

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

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3  
4 LAND USE REGULATION and ENFORCEMENT DIVISION

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7  
8 APPLICATION NO.: 2024-08-3688

9  
10 MAP 3 PARTNERS, LLC

11  
12 112 and 114 South Tennessee Avenue

13 Atlantic City, New Jersey

14  
15  
16  
17 Thursday - September 19, 2024

18  
19  
20  
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1                   Public hearing in the  
2   above-referenced matter, taken via the video  
3   conference software program Zoom, with all  
4   participants in separate locations, before Karen  
5   **A. Haworth, a New Jersey Certified Court**  
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10   **(CRR), nationally certified Certified LiveNote™**  
11   **Reporter (CLR), and Notary Public of the State**  
12   **of New Jersey, on the above date, commencing at**  
13   **10:11 a.m., there being present:**

1 APPEARANCES:

2 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

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

7  
8 ROBERT L. REID  
Land Use Enforcement Officer

9 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

10 SCOTT G. COLLINS, ESQUIRE  
11 RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

12 CAROLYN FEIGIN  
13 ADAMS, REHMANN & HEGGAN

14 AMANDA D'ADDARIO  
15 CHRISTINE COFONE  
16 COFONE CONSULTING GROUP

17  
18 COUNSEL FOR THE APPLICANT:

19  
20 NICHOLAS F. TALVACCHIA, ESQUIRE  
21 COOPER LEVENSON, P.A.  
22  
23  
24  
25

1     ALSO PRESENT:

2  
3  
4     LIZA BARRICK

5     Administrative Assistant to Lance Landgraf

6  
7  
8     TETJE LINSK

9     Administrative Assistant to Lance Landgraf

## I N D E X

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JASON SCIULLO	
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ROSA GAMARRA	
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EXHIBITS MARKED AND/OR REFERRED TO:

A-1

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1 [COURT REPORTER'S NOTE:

2 THIS HEARING WAS CONDUCTED VIA  
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13 TESTIMONY DID NOT CEASE.]

14  
15 (Time noted: 10:11 a.m.)  
16  
17  
18

19 LANCE LANDGRAF: The last  
20 application today is  
21 Application 20 -- 2024-08-3688. MAP 3  
22 Partners, LLC.

23 It's at 112 and 114 South Tennessee  
24 Avenue and 1400 Pacific Avenue.

25 For minor site plan.

1           The applicant seeks site plan  
2           approval along with c. variance relief for  
3           a retail use.

4           The property, as I indicated, is on  
5           Tennessee Avenue, at the corner of  
6           Pacific, and is known as Block 53, Lots  
7           26, 27, 28 on the tax map.

8           It's located in the Resort  
9           Commercial District as well as the Orange  
10          Loop area of the city.

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

13          ROBERT REID: Yes. I've reviewed  
14          the Proof of Service provided by the  
15          applicant, and we have jurisdiction to  
16          hear this application.

17          LANCE LANDGRAF: Great.

18          Scott, do you want to swear in the  
19          CRDA consultants?

20          SCOTT COLLINS: All right. Who all  
21          -- who all do we have here? I'm sorry. I  
22          can't see on the --

23          CAROLYN FEIGIN: It's Carolyn  
24          Feigin. I'm here for -- being the  
25          engineer.

1 SCOTT COLLINS: Oh. Okay.

2 Carolyn.

3 CAROLYN FEIGIN: And -- and then --  
4 Amanda, is Christine available now?

5 LANCE LANDGRAF: You're -- you're  
6 muted.

7 AMANDA D'ADDARIO: Sorry.

8 Yes. I just texted her. She  
9 should be popping on right now.

10 CAROLYN FEIGIN: Okay.

11 LANCE LANDGRAF: Okay.

12 You can swear her in when she  
13 gets on.

14 CAROLYN FEIGIN: Okay.

15 SCOTT COLLINS: Okay.

16 Carolyn, if you could raise your  
17 right hand.

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

21 CAROLYN FEIGIN: I do. Thank you.

22 SCOTT COLLINS: And, Lance, we're  
23 qualifying her as a -- the CRDA's expert  
24 in professional engineering?

25 LANCE LANDGRAF: That's correct.



1 SCOTT COLLINS: Thank you.

2 CAROLYN FEIGIN: Thank you.

3 LANCE LANDGRAF: My first question  
4 will go to Carolyn. We are good for  
5 completeness, Carolyn?

6 CAROLYN FEIGIN: Yes, we are.  
7 We're good for completeness.

8 LANCE LANDGRAF: Okay.  
9 Mr. Talvacchia, I believe you represent  
10 the applicant?

11 NICHOLAS TALVACCHIA: Yes.

12 Good morning, Mr. Landgraf and  
13 members of the authority.

14 We're excited today to present this  
15 container park project. It's gonna take a  
16 corner lot that's been really not used for  
17 -- for, literally, decades, and -- and try  
18 to liven it up as a part of  
19 Mr. Callazzo's vision for the Orange Loop.

20 So, let me introduce.

21 Mr. Callazzo will speak first. We'll have  
22 Jason Sciullo provide site plan  
23 engineering testimony. And Rosa Gamarra  
24 will talk about the architecture.

25 So, I don't know, Scott, if you

1           want to swear them in now. But, my first  
2           order of business is to have Mark provide  
3           an overview of the project, and then go to  
4           Jay and then go to Rosa.

5           SCOTT COLLINS: I think it makes  
6           sense to swear them as they go.

7           NICHOLAS TALVACCHIA: Okay. Great.  
8           So -- so, this is -- as noted, this  
9           is a container park. It's retail. It's a  
10          permitted use.

11          We do need conditional use  
12          approval. We need some very minor  
13          variances, but we're good on parking. We  
14          --

15          Actually, we need a park -- a  
16          coverage variance, but we're bringing  
17          coverage down from where it sits today.

18          And overall, we think this is going  
19          to be something that enhances this area.

20          I'd like to have Mr. Callazzo speak  
21          about his vision for this and --

22          So, Mark, why don't you just raise  
23          your hand? They're gonna swear you in  
24          first.

25          MARK CALLAZZO: Sure.

1                   SCOTT COLLINS: Good morning,  
2                   Mr. Callazzo.

3                   MARK CALLAZZO: Good morning.

4                   SCOTT COLLINS: Do you swear to  
5                   tell the truth, the whole truth, and  
6                   nothing but the truth in your testimony  
7                   here today?

8                   MARK CALLAZZO: I do.

9                   SCOTT COLLINS: All right. Thank  
10                  you.

11

12 DIRECT EXAMINATION

13 BY NICHOLAS TALVACCHIA:

14                  Q.        So -- so, Mark, just for context,  
15                   this site is across the street from your  
16                   other facilities. Can you just describe  
17                   the relationship, physical relationship?

18                  A.        Yeah.

19                            This is across the street from  
20                   Tennessee Avenue Beer Hall, Cuzzie's  
21                   Pizza, Tennessee Avenue Tobacco, Bar 32  
22                   Chocolate, and Rhythm & Spirits.

23                            The -- the Orange Loop started, I  
24                   guess, around 2015, when I started buying  
25                   up vacant land and buildings on Tennessee

1 Avenue. It was kind of --

2 It was called the dead zone back  
3 then. There was nothing there. Very,  
4 very crime-ridden at that point.

5 We opened up a yoga studio,  
6 non-for-profit -- not-for-profit yoga  
7 studio, coffee shop, all the restaurants.

8 Other developers came in. And now  
9 it's -- it's a thriving area.

10 But, what is missing in there is a  
11 retail component.

12 So, there's plenty of food,  
13 beverage and entertainment, but I still  
14 have to drive to Somers Point to go get my  
15 hair cut.

16 So, the -- the goal and the hope  
17 for this project is to bring the retail  
18 and personal service amenities and things  
19 like that that are -- are lacking in the  
20 city and the -- and the Orange Loop.

21 So, it's 22 shipping containers.

22 And what the containers will --  
23 will do is give tenants a lower entry  
24 point.

25 So, we've been talking to a lot of

1 prospective tenants. About half of them  
2 have existing businesses. Roughly half  
3 are looking to open their -- their first  
4 business.

5 Of the half that have been an  
6 existing business, most of them are  
7 working from home right now.

8 So, for most of the people, this is  
9 gonna be their first brick and mortar.

10 And, you know, our -- our rents are  
11 gonna range from nine to \$1,200. So, it's  
12 -- it's a really attractive price point to  
13 get people to -- to open these businesses  
14 in the area.

15 Q. Mark, can you --

16 And I know that, over time, the  
17 users, the tenants, will evolve over time.

18 But, right now, can you give a --  
19 without mentioning any specific tenants,  
20 some of the tenants you think will go into  
21 there in the near future?

22 A. Yes.

23 So, there's -- there's been a few  
24 non-profits. There's a lot of makers, a  
25 gentleman that, you know, needs a spot to

1           sell the leather goods that he makes,  
2           coffee roasters, clothing boutique places,  
3           a gym. Jeez. I'm just drawing a blank  
4           right now. I'm sorry.

