

7 LANCE LANDGRAF: You want to go through
8 your report, Carolyn?

9 CAROLYN FEIGIN: Sure. Thank you.

10 LANCE LANDGRAF: Mark that as B-1.

11 SCOTT COLLINS: That report is dated
12 what?

13 CAROLYN FEIGIN: November 1st.

14 SCOTT COLLINS: Thank you.

15 CAROLYN FEIGIN: Thank you.

16 Okay. Thank you, Jon. You pretty much
17 went through everything I had. I really just have
18 one question. You touched on everything here.
19 Some of the other stuff are just statements of fact
20 and don't really need a response.

21 The deck itself, I don't know if we had
22 a detail in here or not. I can't recall. Is it
23 just gonna be wood slats or is there any, like,
24 fiberglass on any of the levels so that way there's
25 not gonna be -- you know, if it rains, the people

1 sitting on that first or second level will get
2 water coming through or will you fiberglass treat
3 it in some way so that way the people on the lower
4 levels are protected?

5 PAUL STEWART: Planning to do Trex.

6 CAROLYN FEIGIN: Trex, okay. So the
7 water would be able to filter through that, okay.

8 PAUL STEWART: Yeah. A little bit.

9 CAROLYN FEIGIN: Okay.

10 PAUL STEWART: They're pretty tight.

11 CAROLYN FEIGIN: Right. Yeah. It
12 depends how open the little separation or seam --

13 PAUL STEWART: Yeah.

14 CAROLYN FEIGIN: -- or whatever it is.
15 Okay. I was just wondering if it was fiberglass or
16 not. I know the building coverage thing is, like,
17 kind of iffy, but again, either way, the whole
18 entire lot is impervious at this point so it
19 doesn't matter too much. Okay. I was just
20 wondering about the construction, really. I think
21 you've touched on all the rest of the engineering
22 comments.

23 I guess just as far as -- since
24 Christine's not here I'll cover the planning. The
25 C(1) and the C(2), I think all that's hit. She has

1 one comment in here. I know the LH-2 is written
2 with the minimum density as opposed to the maximum
3 density, which of course is kind of back --
4 normally you see maximum density but this one isn't
5 like that, so that was just a real -- a quick
6 change to the table, to the bulk schedule. I
7 pretty much think you touched on everything else so
8 I'm satisfied.

9 LANCE LANDGRAF: Okay. Thank you.

10 CAROLYN FEIGIN: Thank you.

11 LANCE LANDGRAF: One question. Looking
12 at the detail plans, there's going to be a hot tub
13 on that third floor deck, correct? Putting a hot
14 tub up there, or the option to? You just want to
15 make sure that -- and I don't know that we
16 addressed pools and hot tubs in our regs. Just
17 make sure that -- through the city, I think -- I
18 know in other towns that I represent --
19 Brigantine's one -- requires a hot tub or spa to be
20 6 feet from the property line. I think you meet
21 that, at least on the rear yard. I don't know
22 about the side yard. How wide is the deck?

23 JON BARNHART: Yeah. I mean, the
24 placement and size of the hot tub, I think could be
25 such that it would meet that side yard.

1 LANCE LANDGRAF: Okay.

2 JON BARNHART: Wait a minute, though.

3 LANCE LANDGRAF: The lot's only
4 18.75 feet wide so -- and it's not -- I don't think
5 it's our rules.

6 JON BARNHART: You got 12. You could
7 still have a 6 foot hot tub.

8 LANCE LANDGRAF: There, you go. That's
9 normal size for a hot tub. Okay. Good. Just want
10 to make sure. I don't think our rules address
11 that. I think the swimming pool regs of the
12 building code in Atlantic City would probably
13 address that.

14 JON BARNHART: Building code obviously
15 doesn't dictate setbacks. I mean, Atlantic City
16 zoning ordinance has setback requirements but would
17 they -- they wouldn't be bound by them if they're
18 in your district, right?

