

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2024-04-3637

1517-1519 BOARDWALK QOZB, LLC

1517-1519 BOARDWALK - MIX USE HOTEL/RESTAURANT

APPLICANT SEEKS PRELIMINARY AND FINAL SITE
PLAN APPROVAL, ALONG WITH C VARIANCE RELIEF FOR THE
CONVERSION OF THE FORMER JAMES CANDY COMPANY
BUILDING INTO 32 ROOM HOTEL AND A 442 SEAT
RESTAURANT AND BAR.

THE PROPERTY IS LOCATED AT 1517 BOARDWALK,
1523 BOARDWALK, 1523 BOARDWALK RR, ALSO KNOWN AS
BLOCK 50, LOTS 27, 28, 29 ON THE TAX MAP FOR THE
CITY OF ATLANTIC CITY AND 120 S. NEW YORK AVENUE,
BLOCK 51, LOT 19.01 ON THE TAX MAP FOR THE CITY OF
ATLANTIC CITY, LOCATED WITHIN THE RESORT COMMERCIAL
DISTRICT (RC).

THURSDAY, JUNE 20, 2024

10:03 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, June 20, 2024, commencing at 10:03 a.m.

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

SCOTT G. COLLINS, ESQ.

CHRISTOPHER MORRIS, PE

G. JEFFREY HANSON, PE

COUNSEL FOR THE APPLICANT:

NICHOLAS TALVACCHIA, ESQ.

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EXHIBITS MARKED AND/OR REFERRED TO:

A-1, A-2, A-3, A-4, A-5, A-6, B-1

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

5 LANCE LANDGRAF: We'll close the
6 testimony on this matter and move to what is
7 item three on our agenda, which is Application
8 2024-04-3637, 1519 Boardwalk QOZB, LLC. It's a
9 mixed use hotel and restaurant. The applicant
10 seeks preliminary and final site plan approval,
11 along with C variance relief for the conversion of
12 the former James Candy Company Building into a 32
13 room hotel and 442 seat restaurant.

14 I'll let Mr. Talvacchia go through the
15 location and all that, but first, Rob, we're good
16 on notice?

17 ROBERT REID: Yes. I've reviewed proof
18 of service provided by the applicant and we have
19 jurisdiction to hear this application.

20 LANCE LANDGRAF: Okay. And then on our
21 review for completeness, we have our ARH report,
22 correct?

23 CHRISTOPHER MORRIS: Yes.

24 LANCE LANDGRAF: We're good on
25 completeness?

1 CHRISTOPHER MORRIS: Yes.

2 LANCE LANDGRAF: We're good there.

3 All right. Why don't you swear in our consultants
4 on this one.

5 SCOTT COLLINS: Hey, guys. If you could
6 raise your right hands, please.

7 CHRISTOPHER MORRIS, PE, having been first duly
8 sworn according to law, testified as follows:

9 G. JEFFREY HANSON, PE, having been first duly sworn
10 according to law, testified as follows:

11 SCOTT COLLINS: Thank you.

12 And Lance, recognize credentials?

13 LANCE LANDGRAF: Yes. As an engineer
14 for the --

15 CHRISTOPHER MORRIS: Yeah. Chris
16 Morris, professional engineer in the State of New
17 Jersey.

18 SCOTT COLLINS: Thank you.

19 JASON SCIULLO: Is that too much?

20 LANCE LANDGRAF: Yeah. If we could have
21 lights on on this end, with the -- there, you go.
22 Thank you. Good with that.

23 Mr. Talvacchia, the floor is yours.

24 NICHOLAS TALVACCHIA: Thank you.

25 Good morning, Mr. Landgraf, Members of

1 the Authority. Nick Talvacchia on behalf of the
2 applicant today.

3 This was a project we call the --
4 (inaudible) -- taffy project. Before we start, I
5 want to just introduce our professional, Jay
6 Sciullo, and Bill McLees, our project architect.
7 Also, my colleague, Ben Ojserkis, and we have five
8 people from our firm who are law students observing
9 today, working for the firm and thought this would
10 be a good way to get them some experience and out
11 of the office.

12 LANCE LANDGRAF: Right. And your
13 daughter is one of them.

14 NICHOLAS TALVACCHIA: My daughter is the
15 one in dark blue, yes.

16 LANCE LANDGRAF: Welcome.

17 NICHOLAS TALVACCHIA: Hopefully she'll
18 be taking my place in a few years.

19 Anyway --

20 LANCE LANDGRAF: Mr. Callaghan's giving
21 up a spot. Maybe he's already left.

22 NICHOLAS TALVACCHIA: Is he really,
23 though?

24 LANCE LANDGRAF: Yes. Exactly.
25 Exactly. It was the longest retirement parade

1 you've ever seen.

2 NICHOLAS TALVACCHIA: Anyway, we're
3 really pleased with this project. This is a
4 many year experience -- (inaudible) -- the James
5 taffy store on the Boardwalk. Some people don't
6 know, I didn't know until recently, behind the
7 store was actually the factory and the warehouse
8 that you can see there. So Mr. Fasano, who's, you
9 know, been a leader in development at the Orange
10 Loop, now owns this property and his vision is to
11 make it into a 32 room hotel and also to have a 400
12 plus seat restaurant. He also owns an adjoining
13 restaurant --

14 JASON SCIULLO: Loteria.

15 NICHOLAS TALVACCHIA: -- Loteria and
16 we're gonna consolidate that with this and then
17 share some services, such as loading with Loteria.
18 Loteria is not changing otherwise but that lot will
19 become a part of this property. We did notice for
20 that. So anyway, we think it's a great project,
21 which is exactly what the Tourism District hopes to
22 accomplish, a hotel right off the Boardwalk and,
23 you know, a nice restaurant right next to the
24 Boardwalk.

25 So with that introduction we -- the use

1 is permitted. We do need variance relief for
2 parking and signage. Other than that, it's
3 compliant. There's a lot of, of course, existing
4 nonconformities. We can't do anything about it.
5 The building is there.

6 With that, I'd like to introduce Jay.
7 Jay, can you be sworn?

8 JASON SCIULLO: Sure.

9 LANCE LANDGRAF: Swear him in for us.

10 SCOTT COLLINS: Good morning, Jay. Can
11 you raise your right hand?

12 JASON SCIULLO: Good morning.

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

15 SCOTT COLLINS: And before you get
16 started, we'd like to mark the application
17 materials that were submitted A-1 and then -- is
18 there anything else that you're planning to
19 present?