5                       [Indiscernible - cross-talking]

6           Q.       Do you have somebody that -- to  
7           actually cut hair?

8           A.       Oh. Yes. Yes. A barber shop.  
9           Yes. There's a bar -- a barber that has a  
10          -- a spot already in Somers Point that's  
11          interested in a second location.

12                    There's an oyster farmer who needs  
13          a place to sell his -- his oysters,  
14          retail.

15                    There's a -- a local company that  
16          -- I never knew they existed, but they're  
17          -- they're based in Atlantic City, and  
18          they make -- they make comic books. And  
19          they're looking for a place to --

20                    They all --

21                    There's seven of them. They all  
22          work from their homes. And this will be  
23          a spot for them to collaborate and sell  
24          the comic books together.

25                    A tattoo shop that was on the

1 boardwalk that's looking for a more -- not  
2 seasonal place.

3 So, those are -- those are the kind  
4 of uses that -- that we're attracting.  
5 And -- and, frankly, that's -- those are  
6 the uses that we wanted to -- to bring to  
7 the area.

8 Q. And -- and what -- what hours do  
9 you anticipate, at least initially, which  
10 could change over time?

11 A. Yeah. I mean, I think some people  
12 will open at 9 and some people will be  
13 open to -- to midnight. So, I think  
14 that's a good ballpark of hours.

15 Q. Okay.

16 NICHOLAS TALVACCHIA: If there are  
17 any questions of Mr. Callazzo at this  
18 time. Obviously, he'll be here the rest  
19 of the hearing. If not, I'll --

20 LANCE LANDGRAF: Not at this time.

21 NICHOLAS TALVACCHIA: No worry. If  
22 not --

23 LANCE LANDGRAF: I think we'll hear  
24 the presentation, then go back to that, if  
25 we have any.

1                   NICHOLAS TALVACCHIA:   Okay.   Let's  
2                   go to Jay Sciullo.

3                   Jay, if you could be sworn.

4                   JASON SCIULLO:   Good morning.

5                   SCOTT COLLINS:   Good morning, Jay.

6                   Please raise your right hand.

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

10                  JASON SCIULLO:   Yes, sir.

11                  SCOTT COLLINS:   Thank you.

12                  And, Lance, we'll recognize Jay as  
13                  an expert in the fields of professional  
14                  engineering and professional planning?

15                  LANCE LANDGRAF:   Yes.

16                  NICHOLAS TALVACCHIA:   Thank you.

17                  SCOTT COLLINS:   Thank you.

18                  THE WITNESS:   Thank you.

19  
20       DIRECT EXAMINATION

21       BY NICHOLAS TALVACCHIA:

22           Q.       Jay, if you could --

23                    If you're gonna share your screen  
24                    with the site plan.

25           A.       **Yeah.**



1 Q. Is this site plan the same site  
2 plan that's with the board package or --

3 A. The --

4 Q. -- have there been any  
5 modifications?

6 A. I have one -- one minor  
7 modification, just for clarity of the  
8 building space.

9 Let me know when you can see the  
10 sheet.

11 [Indiscernible - cross-talking]

12 LANCE LANDGRAF: We'll mark the  
13 application package as A-1. And then  
14 anything new today we'll start from A-2  
15 forward.

16 NICHOLAS TALVACCHIA: All right.  
17 So, let's call this A-2 if we --

18 [Indiscernible - cross-talking]

19 THE WITNESS: Well, let -- let's  
20 talk about what it is before you --

21 [Indiscernible - cross-talking]

22 So, this is the site plan that was  
23 submitted as part of the application. And  
24 the only thing I've added, just for  
25 clarity, is, threw some color on the

1 building footprints, because there was a  
2 question about the limit of the pergola  
3 and overhangs. So, that's just sketched  
4 in. But, it is the same site plan.

5 BY NICHOLAS TALVACCHIA:

6 Q. For clarity, could --

7 [Indiscernible - cross-talking]

8 LANCE LANDGRAF: ...of -- of the  
9 plan.

10 NICHOLAS TALVACCHIA: I'm sorry.

11 LANCE LANDGRAF: It's just a color  
12 rendering of -- of the initial submission.

13 NICHOLAS TALVACCHIA: Yeah.

14 LANCE LANDGRAF: Okay.

15 BY NICHOLAS TALVACCHIA:

16 Q. Jay, just for orientation purposes,  
17 what -- what side is Tennessee and what  
18 side is Pacific?

19 **A. I'm gonna zoom in on the -- the**  
20 **site plan view here.**

21 Q. Okay.

22 **A. So, this is Pacific on the left and**  
23 **Tennessee at the top of the sheet.**

24 **This is the corner of that block**  
25 **now that's currently a paved parking lot.**

1                   Directly to the west of us is the  
2                   Columbus building.

3           Q.       Right.

4                   And this is beach block.   Correct?

5           A.       Yeah.   South of Pacific.   Correct.

6           Q.       Okay.   So, can you walk us through  
7                   the site plan?

8           A.       Sure.

9                   So, a while back, Mark had asked us  
10                  to put together a concept to go after some  
11                  publicly-available grants related to work  
12                  in Atlantic City.   And this is very  
13                  similar to the submission that was made  
14                  for that.

15                  Which shows, you know, re-purposing  
16                  of intermodal containers to be used for  
17                  retail spaces.

18                  As Mark mentioned, there's a -- a  
19                  block of nine against Tennessee Avenue and  
20                  then a block of 11 slightly longer  
21                  containers, you know, 8 X 20 against  
22                  Tennessee, 8 X 40 against Pacific.   Then  
23                  we have a couple other containers tucked  
24                  in the corners for farming, which will be  
25                  --

1           You know, Mark will discuss the  
2           program, if needed, but, generally, it's  
3           gonna be stuff used in the restaurants.

4           And then a restroom container here,  
5           tucked in a little bit in the corner -- in  
6           either corner of the Columbus building for  
7           service of the entire parcel.

8           You'll see there's a looped  
9           driveway that has access to Tennessee  
10          Avenue in two locations.

11          We didn't want there to be any  
12          confusion as to flow of traffic, so this  
13          driveway, closer to Tenn -- or -- sorry,  
14          it's closer to Pacific -- is a one-way  
15          out. So, everything loops, generally,  
16          counterclockwise.

17          Head-in spaces on both ends with  
18          angled spaces in the middle for the  
19          purpose of, you know, creating some more  
20          space for use by this set of containers  
21          with this covered seating area and covered  
22          stage.

23          So, the general program, aside from  
24          this retail, that's gonna be the everyday  
25          use is we want to make this flexible in

1 all regards, but flexible also for pop-up  
2 events where this space, this parking  
3 area, could be taken over for a weekend  
4 and used for pop-up events. And the  
5 parking would be made up with a lot that  
6 Mark owns down Tennessee Avenue a little  
7 bit. It used to be the bus lot. Now it's  
8 a pay-to-park lot.

9 And the way it's laid out, he'll  
10 have food truck space in the corner here,  
11 next to the trash enclosure.

12 And then most of this will just be  
13 open for typical pedestrian -- or patron  
14 parking during normal use. And then the  
15 pop-up event, the whole thing will be open  
16 for whatever goes on.

17 The -- the site is, right now, 100  
18 percent paved parking lot other than a --  
19 a small planter aisle that runs the corner  
20 here on Tennessee and Pacific, which we  
21 generally intend to keep; just kind of  
22 tuck the containers in, re-purpose that.  
23 There's a fence in it now that's in good  
24 shape. We'll just make the landscaping  
25 better looking.

1           The building against Tennessee was  
2           pulled back a couple feet off of the road  
3           to accommodate clear sight area. And that  
4           will just have pavement against it.

5           When we went through the  
6           completeness review, the only real  
7           comments were for that, for clear sight  
8           area. So, we analyzed that. And that's  
9           shown in the second view here.

10          So, access for a trash truck is --  
11          is provided on site. An ambulance can  
12          also circulate the site.

13          Fire trucks will come into the  
14          site. We anticipate they would fight any  
15          fires from outside, since the buildings  
16          are closer to the road. It's --

17          I think it flows pretty well.  
18          There's not a lot of -- of issues related  
19          to how we get in and out of the site.

20          And it's -- it's relatively tight,  
21          but it's an urban area. That's how we  
22          always operate here. So, we don't  
23          anticipate any -- any issues relative to  
24          how the site will function.

25          The containers, we've learned since

1           laying this out, that flood proofing them  
2           will be very difficult. So, they will be  
3           elevated above the flood hazard elevation.  
4           We're working out what that will look  
5           like, because there will need to be --  
6           like in an example, this 15-foot wide area  
7           here, we'll have to put a set of -- like a  
8           landing along the front of the buildings  
9           and a -- and a ramp at least on one side  
10          to get up to it. And then the rest of it  
11          will just be typical sidewalks.