19 ROBERT REID: Right.

20 CAROLYN FEIGIN: Right.

21 LANCE LANDGRAF: We have to check our
22 rules and see if we address pool setbacks.

23 CAROLYN FEIGIN: Okay. Okay.

24 LANCE LANDGRAF: If we don't -- we're in
25 the process of updating ours right now.

1 CAROLYN FEIGIN: Something to think
2 about --

3 LANCE LANDGRAF: So we'll add it.

4 CAROLYN FEIGIN: -- to consider, yeah.

5 LANCE LANDGRAF: I think building code
6 might require some water surfaces to be certain --
7 I don't know. I know it's in zoning in most towns,
8 but just check it. I don't have an issue with it.
9 I think it would be great. I want to see you put
10 it up there, though.

11 PAUL STEWART: It's probably not
12 happening.

13 LANCE LANDGRAF: Gotcha.

14 CAROLYN FEIGIN: Oh.

15 LANCE LANDGRAF: Hot tubs are cool on
16 the top floor deck. It's a nice thing to have,
17 especially with those views.

18 All right. That's all I have. Do you
19 have any questions, Rob?

20 ROBERT REID: No. I'm good.

21 LANCE LANDGRAF: Carolyn, you're good?

22 CAROLYN FEIGIN: I am. Thank you.

23 LANCE LANDGRAF: Scott?

24 SCOTT COLLINS: I'm good.

25 LANCE LANDGRAF: All right. We'll open

1 this up to the public. Anybody here --

2 TARA VARGO: Excuse me. I have -- we
3 have more testimony.

4 LANCE LANDGRAF: Okay. Go ahead. I
5 thought you were done.

6 TARA VARGO: Okay. So I just want to
7 get some clarity. Can we just close this or will I
8 hurt -- will I --

9 JON BARNHART: I'm done with it.

10 TARA VARGO: Yeah, okay.

11 Back to the sidewalk that goes -- that's
12 essentially sort of like the driveway or whatever,
13 the sidewalk along the side of the building there.
14 Mr. Stewart is gonna give us a little bit of
15 testimony about that. The concern is if you make
16 it a condition of this approval that he has the
17 sidewalk cut back, then he won't be able to get a
18 CO for that deck unless he has completed cutting
19 back the sidewalk, and so here is the way I look at
20 it. That sidewalk was probably installed at a time
21 when there was a building next door and it was
22 probably a joint effort between the two property
23 owners. The property owner next -- well, so let me
24 get Mr. Stewart up and ask him for some testimony.

25 LANCE LANDGRAF: Is the issue the

1 sidewalk encroaches on the other lot?

2 ROBERT REID: Yeah.

3 CAROLYN FEIGIN: Yeah.

4 TARA VARGO: Well, so we don't know who
5 owns the sidewalk, in -- in a sense that, you know,
6 when there was full development there it may have
7 been a joint effort to put that sidewalk in there.

8 LANCE LANDGRAF: That lot -- do you have
9 an aerial, by any chance, so we can see this?

10 ROBERT REID: It's on the survey, Lance.

11 LANCE LANDGRAF: Yeah, but I'm just
12 looking to see if that's --

13 CAROLYN FEIGIN: It's the aerial. I
14 looked at it. It's just a vacant lot next door so
15 you can't see the property line. The sidewalk
16 looks totally normal there, you know. You can't
17 see --

18 LANCE LANDGRAF: Do we know who owns
19 that lot?

20 PAUL STEWART: It's like a holding LLC.

21 TARA VARGO: So Mr. Stewart, have you
22 ever been contacted by the property owner next door
23 and asked to remove any --

24 PAUL STEWART: No.

25 TARA VARGO: -- part of that sidewalk?

1 PAUL STEWART: No.

2 TARA VARGO: Tell us about what the
3 condition of the sidewalk is and what your plans
4 are for the sidewalk.

5 PAUL STEWART: So the sidewalk is
6 definitely not in good condition so it's already
7 been something that, in my head, I know I'm gonna
8 have to address. There's multiple cracks,
9 especially, like, around kind of where my building
10 is, so I know there's a very good possibility of
11 water intrusion that gets in there so it's already
12 something that's important for me to get fixed so
13 it doesn't do any other damage to my property.
14 Yeah. It's something I know that has to get fixed
15 regardless if it was something that had to get done
16 for the deck. It would be something I would be
17 addressing regardless. I just don't know -- by the
18 time we get done with the decks, the cost of the
19 decks, you know, I don't have endless amounts of
20 money so by the time I get those done, I might not
21 exactly have the funds to totally rip that out and
22 do that sidewalk at that time. It's definitely
23 something that's gonna get done because I have to
24 get it done for the building in general. So yeah,
25 I just wanted to kind of bring that to the table.