20 JASON SCIULLO: There are -- all the
21 stuff we're gonna show, other than aerial photos
22 from Google, is the application materials.

23 NICHOLAS TALVACCHIA: So Google is new
24 stuff?

25 JASON SCIULLO: Yeah. If you want to

1 call it that. It's just an aerial photo. I just
2 want to show some surroundings.

3 NICHOLAS TALVACCHIA: Let me get you
4 qualified.

5 JASON SCIULLO: Yup.

6 LANCE LANDGRAF: We accept his
7 credentials as an engineer and planner.

8 SCOTT COLLINS: Yup.

9 NICHOLAS TALVACCHIA: So, Jay, why don't
10 you orient the Authority to the site.

11 JASON SCIULLO: I'm not sure where we
12 are right now. No. I'm just kidding.

13 So you heard in Nick's introduction that
14 this is the former James Candy Company Building on
15 the Boardwalk. There's three addresses that are
16 associated with this. It's 1517, 1519 and 1523
17 Boardwalk. All of them, of course, front the
18 Boardwalk. The -- just general orientation, it's
19 between New York and Kentucky. On the hard bend at
20 Westminster in the middle of the block, which is
21 shown here, it's directly adjacent to Atlantic
22 Palace. James Candy Company is a larger building
23 that runs from the Boardwalk all the way to
24 Westminster. Next to that is Loteria. I'll show
25 on the site plan in a sec. What I wanted to show

1 on the aerial photo, just to get a little bit of
2 context, is this area here is where we're working
3 and all around us is mostly parking lots, other
4 than the Palace itself and their garage.

5 So moving over to the site plan, this,
6 again, was what was submitted to the board as part
7 of the application. I just want to get us, again,
8 oriented. The -- this overall site plan shows the
9 parcel in question, which is here on the right
10 side, and then we show the remote parking lot
11 behind us, which was subject of another application
12 about a year and a half ago, whatever it was, for a
13 use variance that let that parking remain and
14 that's the large lot that fronts New York Avenue.
15 Also not shown on this in great detail but between
16 Westminster and Kentucky Avenue, which is this open
17 space here, it's almost entirely parking lots.

18 NICHOLAS TALVACCHIA: Jay, on the
19 parking lot we're showing a carved out area of 33
20 spaces that will be dedicated to the restaurant?

21 JASON SCIULLO: To the hotel.

22 NICHOLAS TALVACCHIA: To the hotel?

23 JASON SCIULLO: Yeah. So, you know,
24 give some reason behind that. So we know there's a
25 large amount of parking available around the site

1 but as part of the Coastal rules and requirements
2 of CAFRA permitting and processing we have to go
3 through, because we're adding -- (inaudible) --
4 considered residential units against the Boardwalk
5 as a hotel. We have to have parking in support of
6 that within walking distance, so we're showing
7 those spaces in our Block 50, Lot 19.01 for that
8 purpose. I'll get into, I guess the --

9 NICHOLAS TALVACCHIA: That's part of the
10 application that is on the --

11 JASON SCIULLO: Yeah. It's in the
12 application. It's per the notice so it's
13 completely covered.

14 So what we intended for this, as Nick
15 was alluding to with some of the goals in the
16 Tourism District, and just us overall in the Orange
17 Loop, we want to make this pedestrian centric and
18 walkable and shared services generally for a lot of
19 things and it goes in the microform here and then
20 larger with the parking, but here Nick mentioned
21 Loteria's owned by Pat, has been for a little bit.
22 Loteria is a shorter building that's shown on the
23 bottom of the screen here, bottom of the plan here,
24 and that existing condition has a large paved
25 service area in the back. That's mostly

1 under-utilized because it's so long. Can't do
2 anything with it. They were looking at doing an
3 outside bar. We were kicking around some other
4 ideas and then when the candy company became
5 available, now we're going to consolidate these
6 lots, have a shared service area behind Loteria and
7 adjacent to James Candy Company and then some
8 outdoor seating being added for the restaurant in
9 the rear here. So today more or less from the edge
10 of the building to the west, that's all just open
11 pavement. In the proposed condition we'll
12 reconfigure the loading dock to clean it up and
13 have shared opening between candy company building
14 and Loteria. A formalized trash enclosure, right
15 now there's nothing out there, and then this raised
16 seating area along with an updated entrance. If
17 you've ever had the opportunity, go down
18 Westminster in the back of this building. There's
19 a loading dock that was at grade and the building's
20 elevated from there. What we propose in this
21 arrangement, which we'll get into in greater
22 detail, there's gonna be a pedestrian entrance
23 that's at that corner that's slightly elevated
24 above the street but not all the way to the first
25 floor, so it's gonna be a half, half story, just no

1 loading dock for a lobby. We're gonna have dual
2 entrances, one on the Boardwalk, one in the back on
3 Westminster so that they could come down the
4 Boardwalk, as we get a lot of pedestrian traffic
5 through there, and then also from Westminster, for
6 people that park in the lots that are adjacent to
7 us on either side. The overall sitework is pretty
8 minimal other than what I just described. The
9 building renovations are substantial, which we'll
10 explain. On this plan I want to clarify, we show a
11 second floor outdoor dining deck above the
12 Boardwalk section. That's coming out of the job
13 now. We're no longer gonna pursue that. So the
14 parking relief that we requested is slightly
15 reduced. I actually meant to get the number, and I
16 apologize, I did not, but we'll just seek the
17 relief for what we originally requested and I'll
18 explain what that is.

19 NICHOLAS TALVACCHIA: Jay, one question.
20 There was also a variance for building coverage.
21 The raised deck is technically building?

22 JASON SCIULLO: It is.

23 NICHOLAS TALVACCHIA: It's currently
24 paved, so it's impervious, anyway. We're not
25 increasing --

1 JASON SCIULLO: It is, yeah.

2 NICHOLAS TALVACCHIA: -- but because
3 it's raised it's technically a building coverage
4 variance.

5 JASON SCIULLO: It is.

6 NICHOLAS TALVACCHIA: That's about 75
7 percent, correct?

8 JASON SCIULLO: Well, so the permitted
9 coverage in the zone is 70 and the existing
10 condition is 74 and change and we're gonna be up to
11 almost 76 percent, if that outdoor dining being
12 added. As Nick just mentioned, though, it's not
13 taking away vehicle pavement and putting in a
14 raised seating area so it has a benefit
15 environmentally because it produces less, we'll
16 call it dirty runoff pursuant to state rules, but
17 it is fully paved and there will be no change in
18 that pavement as a result, for a -- (inaudible) --
19 overall impervious.