12                 So, we're gonna work out that  
13          detail as part of final planning  
14          compliance.

15                 We anticipate being able to fit  
16          everything. We have enough space in front  
17          of the units to get that to work.

18                 Accessibility is provided with the  
19          two spaces that are here.

20                 And as part of the review, it was  
21          noted that the parking that's shown here  
22          is a little more than what's required by  
23          -- by ordinance or by regulation.

24                 There are a couple of spaces that  
25          will have to be removed for structural

1 components. Like, I didn't pick up that  
2 there was gonna be columns for this  
3 pergola that crosses here. So, a space  
4 will be removed there.

5 Another parking space will have to  
6 be taken out -- out of normal use, I  
7 should say, for the food truck service  
8 area. The patrons will have to be able to  
9 get to it.

10 All in, what we anticipate what's  
11 gonna happen is there's gonna be a  
12 requirement for 20 parking spaces based on  
13 the building footprints that are here,  
14 which is a little under 6,000 square feet.  
15 And we'll have less than 25 parking spaces  
16 proposed as part of the application that  
17 will also be below the threshold that  
18 requires EV charging.

19 And there's also an existing  
20 parking lot on the site that, although is  
21 not utilized today, it was a parking lot  
22 for a number of years.

23 So, we're gonna --

24 In any case, we're gonna have less  
25 than 25 parking spaces so we won't have to



1 do any EV charging stations.

2 But, the same --

3 Q. But, Jay, we will have more than  
4 the 20 required. Correct?

5 A. More than the 20 required by  
6 regulation. Yes. At least 20. We  
7 anticipate that it will be probably 22 or  
8 23 at the end of it.

9 The signage proposed. We show a  
10 freestanding sign here that's between the  
11 two buildings with a two-foot setback,  
12 which is -- we're requesting,  
13 respectfully, setback relief for that.  
14 The requirement is five feet. We're  
15 showing it at two.

16 Also, there's a billboard shown on  
17 top of the -- the building that faces  
18 Pacific Avenue. Right now, it's shown  
19 with a four-foot setback. It's required  
20 to be five. We're gonna slide that back a  
21 foot to make that compliant. That was  
22 something that I -- I didn't pick up when  
23 we put it together.

24 I want to make it clear, though.  
25 In the review letter from ARH, they called

1           this two signs because the billboard has a  
2           display in it. So, it's a V. But, it is  
3           one sign. Only one sign is visible at a  
4           time. It's how billboards and all these  
5           signs have been set up, you know, since, I  
6           guess, the beginning of time.

7                        So, we consider this one sign. And  
8           it's ten and a half by 36, which is 378  
9           square feet, which falls under the  
10          allowable total sign area for the  
11          billboard of 650 square feet. So, we  
12          don't think that relief that's identified  
13          in the letter is needed, either.

14         Q.         So, Jay, to -- to be clear, looking  
15         at the CRDA regs for sign measurements, we  
16         have back-to-back signs. If you can only  
17         see one side at a time, you don't add both  
18         together; you just look at each  
19         individually.

20                     JASON SCIULLO: That's --

21                     Yeah. For freestanding signage,  
22         that's my understanding of how it's been  
23         done.

24         Q.         Yeah.

25                     And -- and so, what is the side per

1           -- the square footage per side of that  
2           sign?

3           **A.           Three hundred and 78 square feet.**

4           Q.           And -- and 650's permitted. Right?

5           **A.           Yes. Correct.**

6           Q.           So, it -- it's your opinion that we  
7           are compliant on sign size and -- and  
8           we'll also -- we'll adjust it to meet the  
9           setback?

10          **A.           Yes.**

11          Q.           So, that will be compliant, that  
12          sign?

13          **A.           It will.**

14                    LANCE LANDGRAF: Height-wise, it's  
15                    okay?

16                    JASON SCIULLO: It will be, yes.  
17                    The -- the total permitted sign height is  
18                    --

19                    LANCE LANDGRAF: Forty.

20                    THE WITNESS: -- forty feet.

21                    NICHOLAS TALVACCHIA: Yeah.

22                    THE WITNESS: And the building is  
23                    one story. And the top of the -- or the  
24                    sign's only ten and a half feet high.

25                    But, it will be elevated off the

1 roof deck slightly.

2 And Rosa will get into that. We  
3 have to add some mechanicals. And there's  
4 gonna be a screen wall up there.

5 But, overall height will be under  
6 40 feet for the -- the billboard.

7 And while we're talking about  
8 building height, I think everyone knows  
9 that, in the Resort Commercial zone,  
10 there's a -- a split or -- or dual setback  
11 requirement. If your -- if the building  
12 or the structure is less than 35 feet in  
13 height, the side setback is zero feet. If  
14 it -- the building is greater than 35 feet  
15 in height, it would be a 20 required  
16 setback.

17 We are fully compliant with zero  
18 setbacks for the smaller containers on the  
19 -- the south side. And the other ones  
20 have two feet and four feet setback, six  
21 feet from the sideline. The small  
22 restroom containers are a foot off the  
23 line. All of those are compliant with  
24 setback requirements.

25 So, the only relief that -- that we

1           need, after going through that, would be  
2           for maximum impervious coverage, which the  
3           existing condition is 95.7 percent  
4           impervious and we propose 86.6 percent  
5           with this layout. It might be slightly  
6           reduced from that once we get into the --  
7           the final parking arrangement.

8           So, although still over the  
9           required coverage, it's -- it's less than  
10          what's existing, so it's an improvement.

11          And then I mentioned that the other  
12          identified relief related to signage for  
13          the one billboard sign which we propose,  
14          which, in this review letter they called  
15          it two. As I mentioned, we don't agree  
16          that it should be considered as two. So,  
17          I don't think that relief is needed.

18          And also, for the sign -- billboard  
19          sign area, we're compliant.

20          The pole sign, again, needs a  
21          setback variance to be two feet off the  
22          right-of-way line instead of the required  
23          five. And that's simply for visibility.

24          And sign setback for the billboard  
25          will be corrected to be compliant.

1 BY NICHOLAS TALVACCHIA:

2 Q. So -- so, Jay, just from a variance  
3 standpoint, the -- the setback for the  
4 pole sign --

5 A. Yeah.

6 Q. -- will be set for visibility.  
7 Does that go to traffic circulation  
8 safety?

9 A. Well, that's interesting. So, the  
10 -- the buildings are allowed to be at zero  
11 setback and then a freestanding sign has  
12 to be at five.

13 And it's not like it was intended  
14 to hide the sign. It's just a -- you  
15 know, a product of how these -- these  
16 sites lay out.

17 When you have a parking lot and  
18 buildings that surround it -- or -- or are  
19 surrounded by it, the only way to make the  
20 sign visible is to have it close to what  
21 the buildings are to the right-of-way  
22 line.

23 And in this case, if we had a zero  
24 setback, against this corner here, the  
25 sign will be completely blocked. But,

1           since we have five feet, having a two-foot  
2           setback makes most of it visible from the  
3           intersection, which is the intent,  
4           obviously; to have people know that, when  
5           they come up to Tennessee Avenue and turn  
6           down, that this is here.

7                        So, we're -- we're requesting that  
8           relief to make sure the sign is visible  
9           from a public safety perspective to  
10          motorists and pedestrians as they, you  
11          know, traverse Pacific and -- and come  
12          down Tennessee.

13          Q.          So, that would be a (c.)(2), Jay; a  
14          better planning alternative than the  
15          five-foot setback, in terms of safety,  
16          visible, functionality?

17          A.          Absolutely.

18                       And it's not unusual --

19                       A building sign could be right on  
20          the road -- on the building. It's -- it's  
21          not anything that's out of the -- the  
22          purpose and intent of the -- the land use  
23          ord -- or the land use regulations. And  
24          it is for the purpose of visibility and  
25          public safety.

1 Q. And, of course, no detriment to the  
2 zone plan or public good?

3 A. No. Absolutely not.

4 Q. Okay. Jay, anything else from your  
5 side?

6 A. No.

7 I'm happy to answer questions.

8 And I think that a lot of the --  
9 the comments --

10 I don't want to, you know, go  
11 through ARH's letter without them, but  
12 we'll hit them as they -- as they go  
13 through them.

14 Q. Okay.

15 NICHOLAS TALVACCHIA: Then I'd like  
16 to have Rosa Gamarra testify.

17 LANCE LANDGRAF: I've -- I've got a  
18 couple questions for -- for Jay.

19 NICHOLAS TALVACCHIA: Sure.

20 LANCE LANDGRAF: I'll just do them  
21 real quick.

22 So, the first one. Is the restroom  
23 gonna be connected to sanitary sewer and  
24 water?

25 THE WITNESS: It is.



1 LANCE LANDGRAF: Okay. That's  
2 good.

3 The pergola. That will be high  
4 enough that vehicles can get underneath  
5 there?

6 THE WITNESS: Yes. That's the --  
7 the intent.

8 LANCE LANDGRAF: How high is that  
9 gonna be above grade?

10 THE WITNESS: At least 14 feet  
11 clear to the bottom.

12 LANCE LANDGRAF: Okay. And the  
13 height of the billboard sign -- we -- I  
14 already asked that question. Never mind.