1 LANCE LANDGRAF: He said he's gonna
2 replace it eventually. So what I was asking --

3 PAUL STEWART: Yeah. Eventually, not
4 in, like, ten years. I mean, like, definitely
5 within the next -- maybe if we get -- if I get the
6 decks totally done by, you know, spring, summer, it
7 would be, like, the next year's project, to get
8 that sidewalk.

9 LANCE LANDGRAF: And then that would
10 remove the encroachment.

11 PAUL STEWART: And then -- correct, and
12 then I would remove the encroachment at that point.

13 LANCE LANDGRAF: So if we gave you
14 18 months from the time of approval --

15 PAUL STEWART: Oh, yeah.

16 LANCE LANDGRAF: -- you'd have time
17 to --

18 PAUL STEWART: Absolutely.

19 LANCE LANDGRAF: -- get this done. That
20 way it doesn't hold up your CO for the deck, you
21 can rent the place and have it, you know, occupied,
22 which is always good.

23 PAUL STEWART: Yup.

24 TARA VARGO: Yes.

25 LANCE LANDGRAF: And give you time to do

1 the improvements.

2 PAUL STEWART: Yes. Totally fair and
3 doable.

4 LANCE LANDGRAF: We're gonna phase a
5 very minor variance application.

6 CAROLYN FEIGIN: So the intention is
7 remove it the entire width and then just replace it
8 within your property so it's the 2.6 feet wide?

9 PAUL STEWART: Correct. Correct.

10 CAROLYN FEIGIN: Okay. Thank you.

11 LANCE LANDGRAF: In the meantime, if you
12 get a hold of that property owner, maybe you do an
13 easement and you make it a little bit -- 2.6 is a
14 little narrow.

15 PAUL STEWART: Yeah.

16 CAROLYN FEIGIN: Yeah.

17 LANCE LANDGRAF: So you talk to them,
18 maybe there's a way to do something, but it gives
19 you time to work it out.

20 PAUL STEWART: Yeah. Exactly.

21 LANCE LANDGRAF: And if we can help with
22 contact with that, because I think -- isn't this
23 the Tracks (phonetic) folks?

24 PAUL STEWART: I don't know.

25 LANCE LANDGRAF: All right. Well, I

1 think if 18 months is good with you, I think we can
2 put that into our --

3 SCOTT COLLINS: Is 18 enough?

4 LANCE LANDGRAF: Is 18 enough?

5 PAUL STEWART: Yeah.

6 LANCE LANDGRAF: Year and a half.

7 PAUL STEWART: It's a year and a half,
8 that's --

9 SCOTT COLLINS: Okay.

10 PAUL STEWART: Yeah. It gives me a full
11 -- yeah. Definitely.

12 LANCE LANDGRAF: All right. Excellent.
13 Anything else?

14 TARA VARGO: Thank you.

15 PAUL STEWART: Thank you.

16 TARA VARGO: No. That's it.

17 LANCE LANDGRAF: With that, we'll open
18 it up to the public. Anybody here, please step
19 forward, state your name, make any comments.

20 Again, seeing no one from the public,
21 we'll close the public portion.

22 Any further comments, guys?

23 SCOTT COLLINS: Nope.

24 CAROLYN FEIGIN: I'm good. Thank you.

25 LANCE LANDGRAF: We'll close the

1 matter -- close the hearing on this matter and get
2 it on the agenda as soon as we can. Most likely
3 January. We're already past our December deadline
4 so we'll go for January.

5 All right. Thank you, all. We will
6 close the hearing. Our next meeting is December --

7 CAROLYN FEIGIN: I think December 6th.

8 LANCE LANDGRAF: -- 5th, December 5th.

9 ROBERT REID: Yup.

10 LANCE LANDGRAF: We'll close the
11 hearing. Thank you.

12 (At 10:30 a.m. proceedings were
13 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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