20 So before I jump into any of the
21 variance proofs, I guess Bill should probably talk
22 about the building improvements, but is there
23 anything --

24 Let me touch on signage quickly.
25 There's gonna be a lot of building signage that

1 Bill will go through on the lot. I shouldn't say
2 that. Changes to the building signage that Bill's
3 gonna go through. There's one proposed site sign
4 which, Bill, I'm gonna jump into the one image so
5 it can be shown clearly. This is that common
6 service area that was mentioned along the rear and
7 we should probably add -- Scott, these are new
8 exhibits, these images. I forgot. Apologize.
9 Part of them were in the plan set that Bill
10 submitted but there's five or six of them that
11 we're gonna show so we should probably enter them
12 separate.

13 LANCE LANDGRAF: A-2 through --

14 SCOTT COLLINS: We're on A-3, the
15 aerial.

16 JASON SCIULLO: 3, 4, 5, 6 -- 6.

17 LANCE LANDGRAF: A-3 through 6.

18 JASON SCIULLO: Four of them.

19 NICHOLAS TALVACCHIA: The deck that
20 we're eliminating, is that shown at all?

21 JASON SCIULLO: Eliminating?

22 NICHOLAS TALVACCHIA: You said we're
23 eliminating the --

24 JASON SCIULLO: Oh, the second floor.
25 No. It's on the front of the building, up here.

1 NICHOLAS TALVACCHIA: Okay.

2 JASON SCIULLO: So this fence is
3 generally the lot line. This building here that
4 I'm hovering over is the back of Loteria. You'll
5 see that trash enclosure we talked about being
6 added. There's a service gate to block that off
7 and then this area here that I'm hanging over with
8 the railing is the elevated dining deck that's at
9 the first floor of the restaurant, and then this is
10 the entrance on Westminster that I mentioned. It's
11 not quite as high. It's half a story below. This
12 was, currently is and will be the converted loading
13 dock in the rear. This sign here, they were shown
14 generically as kitchen. If you can imagine, this
15 is overhead like a bar with that oval shaped sign
16 piece on it. Technically it needs variance relief
17 because the sign structure is close to the lot
18 line. You're supposed to be 5 feet from it, but
19 it's just the structure over it that's within 5
20 feet, not the actual sign, and the purpose of it is
21 to bridge the opening so we can elevate it and have
22 a truck drive under it, so it's the gateway, we'll
23 call it.

24 NICHOLAS TALVACCHIA: And raise it a
25 little bit, right?

1 JASON SCIULLO: Yeah. The bottom of it,
2 and then it's got to be clarified on the plan. We
3 showed it as 15 foot height but that meant clear
4 below it. The sign itself is 4 feet high, a little
5 less than that, so the total height is under
6 20 feet, which is permitted, so we're just asking
7 for relief to allow the structure to be closer to
8 the lot line to be able to have that opening
9 framed.

10 LANCE LANDGRAF: Couple questions for
11 you. Can you go back to the site plan?

12 JASON SCIULLO: Sure.

13 LANCE LANDGRAF: Show us where the
14 restaurant is gonna be on that.

15 JASON SCIULLO: The entire first floor.

16 LANCE LANDGRAF: The entire first floor,
17 okay.

18 JASON SCIULLO: Short of -- excuse me.
19 Short of the small area in the rear that's gonna be
20 the lobby.

21 LANCE LANDGRAF: All right. And then
22 the front is the Loteria and that's staying the
23 same?

24 JASON SCIULLO: And then this -- yeah.
25 This is a separate building that's generally

1 connected but it is --

2 LANCE LANDGRAF: Right.

3 JASON SCIULLO: -- abutting that
4 Loteria.

5 NICHOLAS TALVACCHIA: You're
6 consolidating that?

7 JASON SCIULLO: Consolidating the lot.

8 LANCE LANDGRAF: The first floor is
9 gonna be Kelsey's; that's what's coming in there?

10 JASON SCIULLO: So no signed agreement.
11 We hope so.

12 LANCE LANDGRAF: Okay. That's what's
13 anticipated, all right. Gotcha.

14 And then the loading area is gonna be
15 down that -- underneath the seating, you're saying?

16 JASON SCIULLO: Yeah. Below it. So,
17 yeah, there's 14 feet clear from the seating to the
18 lot line and 11 feet between the trash enclosure
19 and the --

20 LANCE LANDGRAF: You'll be able to get a
21 truck down there?

22 JASON SCIULLO: Yeah.

23 LANCE LANDGRAF: What type of truck?

24 JASON SCIULLO: The largest truck that
25 we'll -- so we're constrained, as you can imagine,

1 from Westminster, so the largest trucks that can
2 delivery here are SU30s. Trash trucks are actually
3 larger. We show them in the plan. It all fits and
4 we'll provide it as we get approval if we need to.

5 LANCE LANDGRAF: And they'll be able to
6 come down Westminster, make that 90 degree turn and
7 then back in?

8 JASON SCIULLO: Back in, yup. That's
9 what they do now, too.

10 LANCE LANDGRAF: Yup.

11 JASON SCIULLO: And we did somehow --
12 James Candy Company, they got into that loading
13 dock. It's crazy but they do it.

14 LANCE LANDGRAF: Yeah. We had a tour of
15 that when Frank -- right?

16 NICHOLAS TALVACCHIA: Yeah.

17 LANCE LANDGRAF: Frank, the owner. We
18 had a tour of the back, the factory part. It was
19 kind of neat. I didn't realize they made all the
20 candy right there.