15 So, the contain -- you -- you said  
16 the containers have to be elevated.

17 THE WITNESS: Yeah.

18 LANCE LANDGRAF: You would work out  
19 those grades.

20 You think you can -- you'll be able  
21 to get either switchback ramps --

22 Or how far do they have to come up?

23 THE WITNESS: So, I'll scroll to  
24 the grading plan real quick. Whoops. I  
25 went past it. Excuse me.

1                   So, right now, they're at 9.4 and 9  
2                   and they have to be at 11.

3                   LANCE LANDGRAF:   So, it's two feet.  
4                   That's not much.

5                   [Indiscernible - cross-talking]

6                   All right.   They they'll be --

7                   What's --

8                   How do you think you're gonna  
9                   elevate them?   Bring the grade up to them  
10                  or piling and --

11                  THE WITNESS:   Well, they won't be  
12                  piles.

13                  So, I don't know if you remember  
14                  how -- if you saw how the foundations were  
15                  constructed on another set of containers  
16                  over here on New York Avenue.   It's,  
17                  generally, a pier with like a -- a plate  
18                  to bolt them to so that they're held down,  
19                  you know, for every purpose.   Down and up  
20                  they get secured.

21                  So, the foundations at the corners  
22                  --

23                  Remember, these things are made to  
24                  go over -- over -- you know, on trains and  
25                  boats and --

1 LANCE LANDGRAF: Right.

2 [Indiscernible - cross-talking]

3 THE WITNESS: ...grades that are  
4 structurally sound.

5 It's just getting them secured to  
6 the ground that we'd have to, you know, be  
7 concerned. They could sit right on the  
8 ground and not have any issue.

9 LANCE LANDGRAF: So, it's either --  
10 either concrete or a cinder block piling  
11 -- not piling, but columns, you know, in  
12 the foundations on the ground. And  
13 they'll be attached to that.

14 THE WITNESS: Yes.

15 LANCE LANDGRAF: Okay. And then  
16 we'll do something to skirt that so you  
17 don't see underneath there that --

18 JASON SCIULLO: Yes. Absolutely.  
19 Yeah. They'll be covered.

20 LANCE LANDGRAF: All right. Good.  
21 All right. That's all I have for  
22 now.

23 NICHOLAS TALVACCHIA: Thank you.

24 Rosa, I don't see you right now.

25 LANCE LANDGRAF: She's there.

1 ROSA GAMARRA: I'm here.

2 NICHOLAS TALVACCHIA: There you  
3 are.

4 Rosa, I believe this is your first  
5 time appearing before the CRDA?

6 ROSA GAMARRA: Yes.

7 NICHOLAS TALVACCHIA: So, could you  
8 give some of your background, your  
9 credentials, your -- you're an architect,  
10 and who you work for?

11 ROSA GAMARRA: Yeah.

12 I work for Parallel Architectural  
13 Group.

14 I'm licensed in the state of  
15 New Jersey and the state of Florida.

16 I went to NJIT for a Bachelor  
17 degree in architecture.

18 And I've been working here for the  
19 past three years.

20 NICHOLAS TALVACCHIA: Okay. I  
21 offer Miss Gamarra as a expert in  
22 architecture.

23 [Indiscernible - cross-talking]

24 LANCE LANDGRAF: If she's currently  
25 licensed, we'll accept her as a -- as a

1 registered architect with that -- with  
2 those credentials.

3 Thank you.

4 NICHOLAS TALVACCHIA: Thank you.

5

6 DIRECT EXAMINATION

7 BY NICHOLAS TALVACCHIA:

8 Q. Hi, Rosa. So, you can see this is  
9 --

10 SCOTT COLLINS: You want to get her  
11 sworn in. Right?

12 NICHOLAS TALVACCHIA: Yes.

13 LANCE LANDGRAF: Oh. We have to  
14 get her sworn in.

15 NICHOLAS TALVACCHIA: Sworn in.  
16 Yeah.

17 SCOTT COLLINS: Okay.

18 Could you please raise your right  
19 hand?

20 Do you swear to tell the truth, the  
21 whole truth, and nothing but the truth in  
22 your testimony here today?

23 ROSA GAMARRA: I do.

24 SCOTT COLLINS: And all of the  
25 testimony that you've given so far was

1 under oath, just for the record.

2 Thank you.

3 BY NICHOLAS TALVACCHIA:

4 Q. So, hi, Rosa. So, I know your  
5 firm.

6 And you worked on the architectural  
7 renderings that were submitted with the  
8 application.

9 Are you able to display them at --  
10 like you --

11 [Indiscernible - cross-talking]

12 **A. Yes.**

13 **Let me share my screen.**

14 Q. Sure.

15 **A. Okay. Can you see it?**

16 Q. Not yet.

17 There we go. We've got it.

18 LANCE LANDGRAF: Okay.

19 BY NICHOLAS TALVACCHIA:

20 Q. Okay. Rosa, so I want you --

21 I guess the upper right gives you  
22 the perspective of Pacific and Tennessee.  
23 Correct?

24 **A. Yes.**

25 Q. All right. Why don't we start

1           there, since it's a nice overview?

2                   You have Pacific toward the right  
3           and Tennessee to the left.

4           **A.       Okay.  So, let me walk you through**  
5           **the design.**

6                   **We're treating these two container**  
7           **sections as single masses so it feels like**  
8           **a building but not a --**

9           **Q.       Okay.**

10          **A.       -- you know, like individual, like,**  
11          **containers.**

12                   **We have the entrance here to the**  
13          **buildings.**

14                   **The front of the containers, it's**  
15          **like a storefront.  So, it feels like a**  
16          **courtyard.**

17                   **We have the facade of the -- each**  
18          **building as a perforated metal screen that**  
19          **goes from floor to ceiling.**

20                   **On --**

21                   **Oh.  On this side, it was gonna go**  
22          **higher to have the sign on this portion.**

23                   **We have a store --**

24                   **Like, we have, like, large windows,**  
25          **floor to ceiling, on both sides of, like,**

1 Pacific and Tennessee to break the mass of  
2 the -- of the building.

3 We are proposing to use colors that  
4 are blue and gray and white to represent,  
5 like, the Monopoly game to --

6 We have also a --

7 We're proposing a terrace above the  
8 -- this section of the containers, where  
9 you can -- people can, like, go up and  
10 they can sit down, they can relax, and  
11 they can, like, entertain themselves. So  
12 they have a place to go once they are, you  
13 know, like, consuming from the food truck.

14 We have also --

15 You can see on the rear we have a  
16 -- the two sections of container. A  
17 similar idea. We have glass, floor to  
18 ceiling, to break the mass of the  
19 containers so it doesn't feel like a  
20 container.

21 In the front here we have a stage  
22 for performances. We --

23 So, it has, like, a -- it's a  
24 covered pergola.

25 We have, like, a metal screen on



1           the back to "type" [phonetic] the design  
2           of the -- of the facade.

3           We also have --

4           You know, the columns are blue,  
5           where you see, like, glass, to keep it  
6           modern.

7           Here's another view of the per --  
8           of the stage.

9           You can see the screen.

10          You've got a view a little bit here  
11          of the storefront of each store.

12          So, it feels like more a -- like a  
13          -- like an outdoor shopping mall.

14          And the facade is very, like --  
15          it's a perforated metal screen, which  
16          makes the --

17          You can see through the blue  
18          containers, but, at the same time, it's  
19          creating, like, a solid, continuous  
20          facade.

21          We have a pergola at -- it's tying  
22          up the two sections. So, it feels -- it  
23          creates continuity between the two  
24          buildings over here.

25          So, I think that's all I have.

1           Q.       So -- so, Rosa, you had mentioned  
2           the need to add HVAC equipment to the roof  
3           along Pacific, and you would run the  
4           screen up to --

5           A.       Correct. And --

6                    Yes. And I did it for South  
7           Tennessee.

8                    So, you can see the metal screen  
9           goes beyond the roof, like above, like,  
10          four or five feet. And behind this  
11          section, I'm hiding the -- the mechanical  
12          equipment.

13                   So, if you go --

14                   Let me just go to the -- the floor  
15          plan so you can see.

16                   So, on this section, the screen  
17          will go up. And in this back portion, we  
18          have can the -- the mechanical equipment  
19          hidden.