21 JASON SCIULLO: It's nuts. He actually
22 lives on my street at home.

23 LANCE LANDGRAF: All right. That's all
24 the questions I had as of now, unless you have --

25 JASON SCIULLO: Nope.

1 NICHOLAS TALVACCHIA: Bill.

2 LANCE LANDGRAF: Mr. McLees.

3 NICHOLAS TALVACCHIA: Bill, if you can
4 be sworn, please.

5 WILLIAM McLEES: Yup.

6 SCOTT COLLINS: Good morning.

7 WILLIAM McLEES, having been first duly sworn
8 according to law, testified as follows:

9 NICHOLAS TALVACCHIA: For the record,
10 your name and --

11 WILLIAM McLEES: William C. McLees from
12 William McLees Architecture.

13 NICHOLAS TALVACCHIA: Bill, you're a New
14 Jersey licensed architect?

15 WILLIAM McLEES: That's correct.

16 NICHOLAS TALVACCHIA: And you've been
17 qualified as an expert by the CRDA previous?

18 WILLIAM McLEES: Yes. This month.

19 NICHOLAS TALVACCHIA: I'd offer Mr.
20 McLees as an expert.

21 LANCE LANDGRAF: We certainly accept his
22 credentials as an expert in architecture.

23 NICHOLAS TALVACCHIA: Thank you.

24 Switch spots.

25 JASON SCIULLO: Yeah. The PDF is your

1 plan set and then the images are your --

2 WILLIAM McLEES: Got it. Thanks.

3 NICHOLAS TALVACCHIA: Bill, what do you
4 think about the overall architect design? Go
5 ahead.

6 WILLIAM McLEES: Sure. So obviously, as
7 Jay's already touched on, it's the renovation of
8 the existing factory building. So our intent
9 really was to kind of honor that building and kind
10 of be sensitive to it in the renovation of it. So
11 you can see that in the rendering that we're
12 looking at here, and we'll kind of go through those
13 in more detail in a minute, but just to kind of
14 familiarize you with the building itself and how
15 it's functioning, this would be what I'll call the
16 ground floor, the first floor. So in the lower
17 portion of the plan you'll see the Boardwalk
18 frontage. The first floor is generally at the
19 Boardwalk level all the way back to the lobby that
20 Jay had touched on, which you see kind of top
21 center. That lobby area is being built into what
22 is right now their loading area and that is
23 designed as a kind of, I'll call it, for lack of a
24 better description, a split level, which is
25 something we tend to try to do with properties in

1 the floodplain because it kind of helps break up
2 that vertical distance, so we're not just ignoring
3 the ground plane at the front entrance for the
4 hotel on Westminster, right. So as you'll see in
5 the rendering in a minute, it's a couple, say 4
6 feet up off of the property. That entrance happens
7 via stairs or ramp which are right off of that
8 courtyard area to the south of the building.
9 You'll come in to the lobby space and then there's
10 elevator and stair access from there to get you to
11 the rest of the building. This also serves as a
12 rear access point in the intent that it's needed
13 for the restaurant itself. The restaurant
14 basically occupies the remaining portion of the
15 first floor. It's approximate 11,000 square feet
16 and it's split into restaurant, bar that fronts the
17 Boardwalk -- well, all of it fronts the Boardwalk
18 but the restaurant, bar portion of it operates on
19 the Boardwalk frontage and then behind it is the
20 banquet space that they also intend to operate. In
21 between the two are the kitchen and service areas.
22 You can kind of see that. Again, the kitchen space
23 is here, the restrooms for the restaurant operation
24 and then restrooms up at the top right serving the
25 banquet space. The banquet space is what has that

1 outdoor dining elevated terrace kind of right off
2 of the banquet space. The reason that's elevated
3 is to have it at the same elevation as the banquet
4 floor. So that's the first floor.

5 From there we go up to the second floor
6 where it's basically one bedroom apartments -- or
7 hotel room suites all the way through, from the
8 Westminster frontage all the way through to the
9 Boardwalk. We have introduced the set of stairs
10 and elevator. That's to provide access for the
11 guests down to the Boardwalk, obviously to
12 facilitate going to the beach or the Boardwalk,
13 etcetera.

14 As Jay touched on, the roof level, which
15 was originally intended to be seating, that's being
16 abandoned so there will no longer be any seating up
17 there. The only occupied deck space that we're
18 gonna have now for the hotel is going to be at that
19 top floor, the higher roof level which we'll show
20 you in a minute.

21 NICHOLAS TALVACCHIA: Bill, just for the
22 record, these are the same plans that we submitted?

23 WILLIAM McLEES: They are. That is
24 correct.

25 So as we go through, it's generally that

1 layout throughout all of the floors. The upper
2 plan that we're looking at here is the layout that
3 you would have for the second through -- I'm sorry,
4 third through fourth floor, where the building
5 steps back. So the top floor deck area that we're
6 looking at here is really just a -- it's a space
7 for the guests to enjoy the outside. There's no
8 program use. There's no dining. There's no
9 function space or anything like that. It's just
10 outdoor deck space, a roof deck.

11 To go through the elevations, again,
12 you'll see we're trying to maintain that, that
13 brick, reintroducing large glass areas for the
14 hotel rooms themselves. You'll see in the lower
15 elevation -- I know that was one of the questions,
16 if there were windows for the second floor units.
17 You can see those windows extend all the way across
18 the elevation for the second floor units. This
19 portion that you see here is the Loteria building.
20 That's a single story building, though it does have
21 a two story facade as part of the facade
22 improvement program on the Boardwalk. It is only
23 one story. So these are the reverse elevations
24 that face Atlantic Palace, where we are limited in
25 side yard depth so no windows shown there, and

1 Boardwalk frontage, which we can actually -- let me
2 jump to the renderings so we can talk a little bit
3 about signage.

4 So obviously this is the view from
5 Westminster. What we're showing here in terms of
6 signage, Jay's already touched on the arch and
7 obviously that needs to be elevated to accommodate
8 all the vehicles that are coming down here and we
9 will do that, coordination with Jay in the final
10 set of the plans. You'll see at the top of the
11 building there's two signs on the corner there.
12 Those are proposed new signs for the hotel
13 identification. And then there's one that's at the
14 top of the elevator, what I'll call penthouse that
15 faces south. That's also a new sign. So those are
16 four new signs that are being proposed in this
17 view. Right. There's the arch and then there's
18 the three that are building mounted.

19 NICHOLAS TALVACCHIA: Bill, south,
20 you're talking about facing towards the ocean or
21 down the Boardwalk?

22 WILLIAM McLEES: Down the Boardwalk,
23 southwest.

24 NICHOLAS TALVACCHIA: Okay. Using
25 different terms for --

1 WILLIAM McLEES: Yup.

2 NICHOLAS TALVACCHIA: -- east and south.

3 WILLIAM McLEES: And it changes from
4 island to island.

5 JASON SCIULLO: To be clear, he used the
6 wrong one.

7 WILLIAM McLEES: Thanks, buddy.

8 Just gives you a feel for your -- how
9 the place will be fit out. This is one of the
10 hotel rooms, the living area of the hotel room
11 looking southwest out the windows. Hotel lobby,
12 again, that intermediate level. So your entry
13 would be to the left here. You're coming in the
14 door, small seating area, check-in space and you
15 see the elevator and stair access are in that
16 corner. This is a street view of that same
17 entrance. So again, there's a couple steps up,
18 which obviously we'll coordinate the final rise,
19 the number of risers and treads with Jay's final
20 grading, but again, there's a view of that arch
21 with the sign which will be elevated and this is,
22 this is also a good view that shows the canopy that
23 is projecting into the right-of-way there.

24 NICHOLAS TALVACCHIA: It actually meets
25 the 5 feet, it's just the supports that's within

1 the 5 foot setback?

2 WILLIAM McLEES: That's correct. So if
3 I jump back to our elevation -- and let's zoom in a
4 little bit here. There are four signs, I think, is
5 what we've determined. They're existing and
6 proposed to be refaced on the Boardwalk, and I'll
7 just go over those real fast. So you'll see here
8 there are two signs. They're on the -- what are --
9 I think it's called Atlantic Treasures now.
10 There's an awning that has a sign mounted on it and
11 then there's a wall sign above the awning. Those
12 are the existing signage to be refaced. To the
13 left is the James marquee, so I'm guessing the
14 marquee is its own sign. It counts as one sign.
15 So that would be a sign and then above the marquee
16 is actually a large blade sign you can see
17 projecting out. Those are both proposed to be
18 refaced. Same structure, just to be refaced.

19 JASON SCIULLO: We can do this, too,
20 just to put it in perspective.

21 WILLIAM McLEES: The only difference
22 with this view, they're not showing there the
23 existing signage.

24 NICHOLAS TALVACCHIA: That's existing
25 conditions for James?

1 JASON SCIULLO: Yeah. So you can see
2 moving left to right, you got Loteria and then the
3 bright green, the James Candy Company facade and
4 then this was the retail space as part of that
5 building. So the James building, the one we're
6 working on, is from this wall out to the end of the
7 brick. So all these, like, this blade sign, that
8 projecting sign, this awning, marquee, whatever,
9 that was all done as part of the facade improvement
10 project that Bill mentioned.

11 WILLIAM McLEES: Correct.

12 LANCE LANDGRAF: We're just gonna
13 replace the text, if you will?

14 WILLIAM McLEES: Exactly.

15 LANCE LANDGRAF: Okay. Good.

16 JASON SCIULLO: It looks really good so
17 we want to keep it.

18 WILLIAM McLEES: I think that pretty
19 much covers it. I mean, again, from the
20 perspective of the exterior, we're keeping the
21 facade on the Boardwalk to the greatest extent
22 possible. Keeping the window locations. We might
23 replace windows but it would be within the same
24 openings. The rear portion obviously we're opening
25 up and introducing as glass areas, but again,

1 trying to be respectful to the existing building
2 and the character of the existing building.
3 Overall I think it's a wonderful redevelopment of
4 an existing property.

5 NICHOLAS TALVACCHIA: Any questions for
6 Mr. McLees at that time?

7 LANCE LANDGRAF: Access to the
8 restaurant --

9 WILLIAM McLEES: Yes.

10 LANCE LANDGRAF: -- how are people
11 getting in and out of the restaurant?

12 WILLIAM McLEES: So the primary access
13 to the restaurant is going to be -- zoom this out.
14 It's gonna be from the Boardwalk. Their address is
15 gonna be on the Boardwalk. The front door is on
16 the Boardwalk. The -- from an operational
17 standpoint, the queuing and everything else is
18 going to be handled from the Boardwalk. The event
19 space has access to the rear but that's really more
20 to facilitate service and in-loading and whatnot
21 for an event, basically, but you'll see here
22 there's a common entrance. There's a small
23 vestibule space for the hotel above the common
24 entrance and then below there's a queuing area and
25 then the restaurant. The elevator and stair are

1 going to be for -- since the seating has been
2 removed from the roof deck, the elevator and stair
3 you see there on the Boardwalk frontage are for the
4 exclusive use of the hotel.

5 LANCE LANDGRAF: So you said there's
6 access to the hotel from the front. That's if
7 you're already checked in, I assume.

8 WILLIAM McLEES: Correct. Correct.
9 Yes.

10 LANCE LANDGRAF: It's just guests coming
11 in and going to the Boardwalk?

12 JASON SCIULLO: The front door of the
13 hotel will be on Westminster.

14 LANCE LANDGRAF: Westminster, okay.
15 Good. I think that's what had me a little
16 confused --

17 WILLIAM McLEES: Yeah.

18 LANCE LANDGRAF: -- getting in and out
19 of there. Good.

20 NICHOLAS TALVACCHIA: If there's nothing
21 further right now for Mr. McLees, I'm gonna bring
22 Mr. Sciullo back and do the planning testimony for
23 the variances.

24 LANCE LANDGRAF: Yup. Sure.

25 NICHOLAS TALVACCHIA: All right. Thank

1 you.

2 Jay, we have a variance for parking,
3 some signage variances and then the increase in
4 building coverage, correct?

5 JASON SCIULLO: Yup.

6 NICHOLAS TALVACCHIA: Okay.

7 JASON SCIULLO: That is it.

8 NICHOLAS TALVACCHIA: You want to walk
9 through it?

10 JASON SCIULLO: Yeah. And I'm gonna
11 reference the code sections and make some
12 clarifications because some of the confusion about
13 the number of signs comes up because the Loteria
14 remaining and the James Candy Company and how they
15 interact generally.

16 So for the signage, there's a few of
17 them. So from 19:66-5.7(j)3(i) for four wall signs
18 where two are permitted. Bill went over the wall
19 signs. They're all on the James Candy Company
20 Building, now to be Taffy -- (inaudible) -- James
21 Hotel. That -- those are generally on each facade.
22 There's none cluttering any particular space, but
23 there's four when two are permitted pursuant to the
24 reg. From 19:66-5.7(j)3(ii) for three awning signs
25 and two projecting signs where one of those types