20          Q.       And -- and you plan to do something  
21          similar along Pacific Avenue?

22          A.       Correct.

23                   So, we're gonna have -- we are  
24          gonna have the equipment on this section,  
25          and we're gonna run the screen all the way

1 out so we can hide the mechanical  
2 equipment. So, it wouldn't be visible  
3 from the street. It will --

4 Q. Okay. And --

5 A. -- it will be like this.

6 Q. And will still be within the  
7 35-foot height, well below that. Correct?

8 A. Yes. Because the containers are  
9 only eight feet. And then the roof  
10 assembly will be, like, one and a half.  
11 And then we have, like, plenty of, like,  
12 height to -- you know, to raise this  
13 screen if we want to even go higher.

14 Q. Okay. So, it's --

15 I just wanted to get that on the  
16 record; that that is not reflected in  
17 these renderings, but we're gonna need to  
18 -- to -- rather than just place the HVAC  
19 equipment on the roof unscreened, the  
20 applicant thinks it's a better design  
21 approach to -- to continue the screen wall  
22 up on Pacific and -- and partly along  
23 Tennessee and, actually, up along the  
24 other side, next to the other building.

25 So, I just want to know if there's

1 any questions about -- about that issue?

2 CAROLYN FEIGIN: I do have a  
3 question, actually.

4 We -- the -- we don't see the  
5 billboard shown in the rendering as well.  
6 So, how will the screening and the  
7 billboards --

8 Like, I guess, how high is the  
9 screening, and does that have any impact  
10 on your visibility of your billboards?

11 THE WITNESS: Jason, I believe you  
12 know the height of it. Right?

13 JASON SCIULLO: Yeah.

14 So, just to -- to put numbers to  
15 it, round numbers, the containers  
16 themselves --

17 Well, first, the building height's  
18 measured from base flood, not from grade.

19 The sign, however, is measured from  
20 grade, according to the definition, to  
21 height of sign.

22 I don't know that the billboard  
23 component --

24 However it's mentioned, it's only a  
25 couple feet different, luckily, in this

1 case.

2 So, either way, though, the  
3 containers themselves are actually --

4 The -- the container is eight feet  
5 inside. So, on top of it, it's a little  
6 --

7 Call it ten feet, anyway, from the  
8 building structure itself.

9 And then the screen wall will be  
10 another five or six feet. Even if we call  
11 it ten feet, at worst.

12 The sign itself, the billboard  
13 panel, is ten and a half feet high.

14 So, we'd be in the 30, 35-foot  
15 range on the extreme side from grade up to  
16 the top of the sign.

17 So, we'll -- we'll be below the  
18 40-foot permitted billboard sign height.

19 We still have the entire sign above  
20 the screen for the mechanicals.

21 CAROLYN FEIGIN: Okay. I guess --  
22 I -- I figured you'd be compliant with the  
23 building height, it wasn't -- or the sign  
24 side -- I'm sorry -- but I'm just making  
25 sure that the screen -- that it's

1 screening -- it's not screening your  
2 billboard. You don't want to, like --

3 JASON SCIULLO: Yeah. We would --  
4 [Indiscernible - cross-talking]

5 CAROLYN FEIGIN: ...that.

6 JASON SCIULLO: Absolutely.

7 CAROLYN FEIGIN: So, I'm just  
8 making -- just making sure --

9 Yeah.

10 Thank you. Yep. Understood.

11 JASON SCIULLO: No problem.

12 LANCE LANDGRAF: One question on --  
13 on -- on the architectural plan. It looks  
14 like there's some kind of digital screen  
15 above the stage here? Is that --

16 THE WITNESS: This here?

17 LANCE LANDGRAF: Yes. That.

18 THE WITNESS: Yeah. We have a  
19 screen. I believe it's shown on the site  
20 plan, too.

21 LANCE LANDGRAF: Yeah. What --  
22 what will that --

23 NICHOLAS TALVACCHIA: Mark -- I  
24 talked to Mark about that. That's,  
25 basically, a TV screen type use, Mark?

1 MARK CALLAZZO: Yes. Yes.

2 So, Lance, we -- we spoke  
3 previously about having some events in the  
4 area.

5 So, that would be a screen to have  
6 movies or to complement if we had a singer  
7 or things like that or display information  
8 while we're having an event.

9 LANCE LANDGRAF: Good. I just  
10 wanted to get that on the record. I -- I  
11 don't have an issue with it. I just  
12 wanted to make sure it was there.

13 CAROLYN FEIGIN: If you don't mind,  
14 while we're on that topic, there weren't a  
15 lot of dimensions on decibel levels on  
16 that screen.

17 One of our comments is just about  
18 are we okay with the noise level and what  
19 do we expect coming out of there, I guess,  
20 just as far as, you know, usage? If  
21 you're having like a concert or something  
22 outdoors, I don't think the TV's gonna be  
23 louder than the -- than the person who's  
24 performing, but just a little discussion  
25 on that, if you don't mind.

1 MARK CALLAZZO: Yeah. Yeah.

2 We're gonna follow all the noise  
3 ordinances.

4 We have live entertainment at two  
5 of the venues across the street and, you  
6 know, we -- we follow all the noise  
7 ordinances.

8 Right -- right now, this isn't  
9 surrounded by anything residential. So,  
10 there's even less of an issue on this  
11 site.

12 LANCE LANDGRAF: We're -- we're  
13 hoping to get residences there that will  
14 complain about noise.

15 NICHOLAS TALVACCHIA: Right.

16 MARK CALLAZZO: Yeah. That -- that  
17 would be the -- that's something to have.

18 NICHOLAS TALVACCHIA: That's --  
19 that's the --

20 [Indiscernible - cross-talking]

21 NICHOLAS TALVACCHIA: That's the  
22 goal.

23 CAROLYN FEIGIN: Thank you. Thank  
24 you. Okay. Got it. I just wanted a  
25 little discussion.



1                   LANCE LANDGRAF: No. Good -- good  
2 question. I'm -- I'm making a joke of it,  
3 but, --

4                   CAROLYN FEIGIN: No. They --

5                   LANCE LANDGRAF: -- like, clearly,  
6 this is another piece that leads to this  
7 area becoming almost its own little pocket  
8 of development in the city, which it  
9 already is, but we had --

10                  MARK CALLAZZO: Yeah. That's --  
11 I guess I neglected to say that  
12 when I first started.

13                  But, the -- the ultimate goal of  
14 the Orange Loop was to give people a  
15 reason to live in the city.

16                  And, you know, the Orange Loop has  
17 plenty of bars, restaurants,  
18 entertainment. This -- this is,  
19 hopefully, going to add the, you know,  
20 daily personal service amenities and  
21 things like that that -- that you need in  
22 a -- in a place to live. So...

23                  LANCE LANDGRAF: Good. Thanks,  
24 Mark.

25                  MARK CALLAZZO: Yeah. Thank --

1           thank you.

2                   LANCE LANDGRAF: All right. I  
3           don't have any more questions of the  
4           architect if -- if --

5                   Anything else?

6                   NICHOLAS TALVACCHIA: I want to  
7           thank you for that.

8                   So, that concludes our  
9           presentation.

10                   We know there's a review letter.  
11           So, we're ready to address that.

12                   LANCE LANDGRAF: All right. All  
13           right. Carolyn, do you want to start with  
14           your letter?

15                   We'll mark that as B-1. That is --  
16           let me pull that out. That is dated  
17           September 13th, 2024. We'll mark that as  
18           B-1.

19                   CAROLYN FEIGIN: Thank you.

20                   Okay. All right. Thank you,  
21           everyone, for all the testimony and -- and  
22           good information. And it will help me get  
23           through this letter faster, because you've  
24           talked about a lot of the items that were  
25           in there.

1                   Let me see.   Regarding --

2                   I think I'm gonna start with the  
3                   parking; talking about just the uses with  
4                   all these individual, like, retail outfits  
5                   and the amount of parking stalls that are  
6                   gonna be required.

7                   I don't think that the retail  
8                   parking requirement quite anticipated --  
9                   or contemplated this type of use, where  
10                  each little use is such a tiny space.

11                  Employee cars verse, you know, your  
12                  customer cars, how are you gonna handle  
13                  that?

14                  I know, technically, you're gonna  
15                  meet --

16                  And you do, you know, provide the  
17                  appropriate number of parking per square  
18                  foot per -- per the calculation, but just  
19                  logistically, the anticipated, you know,  
20                  employees and customers.

21                  So, I don't know if you could put  
22                  -- put a little bit on the record about  
23                  that.

24                  It's one for 300, as we know, and  
25                  -- and you do comply, technically, even

1           though I know there will be revisions.