1 of signs is permitted. So in the code it says one
2 of marquee, awning or pro -- I think it's
3 projecting, whatever, but it doesn't say one of
4 each. It says one. So to be clear, none of these
5 are new. All of them are existing. They're on the
6 building now. We're just going to reface them as
7 discussed. Two of them are on the taffy building,
8 or on James Hotel, one is on Loteria. From
9 19:66-5.7(j)5(ii) for projecting sign height in
10 excess of 20 feet. That are -- they are the signs
11 that are on the facade on the Boardwalk. That's an
12 existing condition we're not changing. From
13 5.7(j)6(ii), we mentioned the sign setback, 5
14 feet's required, 0 feet's proposed to the side lot
15 line for the structure of the main part of the sign
16 that actually has text on it or logo or anything
17 that's gonna be more than 5 feet from the property
18 line. For building coverage, which is
19 19:66-5.10(a)1(iv)8, where 70 percent is permitted,
20 75.9 percent is proposed. I have to clarify
21 testimony. I said it was going up a couple
22 percentage points. It's going from 70.2 percent to
23 75.9 percent. Now, the 70.2 percent was a product
24 of Loteria and the James Candy Company Building
25 being consolidated. The James Candy Company

1 Building on the existing lot is 100 percent
2 building. Loteria is much less. When you combine
3 them it comes out to 70.2. When we add the
4 additional space for the elevated seating area and
5 the entrance features, it becomes 75.9 percent.
6 Again, it's an overage. It's greater than
7 permitted by the CRDA reg but it's still below what
8 the Coastal rules permit, and we also have
9 100 percent site coverage that we're just replacing
10 now, pavement with elevated seating, which we feel
11 is an improvement. And the last one is for
12 parking, from 19:66-5.8. When you do the math,
13 between the restaurant and the hotel added
14 together, assuming there's no shared service or
15 whatever, it's 165 parking spaces required. We
16 propose zero on the site. It's a grandfathered
17 shortfall of 90 parking spaces for the former James
18 Candy Company operation which had a combination of
19 retail against the Boardwalk frontage, the factory,
20 some offices. All the math is in the plans as
21 submitted, but we end up with, then, a shortfall in
22 the proposed condition of 75 spaces beyond what the
23 grandfathered shortfall was. So 75 parking spaces
24 is what we were requesting relief for providing on
25 site. We talked about -- there are 33 spaces

1 dedicated to the hotel use on a remote lot that we
2 control. So then technically that's permitted in
3 the reg because it's a commercial use in a
4 commercial zone. It can be remote. So the real
5 relief we're requesting is for 42 parking spaces.

6 To frame all of it, I think that they
7 qualify for a C(2) variance, the flexible C
8 variance. Recall there are two ways bulk variances
9 can be granted by land use agencies or the CRDA
10 here. C(1) for hardship, when there's an
11 exceptional condition related to the existing
12 condition. Most of the time narrowness,
13 shallowness, topographic features, that kind of
14 thing. We don't really have that. And then C(2),
15 where granting of the relief advances purposes of
16 the Municipal Land Use Law and the benefits of
17 granting that relief substantially outweigh any
18 potential detriment. That's the positive criteria.

19 The negative criteria, as you know,
20 there's two prongs. The first being to show that
21 there's no substantial detriment to the public
22 good, which the courts have held to mean impact to
23 the immediately surrounding area. The second prong
24 being that it does not -- granting of the relief
25 will not impair the spirit, purpose and intent of

1 the zone plan or zoning ordinance.

2 So for the positive criteria -- we've
3 talked about the signage. We're asking for relief
4 on the number of signs but we're not asking for
5 relief on the area of the signs, so we'll call it
6 the sign budget. The 25 percent that's permitted
7 of facade area, we're nowhere near exceeding that.
8 So it's split around the building. It's tasteful.
9 A lot of it's existing. We're really only adding a
10 couple signs on the facade towards Westminster and
11 the corner of the building that faces Kentucky.
12 The rest of it will remain. The coverage I
13 mentioned has no negative impact to the intensity
14 of the use. The stormwater runoff, as mentioned,
15 actually improves water quality by removing vehicle
16 pavement, replacing it with building. Sign setback
17 relief we talked about, it's to get it elevated
18 above the service drive. It's not to have the sign
19 itself closer to the lot line. It's for the
20 structure. And then for the parking relief, this
21 one's really interesting for me because we live in
22 the Orange Loop in Atlantic City. So not
23 literally. My office is there. We see it every
24 day. We know how all the uses interact and there
25 is an enormous amount of existing parking around

1 the site. What we're really asking for is not
2 necessarily to not provide parking at all, to not
3 be locked into providing it in any specific
4 location. We want the flexibility to be able to
5 make deals with the neighboring landowners that
6 have a lot of parking lots available. It actually
7 creates economic benefit for them because they
8 largely go unused, unless it's, like, the air show,
9 but most of the time they're empty. You saw in
10 that aerial photo there's an enormous amount of
11 them and hardly anything in them. The lot directly
12 across the street from me, which we control -- when
13 I say we, the applicant controls -- most of it can
14 probably be provided there. It's pay to park but
15 as the controlling entity they probably can work a
16 deal if they need to, but we want to have the
17 opportunity to maybe go after closer lots to the
18 Boardwalk that exist today so we're requesting that
19 relief.

20 The purposes of the zoning that I think
21 are advanced by granting this relief, purpose (a),
22 to promote the general welfare. As mentioned, this
23 use is permitted and desired along the Boardwalk.
24 It creates some diversity with a hotel that's not a
25 casino that's on the Boardwalk. Purpose (i), to

1 promote a desirable and visual environment. Not
2 only are we making it look better but also
3 preserving the architectural character of the
4 building, as Bill mentioned, so that purpose is
5 advanced, and then purpose (m), towards the
6 efficient use of land. This one gets --
7 (inaudible) -- talking about adaptive reuse of
8 these buildings. We could easily demo the
9 building, dump it in a landfill and start new but
10 that's ridiculous. We would much rather obviously
11 keep what's there, preserve that history and
12 utilize the structure as it sits. There's an
13 enormous cost associated with it because of some of
14 the existing features inside but these guys feel
15 it's well worth the effort to do that, so I feel
16 that purpose is advanced.

17 The goal of the CRDA Tourism District
18 Master Plan and land development rules, it's to
19 encourage individual land uses and diversify the
20 Tourism District's economic base. Big general
21 generic goal, but this use will surely strengthen
22 and diversify the Tourism District space,
23 especially in the Orange Loop, because now we're
24 gonna have a hotel on the Boardwalk -- as I
25 mentioned, it's not a casino -- a large restaurant

1 against the Boardwalk that can be used for events,
2 things that are not there now, and I feel that this
3 not only advances the goal because of what the use
4 will be, but separate from that, it advances a goal
5 that we all have in the Loop of having it become
6 pedestrian friendly, going back to the old days of
7 having people walk up and down through the area to
8 be able to patronize other businesses, get to this
9 location, park wherever they want, so I feel that
10 that goal is met.

11 So for the negative criteria, I
12 mentioned the first prong is to show no substantial
13 detriment to the public good which, again, is an
14 impact to the immediately surrounding area. This
15 intensity being added on the Boardwalk will be an
16 improvement. The use of the neighboring lots for
17 parking, for those landowners to get economic
18 benefits is also an improvement. So I feel that
19 granting the relief to allow us to expand the
20 building slightly, renovate the building, ask for
21 parking relief and a little bit of signage relief
22 advances -- or it doesn't negatively impact the
23 neighborhood because it -- (inaudible) -- more
24 economic input and just activity generally. We
25 need people on the streets. For the second prong,

1 to demonstrate the relief will not substantially
2 impair the intent and purposes of the zone plan and
3 zoning ordinance. I mentioned signage relief meets
4 the intent of the ordinance because it's below the
5 allowable area and the setback relief is just to
6 get the structure to be able to allow vehicles
7 underneath it. The parking relief, to characterize
8 this -- as you guys know, the parking standards are
9 put in place to make sure that if there's a parking
10 demand that exceeds its availability on the site,
11 that it doesn't spill over into the neighborhoods
12 and interact with other uses negatively. We don't
13 have that here at all. If someone can't park at
14 the site, which they won't, they can't, they'll
15 park in the neighboring lots around it, which are
16 all commercial pay to park lots. They are, you
17 know, adjacent under-utilized, so I feel that
18 granting the relief will actually be a benefit in
19 that regard, so it meets the intent of the
20 ordinance by having the overarching goal of
21 activity, beautification and utilization of
22 properties that mostly sit vacant.

23 NICHOLAS TALVACCHIA: And Jay, with
24 parking now, ride share -- (inaudible) --

25 JASON SCIULLO: Oh, yeah. For sure.

1 NICHOLAS TALVACCHIA: -- right on the
2 Boardwalk?

3 JASON SCIULLO: Lyft and ride shares,
4 yeah.

5 NICHOLAS TALVACCHIA: And also,
6 businesses will self-regulate. The restaurant
7 owner believes they need to acquire parking --

8 JASON SCIULLO: Yeah. We talk about it
9 all the time. It's a good point. If, you know,
10 you're trying to get to a place and you can't find
11 parking and it's, you know, it's annoying, you just
12 move on, you go somewhere else. It behooves this
13 owner to find parking to accommodate patronage to
14 make sure that they're successful. Again, we're
15 just -- we're asking for the flexibility to not
16 assign it to one specific lot anywhere. We want to
17 be able to use any of them that become available to
18 serve the need. And in addition to, you know, the
19 reason that parking standards are put in place,
20 aside from spill-over in residential areas and
21 things like that, it's also to prevent crossing
22 streets unsafely, things along those lines. We
23 don't have that issue here in town. Most everyone
24 will be able to walk up the Boardwalk or down the
25 side streets and up into the operation without

1 creating any kind of safety concerns. So to me,
2 you know, the intent of the Tourism District rules,
3 to me, is to create vibrant, walkable, diverse and
4 attractive development through all of Atlantic
5 Avenue down to the Boardwalk and with this project,
6 if the relief is granted, we receive approval,
7 we're gonna be able to get that started right
8 against the Boardwalk. So I feel relief is
9 reasonable, can be granted, should be granted and
10 we appreciate your time.

11 NICHOLAS TALVACCHIA: Jay, just one more
12 small point. Although this is not a redevelopment
13 project and we believe it's under the Authority's
14 role, the legislature a few years ago declared the
15 whole area of Atlantic City, the -- (inaudible) --
16 Atlantic City an area in need of redevelopment.

17 JASON SCIULLO: Yes.

18 NICHOLAS TALVACCHIA: Do you think it
19 furthers that goal?

20 JASON SCIULLO: Oh, absolutely. For
21 sure. We're utilizing existing spaces, bringing
22 them back to life. It's the overarching goal of
23 redevelopment.

24 NICHOLAS TALVACCHIA: Thank you.

25 That completes our presentation, Mr.

1 Landgraf. We know there's a report and we're
2 available for questions.

3 LANCE LANDGRAF: Okay. Thank you.

4 I guess we'll go into our ARH report,
5 May 29, 2024. We'll mark that as B-1. Chris, you
6 want to go through that?

7 CHRISTOPHER MORRIS: First item I had,
8 can you discuss the garbage pick up further? The
9 circulation plan you presented, it stops right
10 before the trash enclosure.

11 JASON SCIULLO: Yup.

12 CHRISTOPHER MORRIS: Can you just
13 discuss how that dumpster is actually lifted up and
14 collected?

15 JASON SCIULLO: So there are generally
16 two types of dumpsters available. There's front
17 load, which they drive straight into, fork them up,
18 flip them, and then there's rear load, where they
19 roll the can out and then on a cable flip it into
20 the back. That's what we're going to have to do,
21 is the rolling cans. That's what happens out there
22 currently, from what we understand.

23 CHRISTOPHER MORRIS: Okay. Second item
24 I had is, on the survey there's several
25 miscellaneous utility pipes indicated where you're

1 proposing the outdoor seating area. Can you just
2 say exactly what they are and do they need to be
3 relocated or --

4 JASON SCIULLO: Sure.

5 CHRISTOPHER MORRIS: -- modified in any
6 way?

7 JASON SCIULLO: What they are is water
8 and sewer service that runs to Loteria. It was
9 replaced at some point after Pat took it over.
10 We've laid out the elevated seating to miss it.
11 It's close to it but it's not over it.

12 CHRISTOPHER MORRIS: Okay.

13 JASON SCIULLO: So that's why it was --
14 it originally started out to be a little larger and
15 I explained to Bill that it's gonna be over those
16 pipes so we --

17 CHRISTOPHER MORRIS: Is it exposed?

18 JASON SCIULLO: The pipes, no. No.
19 There's, there's like a -- if you go out and look
20 at it, there's a concrete patch over top of it.
21 It's just pipes they need.

22 CHRISTOPHER MORRIS: Okay.

23 JASON SCIULLO: There is a gas meter on
24 the wall. There's downspouts from the building
25 that are out there. There's -- all that stuff will

1 be accommodated but we're not impacting any of it.

2 CHRISTOPHER MORRIS: Okay. And last
3 item I had is just stormwater management. Any
4 changes to the roof leader system? I know there's
5 no increase in motor vehicle service but is there
6 any change to the drainage pattern, where runoff
7 will discharge?