2           NICHOLAS TALVACCHIA: Jay, do you  
3           want to --

4           JASON SCIULLO: Yeah. I can wait  
5           and see if Mark had any --

6           Okay. So, --

7           CAROLYN FEIGIN: Okay.

8           JASON SCIULLO: -- I mentioned that  
9           Mark has a -- a parking facility down the  
10          street that's --

11          CAROLYN FEIGIN: Okay.

12          [Indiscernible - cross-talking]

13          JASON SCIULLO: ...right now on  
14          Tennessee Avenue.

15          So, we anticipate, on a typical  
16          programatic day, with retail being used at  
17          either --

18          So, I mean, a lot of the people,  
19          hopefully, that -- that have these retail  
20          spaces will live close by and -- and --

21          CAROLYN FEIGIN: Mm-hmm.

22          JASON SCIULLO: -- that's to be --  
23          becoming more of -- more prevalent in the  
24          loop.

25          But, they --

1           If there are employees that need to  
2       utilize vehicle parking, we'll, likely,  
3       have them down on the Tennessee Avenue lot  
4       that's closer to the beach. We have just  
5       --

6           [Indiscernible - cross-talking]

7           CAROLYN FEIGIN: Okay.

8           JASON SCIULLO: But, we don't  
9       really --

10          I mean, most of the time --

11          You know, Lance joked about hoping  
12       that we get residents. We hope we have a  
13       parking problem at some point, too. We  
14       don't right now, as you know.

15          We're taking up very little street  
16       parking with what's used out there now.

17          And the park is actually on the  
18       opposite side of Tennessee. So, our  
19       driveways don't impact it.

20          Plus, the lots down the street, as  
21       mentioned, that are, you know, legal and  
22       existing.

23          CAROLYN FEIGIN: Okay.

24          JASON SCIULLO: We think we'll be  
25       fine.

1                   But, yeah. The end idea is  
2                   definitely to have --

3                   If there seems to be a parking  
4                   issue starting to -- to develop, we would  
5                   just send them down the street.

6                   NICHOLAS TALVACCHIA: And --

7                   CAROLYN FEIGIN: Okay.

8                   NICHOLAS TALVACCHIA: And we would  
9                   also anticipate that people who are going  
10                  to this venue may also go to Tennessee  
11                  Beer Hall. So, --

12                  CAROLYN FEIGIN: Shared.

13                  NICHOLAS TALVACCHIA: -- people  
14                  will --

15                  [Indiscernible - cross-talking]

16                  CAROLYN FEIGIN: Mm-hmm.

17                  NICHOLAS TALVACCHIA: ...and  
18                  they'll -- they'll be going to multiple  
19                  venues.

20                  CAROLYN FEIGIN: Okay. All right.  
21                  And so --

22                  Perfect. That's perfect. Thank  
23                  you.

24                  Okay. Jay, I know, when you were  
25                  running through the testimony, just saying

1           the buildings need to be elevated and a  
2           little bit of re-configuration on the  
3           layout, the -- you mentioned that the food  
4           truck --

5                     We were talking about, like, one of  
6           our comments, which is B6, just the --  
7           again, the logistics of the food truck and  
8           the parking stalls. I'm guessing that's  
9           gonna be part of where you're gonna  
10          re-configure as well, just to allow people  
11          to queue up, get their food, be on line,  
12          not be right next to a parking stall?

13                    JASON SCIULLO: Yeah.

14                    That -- that parking stall directly  
15          next to the foot truck --

16                    And I -- I was remiss to, when  
17          either of us talked about the food trucks,  
18          the conditional use. And we meet the  
19          conditions. I'll put that on the record.

20                    CAROLYN FEIGIN: Yeah. Thank you.

21                    JASON SCIULLO: But, the --

22                    As you guys, hopefully, have all  
23          pictured food trucks, you know, the -- the  
24          vending side is on the side of the truck  
25          and there's an opening and you stand in

1 front of it and do whatever.

2 So, that parking space directly  
3 adjacent to it will be utilized for that.

4 CAROLYN FEIGIN: Okay.

5 JASON SCIULLO: The food truck may  
6 not operate every day, but it will -- when  
7 it's not operational, that parking space  
8 will be open. But, assuming it is  
9 operational every day, that parking space  
10 will -- will not count towards the  
11 overall.

12 CAROLYN FEIGIN: Okay.

13 JASON SCIULLO: That will be the  
14 space that people queue.

15 There's also, directly adjacent to  
16 it on both sides, depending on which way  
17 we want to park the truck, --

18 CAROLYN FEIGIN: Right.

19 JASON SCIULLO: -- there's that in  
20 front of the restroom.

21 Well, you know what? Let me share  
22 the screen to make sure that --

23 CAROLYN FEIGIN: Okay.

24 JASON SCIULLO: -- nobody's trying  
25 to -- to guess at what I'm talking about.



1                   So, again, zooming back into the  
2                   site plan view.

3                   So, if either one of these spaces  
4                   are used for the food truck -- we  
5                   anticipate the one on the beach side to be  
6                   used.

7                   We'll have the -- the patron area  
8                   here.

9                   There's also space directly in  
10                  front of the restroom container that, you  
11                  know, there will be some spillover.

12                 CAROLYN FEIGIN: Right.

13                 JASON SCIULLO: We don't  
14                  anticipate, obviously, anyone standing in  
15                  the driveway, --

16                 CAROLYN FEIGIN: Yeah.

17                 [Indiscernible - cross-talking]

18                 JASON SCIULLO: ...we realize.

19                 And the food truck will probably be  
20                  most prevalent on days that there's pop-up  
21                  events, at which point there's no parking  
22                  in here anyway. So...

23                 CAROLYN FEIGIN: All right.  
24                  Perfect. Okay.

25                 MARK CALLAZZO: And that -- that's

1           what I was gonna say. I -- I --

2                   My vision would be almost  
3           exclusively, the food truck would be there  
4           and be used when we had pop-up events.

5                   I just wanted to build it into the  
6           approval; that that was our plan, because  
7           I -- I didn't know if, two years from now,  
8           we were gonna have a problem with having  
9           the food truck and having to go in for a  
10          new approval. So, I kind of wanted to get  
11          that in there now.

12                   But, we -- we plan on having it  
13          off-site a lot as well. So...

14                   CAROLYN FEIGIN: Okay. All right.  
15          And that makes sense. I get it and  
16          definitely appreciate that there's a  
17          little extra space, because, of course,  
18          the aisle widths are -- are narrow, and  
19          just with the amount of people that I know  
20          you want to see walking around here and  
21          whatnot, it -- it would be good to have a  
22          little spot for the people waiting for  
23          food either on line or -- or to be cooked;  
24          have a -- have a safe space to set  
25          themselves while they wait.

1                   Okay. I am guessing that  
2                   everything in C, the layout, you're gonna  
3                   make your tweaks and address those  
4                   comments.

5                   You talked about the grading and  
6                   just raising the containers. So, I'm --  
7                   I'm sure all the comments there will --

8                   JASON SCIULLO: Oh, yeah. Let me  
9                   --

10                  [Indiscernible - cross-talking]

11                  CAROLYN FEIGIN: -- either correct  
12                  themselves or, you know, be a --

13                  [Indiscernible - cross-talking]

14                  JASON SCIULLO: Yeah. Let me tell  
15                  you the ones, just to make sure that we're  
16                  -- we have it in the record.

17                  So, we talked about the variances.

18                  And then, in the engineering  
19                  comments, I think we're good for loading  
20                  and circulation. We'll clarify the count  
21                  for the stuff.

22                  ADA's good.

23                  Item 3. Okay. I talked about the  
24                  -- Item 3, B3 in your letter, about the EV  
25                  charging.

1 CAROLYN FEIGIN: Yep.

2 JASON SCIULLO: We're gonna be  
3 under 25 parking spaces. And pursuant --

4 CAROLYN FEIGIN: Understood. Yep,  
5 mm-hmm.

6 [Indiscernible - cross-talking]

7 JASON SCIULLO: ...required at that  
8 point.

9 CAROLYN FEIGIN: Mm-hmm.

10 JASON SCIULLO: You were --  
11 mentioned about the aisle widths. But, I  
12 mentioned, this is an urban setting. It's  
13 very typical to have this -- this layout.  
14 it is fully conforming.

15 CAROLYN FEIGIN: Yep.

16 JASON SCIULLO: But, if there are  
17 specific concerns, you and I will work  
18 them out. But, I -- I think circulation's  
19 adequate and safe.

20 CAROLYN FEIGIN: Agreed.

21 JASON SCIULLO: We'll fix the  
22 parking layout relative to the pergola  
23 supports under your item 5, B5, --

24 CAROLYN FEIGIN: Yes.

25 [Indiscernible - cross-talking]

1 JASON SCIULLO: -- by the food  
2 truck.

3 CAROLYN FEIGIN: Mm-hmm.

4 JASON SCIULLO: I talked about  
5 emergency --

6 CAROLYN FEIGIN: Yeah.

7 JASON SCIULLO: -- services  
8 Seven.

9 (c.) (1), (2) and (3) are fine.

10 (c.) (4). This isn't nitpicky or  
11 anything for me. I don't particularly  
12 care. But, you're saying that the -- a  
13 detectable warning surface should be  
14 provided to the curb ramp in the front of  
15 the ADA access aisle. So, in here? Is  
16 that where you meant?

17 CAROLYN FEIGIN: It could be there.  
18 And then we were also talking about  
19 where --

20 [Indiscernible - cross-talking]

21 Yes. Exactly. On --

22 [Indiscernible - cross-talking]

23 JASON SCIULLO: So -- so, the way  
24 the law reads, you need to have the  
25 detectable surfaces at roadway crossings,

1 not necessarily driveway crossings.

2 So, it's not required by law here.

3 We can put it in.

4 CAROLYN FEIGIN: Mm-hmm.

5 JASON SCIULLO: It's, you know, an  
6 extra measure --

7 CAROLYN FEIGIN: Mm-hmm.

8 JASON SCIULLO: -- for whatever.

9 And all this in here is gonna be  
10 flush --

11 CAROLYN FEIGIN: Flush.

12 JASON SCIULLO: -- on this.

13 CAROLYN FEIGIN: Okay.

14 JASON SCIULLO: So, it's not really  
15 a --

16 [Indiscernible - cross-talking]

17 CAROLYN FEIGIN: Okay. Okay. So,  
18 let me just ask you a question on that.

19 How would a -- a -- a wheelchair  
20 get to the restroom container?

21 JASON SCIULLO: The --

22 If they park in these spaces, you  
23 mean?

24 CAROLYN FEIGIN: Yeah.

25 I guess, they just go through the

1 parking drive aisle and then --

2 There will be a ramp there. You  
3 have flush curb at -- at the --

4 JASON SCIULLO: That will be flush  
5 curb. Yeah.

6 CAROLYN FEIGIN: -- previous --  
7 [Indiscernible - cross-talking]

8 JASON SCIULLO: ...surface, is what  
9 I'm saying.

10 The ramp will be --

11 CAROLYN FEIGIN: Okay. Okay. All  
12 right. I'm okay with that.

13 All right. So, we're --

14 That's through C.

15 I think we're good because D, like  
16 I said, you're gonna correct the grading  
17 --

18 JASON SCIULLO: Yeah.

19 CAROLYN FEIGIN: -- when you raise  
20 the containers.

21 And I think some of those comments  
22 will just probably get rolled into those  
23 provisions there.

24 JASON SCIULLO: Yeah. And then --

25 CAROLYN FEIGIN: Oh. Roof runoff.

1 [Indiscernible - cross-talking]

2 JASON SCIULLO: ...these --

3 CAROLYN FEIGIN: I think --

4 JASON SCIULLO: All right. Roof  
5 runoff. Yeah.

6 So, there's -- there's no --

7 We don't --

8 As you probably all know, there's  
9 no storm piping at Pacific Avenue or on  
10 any of the side streets. There's just a  
11 street end outfall that goes to the beach.

12 So, there's nowhere to connect any  
13 roof drains underground.

14 In the old days, what people used  
15 to do is drop them through cuts in the  
16 curb, --

17 CAROLYN FEIGIN: Mm-hmm.

18 JASON SCIULLO: -- which became,  
19 you know, structural issues for the curb.

20 In a couple --

21 CAROLYN FEIGIN: Mm-hmm.

22 JASON SCIULLO: -- of these  
23 projects, we've done trench drains across  
24 the sidewalk and dropped the grade for  
25 larger buildings, like the one on -- at



1           124 St. James. They seem to work okay.

2                   In this case, since the buildings  
3 are really small, the -- the one on  
4 Pacific Avenue, we would have draining  
5 towards Pacific and land in that  
6 landscaped area that's, you know --

7           CAROLYN FEIGIN: Okay.

8           JASON SCIULLO: So, it will drop in  
9 there.

10          CAROLYN FEIGIN: That's okay.

11          JASON SCIULLO: This building here  
12 --

13          CAROLYN FEIGIN: Keep it out of the  
14 pedestrian --

15          JASON SCIULLO: -- doesn't have any  
16 landscaping surrounding it, so these would  
17 have to splash in grade somewhere and just  
18 either run out the driveways or across the  
19 sidewalk.

20          CAROLYN FEIGIN: Mm-hmm.

21          JASON SCIULLO: But, it's for the  
22 possibility of putting in the -- the  
23 trench drains on the corners, maybe with  
24 solid grates, like we did at St. James.  
25 I'll talk to Rosa about that. But, we

1 don't have any other option. It's either  
2 at grade or dropping those trenches  
3 through.

4 These two farming containers can be  
5 drained to a landscape area. That won't  
6 be an issue.

7 CAROLYN FEIGIN: Okay.

8 JASON SCIULLO: So, we'll have to  
9 work out --

10 [Indiscernible - cross-talking]

11 CAROLYN FEIGIN: Okay.

12 JASON SCIULLO: ...to the building.

13 CAROLYN FEIGIN: All right.

14 Understood. Yeah. The -- the least  
15 amount of runoff in the pedestrian way for  
16 icing would be, obviously, ideal.

17 So, under the --

18 The landscape is perfect. I love  
19 that.

20 Yeah. I see the Tennessee one  
21 giving you some problems, though, because  
22 there just isn't --

23 [Indiscernible - cross-talking]

24 JASON SCIULLO: There will be --

25 This two-foot space that's between

1           the building and -- and the sidewalk I  
2           struggled with. It's on the -- the north  
3           side of the building. It's really skinny.  
4           To try to plan it would be difficult  
5           assuming maintenance --

6                     [Indiscernible - cross-talking]

7           JASON SCIULLO: -- had --

8                     [Indiscernible - cross-talking]

9           CAROLYN FEIGIN: Yeah.

10          JASON SCIULLO: So, it will end up  
11          being paved.

12                    If there's a way to do something  
13          there, I can look into it.

14          CAROLYN FEIGIN: Okay.

15          JASON SCIULLO: I think we're gonna  
16          end up with the trenches.

17          CAROLYN FEIGIN: Okay.

18                    LANCE LANDGRAF: How about some  
19          river rock or something like that along  
20          that edge, just to break it up from the  
21          concrete?

22          JASON SCIULLO: We could.

23                    So, one of the interesting things  
24          -- and I don't know if you remember  
25          hearing it before you guys, as CRDA,

1           started overseeing these applications.  
2           The city and one -- one gentleman in  
3           particular, who we all know really well,  
4           who was one of the landscape architects  
5           and has retired since, used to be adamant  
6           that any rocks anywhere in town turned  
7           into projectiles and kids pick them up and  
8           toss them, dump them, and everything.

9                     I was -- I'd always just say to  
10           him, like, augh, you're -- that's not an  
11           issue.

12                    And then, no joke, I was walking  
13           down North Carolina, and I saw a kid stop,  
14           look around, grab a handful of rocks and  
15           put them in his pocket. And I was, like,  
16           what is he doing? He walks up a block,  
17           takes a handful of rocks out, and just  
18           wings them at a car. I'm like, oh, what?

19                    So, we'll -- we'll look into it.  
20           But, it's still --

21                    CAROLYN FEIGIN:   Mm-hmm.

22                    JASON SCIULLO:   -- a thing.

23                    CAROLYN FEIGIN:   Okay.   Okay.

24           Thank you.

25                    Okay.   I don't know if you want to

1 touch on anything in E, but --

2 I -- I mean, you do have  
3 landscaping around.

4 JASON SCIULLO: We think --

5 CAROLYN FEIGIN: Where you could.

6 JASON SCIULLO: Well, we aim, for  
7 sure, for the regulatory standard, which  
8 we feel --

9 You saw Rosa's exhibit. There was  
10 --

11 CAROLYN FEIGIN: Okay.

12 JASON SCIULLO: -- some landscaping  
13 shown.

14 And we have --

15 In the landscape plan, which I'll  
16 zoom it here, there's a lot of plantings  
17 and --

18 CAROLYN FEIGIN: Yes.

19 [Indiscernible - cross-talking]

20 JASON SCIULLO: -- that are open.

21 So, we'll revise stuff that's in  
22 the sight triangle if it's too high, which  
23 is just a --

24 CAROLYN FEIGIN: Yeah.

25 JASON SCIULLO: -- you know, tiny

1           portion of it here.

2           CAROLYN FEIGIN:   Okay.

3           JASON SCIULLO:   But, it's --

4           You know, we're planting everything  
5           that doesn't need to be paved.   So...

6           CAROLYN FEIGIN:   A huge improvement  
7           from what's there now, for sure.   So, --

8           JASON SCIULLO:   Oh, yeah.   No  
9           doubt.

10          CAROLYN FEIGIN:   -- I definitely --  
11          definitely like that a lot better.

12          [Indiscernible - cross-talking]

13          Right below that --

14          And do you want to just talk about  
15          the lighting real quick?   I know that you,  
16          obviously, have provided some and it  
17          appears that you are not having any issues  
18          at maintaining minimum foot-candles.