8 JASON SCIULLO: No. The intent is to
9 keep existing grade in the back generally where it
10 is. Just replace the beat up pavement.

11 CHRISTOPHER MORRIS: Okay. All right.
12 That's all I have.

13 JASON SCIULLO: To clarify, too, there's
14 some drafting errors that we have to work out that
15 are noted in here that we're definitely gonna take
16 care of. It's just typical coordination.

17 LANCE LANDGRAF: You had a chance to
18 review what's been marked as B-1?

19 JASON SCIULLO: We're good.

20 LANCE LANDGRAF: You're confident you
21 can handle all the things in here?

22 JASON SCIULLO: Yes, sir.

23 LANCE LANDGRAF: There's a couple
24 comments in here regarding landscaping and
25 lighting. The first one, there's not a whole lot

1 of space for landscaping. I'm assuming you're
2 gonna do something along that loading area just to
3 block the front of it.

4 JASON SCIULLO: Yeah. We showed --

5 LANCE LANDGRAF: Planters.

6 JASON SCIULLO: This here is artistic --
7 what do they call that?

8 NICHOLAS TALVACCHIA: License.

9 JASON SCIULLO: License --

10 LANCE LANDGRAF: License.

11 JASON SCIULLO: -- there, you go.

12 That's not there. That's off our site. In here,
13 though, this planter that's gonna be between the
14 stairs and the loading area and driveway will have
15 some plants in there, but by and large there's very
16 little space, as you mentioned.

17 LANCE LANDGRAF: Okay.

18 JASON SCIULLO: That's the only part
19 visible from the public, anyway, besides Boardwalk
20 frontage.

21 LANCE LANDGRAF: One of the drafting
22 things you're gonna work out are these bollards
23 that are shown? Because they're -- I'm looking at
24 D2 on page 10 of ARH's report. It shows bollards
25 along the lot line perimeter of the outdoor area,

1 where site plans don't show those bollards.

2 JASON SCIULLO: Oh, yeah. It was
3 that -- bollard may not be the right word for it.
4 (Inaudible) -- there were lights and then fence, so
5 there's gonna be lighting out there. I don't know
6 that it's gonna be on the fence but we're not
7 intending for any bollards in the way of anything.

8 LANCE LANDGRAF: We'll get that worked
9 out?

10 JASON SCIULLO: I'll shrink that, yeah.

11 LANCE LANDGRAF: Okay.

12 JASON SCIULLO: I apologize for the
13 miscommunication.

14 LANCE LANDGRAF: I think that's all I
15 had from the report.

16 Chris, you were okay with everything in
17 there, their responses?

18 CHRISTOPHER MORRIS: Yes.

19 LANCE LANDGRAF: You're good, all right.

20 I know Christine's not here but I think,
21 from what I heard, I believe the questions that she
22 had have been answered with regard to planning
23 testimony. Explain how ventilation, natural light
24 and fire escape suppression will be accommodated in
25 hotel rooms. You'll meet all the codes for that --

1 JASON SCIULLO: Absolutely.

2 LANCE LANDGRAF: -- with regard to that?

3 JASON SCIULLO: Yup.

4 LANCE LANDGRAF: Proposed security,
5 staff will be on hand 24 hours a day, adequate
6 access and egress escape points during a fire. All
7 those things --

8 JASON SCIULLO: So egress is handled
9 through code compliance with Bill, so we're good
10 with --

11 LANCE LANDGRAF: Right.

12 JASON SCIULLO: For security, they're
13 gonna have a security system for insurance
14 purposes, mostly cameras and monitoring. For
15 staff, there won't be anyone there 24 hours a day
16 but we have multiple properties, this client, this
17 applicant owns that are serviced by superintendents
18 at apartment buildings and other things that
19 they're going to be available for any issues
20 overnight here. That's the intent. If it becomes
21 where somebody does need to be there more often, of
22 course we'll hire staff, but the intent right now
23 is to have somebody on-call overnight.

24 LANCE LANDGRAF: Okay. And once they're
25 checked in they'll have key fob access --

1 JASON SCIULLO: Yes.

2 LANCE LANDGRAF: -- to the front of the
3 building and -- back and forth, okay. Good.

4 JASON SCIULLO: Yes. Exactly.

5 LANCE LANDGRAF: Now, will the hotel
6 portion have the desk occupied 24/7?

7 JASON SCIULLO: It will not.

8 LANCE LANDGRAF: Okay.

9 JASON SCIULLO: Overnight will be --

10 LANCE LANDGRAF: Key fob access, okay.

11 JASON SCIULLO: Yup.

12 LANCE LANDGRAF: Card access.

13 All right. I think that's it. That's
14 everything from you?

15 All right. With that, Nick, do you have
16 any comments before I open it to the public?

17 NICHOLAS TALVACCHIA: We do not.

18 LANCE LANDGRAF: All right. We'll open
19 this application up to the public. Anyone wishing
20 to make any comments, please step forward, state
21 your name, ask any questions or make any comments.

22 Seeing no public comment, we'll close
23 the public portion and -- anything back from your
24 side? We're good?

25 CHRISTOPHER MORRIS: I got everything I

1 need.

2 LANCE LANDGRAF: Let me go through my
3 checklist real quick, make sure I don't forget
4 anything.

5 Rob, you have any questions or comments?

6 ROBERT REID: No. I think it's great,
7 repurpose that building.

8 JASON SCIULLO: Can I ask one question?

9 LANCE LANDGRAF: Sure.

10 JASON SCIULLO: For the full CRDA board
11 meeting that this may be heard on, you don't have
12 one in August?

13 LANCE LANDGRAF: We do not.

14 JASON SCIULLO: So that's probably
15 September?

16 LANCE LANDGRAF: Will be September,
17 yeah. Our July agenda is already set so it will be
18 September.

19 JASON SCIULLO: Okay.

20 LANCE LANDGRAF: All right. With that,
21 we'll close the testimony on this matter, and like
22 Mr. Sciullo's indicated, it will be on our
23 September agenda.

24 JASON SCIULLO: Thank you.

25 LANCE LANDGRAF: Thank you.

(At 10:46 a.m. proceedings were
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

A			
A-1 3:11 8:17	added 12:8 14:12 16:6	47:18 apartments	40:20 ARH 4:21 42:4
A-2 3:11 15:13	33:13 38:15	23:6	ARH's 45:24
A-3 3:11 15:14	adding 11:3	apologize	arrangement
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