19          JASON SCIULLO:   Yeah.

20          We're gonna -- we're gonna look at  
21          trying to brighten it up a little bit.

22          You know, the -- the way that the  
23          standard reads for lighting, we need to  
24          have --

25          You know, we'll --

1                   We routinely get relief to get half  
2                   a foot-candle as a -- a reasonable amount.

3                   CAROLYN FEIGIN:   Mm-hmm.

4                   [Indiscernible - cross-talking]

5                   JASON SCIULLO:   ...this.

6                   But, because of the pop-up event  
7                   idea and the potential for it to happen at  
8                   night --

9                   Half a foot-candle's fine for  
10                  walking through a parking lot, but when it  
11                  comes to an actual, you know, gathering,  
12                  it may want to be a little brighter.

13                  We'll look at trying to make sure  
14                  that the spillover into --

15                  So, there's two different ways to  
16                  look at this. The spillover into the  
17                  street we don't feel is an issue at all.  
18                  The sidewalk gets lit higher. And it's  
19                  near the intersection. It's not gonna  
20                  hurt anybody's feelings. We think that  
21                  that probably is acceptable.

22                  CAROLYN FEIGIN:   Okay.

23                  JASON SCIULLO:   The spillover going  
24                  to the south, into that other parking lot,  
25                  you can see it's half a foot-candle. It's

1           --

2                   We can try to brighten it up a  
3           little bit.

4                   CAROLYN FEIGIN:    Okay.

5                   JASON SCIULLO:    And then, I guess,  
6           the Columbus building, the portion --

7                   [Indiscernible - cross-talking]

8                   CAROLYN FEIGIN:    It's a building.  
9           Yeah.  I -- I mean, I don't --

10                  JASON SCIULLO:    That's a blank  
11          wall, currently.

12                  CAROLYN FEIGIN:    Right.

13                  JASON SCIULLO:    So, there's no  
14          windows over there.  If it ever were to be  
15          redeveloped, which, you know, is -- I'm  
16          sure everybody's heard.  Somebody has been  
17          trying for quite a while.

18                  CAROLYN FEIGIN:    Mm-hmm.

19                  JASON SCIULLO:    But, we will look  
20          at trying to tighten that up so it's not  
21          as much spillover on that side.  But,  
22          being that it's not occupied, it's not  
23          residential, there's no windows on that  
24          side, we don't know that it's,  
25          necessarily, an issue.



1 CAROLYN FEIGIN: I -- I would agree  
2 with that as well.

3 And the last of the comments are  
4 just F, which are miscellaneous; more like  
5 little tech details and stuff.

6 So, I -- if you're good with that,  
7 I -- we don't --

8 [Indiscernible - cross talking]

9 LANCE LANDGRAF: Yeah. We're fine.

10 CAROLYN FEIGIN: -- need to get  
11 into a lot of testimony on that.

12 So...

13 I'm -- I'm good.

14 And I would --

15 Just to touch on the variance for  
16 the impervious cover --

17 You know, in agreement that this  
18 improves the existing condition, you know,  
19 by a decent amount. Although you don't  
20 comply with the 80 percent maximum, you  
21 incorporated green space into a -- a lot  
22 that has none right now. So, I would  
23 definitely call this an improvement.

24 MARK CALLAZZO: Yeah. We agree.

25 And thank you.

1 CAROLYN FEIGIN: Thank you.

2 That's it.

3 LANCE LANDGRAF: Thanks, Carolyn.

4 CAROLYN FEIGIN: That's it, Lance.

5 Thank you.

6 LANCE LANDGRAF: Is Christine  
7 available for the planning?

8 CHRISTINE COFONE: Yes, I am. Hi,  
9 Lance. Thank you.

10 I would agree with both Carolyn and  
11 Lance that this is a substantial  
12 improvement as far as impervious coverage.  
13 The site is almost a hundred percent  
14 coverage. So, it's a definite improvement  
15 over what exists today.

16 The one thing that I did want to  
17 ask Jay -- and I apologize if I missed if  
18 you testified to this, but can you talk  
19 about the refuse area and the schedule of  
20 pickups? Because that refuse area, on the  
21 southern end that you're showing, the  
22 parking spaces flanking it, to the east  
23 and west, it looked like there could,  
24 potentially, be a conflict there.

25 So, can you just talk about your

1 anticipated schedule of refuse pickup and  
2 if you think that there would be any  
3 conflicts with those two spaces flanking  
4 the refuse area?

5 JASON SCIULLO: So, the -- the  
6 pickup, you know, it's -- it's -- I'm  
7 gonna say it's a guess right now, but with  
8 retail, it's a -- a light amount of -- of  
9 domestic waste. There's nothing that's  
10 gonna create a lot of -- a lot of trash  
11 volume. It's gonna be cardboard, mostly.

12 But, that enclosure, we think, is  
13 adequate.

14 And when you look at how the truck  
15 circulation goes in, it -- it doesn't have  
16 -- it won't impact the parking spaces --

17 CAROLYN FEIGIN: Okay.

18 JASON SCIULLO: -- to pick up a  
19 can.

20 So, we don't anticipate any issues  
21 with it.

22 But, it will be done anyway -- the  
23 trash pickup will be done during off-peak  
24 hours. We won't have them showing up when  
25 these businesses are in their, you know,

1 full run. So, --

2 CAROLYN FEIGIN: Okay.

3 JASON SCIULLO: -- it will be good.

4 CAROLYN FEIGIN: Thank you.

5 CHRISTINE COFONE: With that one, I  
6 have no further questions.

7 As always, Mr. Sciullo addressed  
8 all the variance relief.

9 And, you know, this is a  
10 conditional use. They do meet all the  
11 conditions. So...

12 And they've corrected the issues  
13 with respect to the sign.

14 So, there are no -- there are no  
15 other variances other than the impervious  
16 coverage.

17 And that is a dramatic improvement  
18 over what exists on the site today.

19 NICHOLAS TALVACCHIA: So, it's --

20 Just for clarification, so, the  
21 variance we need is for the pole sign.  
22 Instead of five feet, two feet.

23 JASON SCIULLO: A setback --

24 NICHOLAS TALVACCHIA: The other --  
25 the other sign is Jay -- Jay will adjust

1           it by one "feet" [pronounced incorrectly]  
2           to make it five feet. But, other than  
3           that, we're good on variances. It --

4           CHRISTINE COFONE: On relief.

5           NICHOLAS TALVACCHIA: Yeah. Okay.

6           CAROLYN FEIGIN: Understood. Thank  
7           you.

8           NICHOLAS TALVACCHIA: So,  
9           Mr. Landgraf, that concludes our  
10          presentation.

11          And we want to first thank  
12          everybody for their time and attention and  
13          the thoughtful review letter we had from  
14          your professionals and -- and the overall  
15          comments.

16          LANCE LANDGRAF: Okay. Thank you,  
17          Mr. Talvacchia.

18          Scott, Rob, do you guys have  
19          anything else?

20          SCOTT COLLINS: I have everything I  
21          need.

22          ROBERT REID: I'm good. Thank you.

23          LANCE LANDGRAF: All right. We'll  
24          open this up to the public. Anybody here  
25          that wants to make a comment or ask a

1 question, please raise your hand in the --  
2 in the Zoom App and be -- be recognized.

3 Seeing none, we'll close the public  
4 portion at this time.

5 If there's no final comments from  
6 CRDA, we will close the testimony on this  
7 matter and get this on an agenda as soon  
8 as possible.

9 It's -- it's an exciting project,  
10 and I hope to see it move forward.

11 MARK CALLAZZO: Thank you very  
12 much, everyone.

13 NICHOLAS TALVACCHIA: Thanks,  
14 everyone.

15 CAROLYN FEIGIN: Thanks, everyone.  
16 Have a good day.

17 SCOTT COLLINS: Thanks,  
18 Mr. Talvacchia.

19 NICHOLAS TALVACCHIA: Bye-bye.

20 SCOTT COLLINS: Thanks you. Bye.

21 LANCE LANDGRAF: So, for the  
22 public's -- public's benefit, we have --

23 Our next scheduled hearing was on  
24 October 3rd.

25 I understand that's been canceled,

1 Rob?

2 Did we lose Rob?

3 We lost Rob.

4 I think that hearing was canceled.

5 LIZA BARRICK: It was canceled.

6 [Indiscernible - cross-talking]

7 LANCE LANDGRAF: That's what I  
8 thought.

9 So, our next -- our next hearing  
10 will be October 17th.

11 I anticipate that we'll be back in  
12 the firehouse for that. The work's been  
13 done. They're cleaning up the rooms now.  
14 So, hopefully, we're back in the office  
15 for our next meeting. So...

16 With no further matters to be  
17 discussed, I'll close the hearing. And we  
18 are adjourned.

19 Thank you all.

20 CAROLYN FEIGIN: Thank you, Lance.  
21 Bye-bye. Have a good day.

22  
23 (This hearing concluded at 11:00  
24 a.m.)  
25

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

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

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