

CASINO REINVESTMENT DEVELOPMENT AUTHORITY
LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2023-10-3536
JUNIPER LANE CANNABIS CORPORATION

APPLICANT SEEKS SITE PLAN APPROVAL ALONG WITH
C VARIANCE RELIEF FOR CANNABIS RETAIL.

THE PROPERTY IS LOCATED AT 2305 ATLANTIC
AVENUE, ALSO KNOWN AS BLOCK 280, LOT 40 ON THE TAX
MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN
THE DUCKTOWN ARTS DISTRICT (DA).

THURSDAY, JULY 18, 2024

11:08 A.M.

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Public Hearing in the above-referenced matter
conducted at the CASINO REINVESTMENT DEVELOPMENT
AUTHORITY, 15 South Pennsylvania Avenue, Atlantic
City, New Jersey, taken before Michelle Gruendel, a
Certified Court Reporter and Notary Public of the
State of New Jersey, on Thursday, July 18, 2024
commencing at 11:08 a.m.

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JUNIOR
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

JANE FONTANA, ESQ.

G. JEFFREY HANSON, PE

COUNSEL FOR THE APPLICANT:

RACHEL KOUTISHIAN, ESQ.
NEHMAD, DAVIS & GOLDSTEIN

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JON BARNHART	30

EXHIBITS MARKED AND/OR REFERRED TO:

A-1, AO-2, AO-3, AO-4, A-5, 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: Last application today
6 is Application 2023-10-3536, Juniper Lane Cannabis
7 Corporation, 2305 Atlantic Avenue. The applicant
8 seeks site plan approval with C variance relief for
9 cannabis retail. The property is at 2305 Atlantic
10 Avenue, also known as Block 280, Lot 40. It's in
11 the Ducktown Arts section of the city zoning
12 district, as well as the Cannabis -- Green Zone
13 Cannabis Zone.

14 Rob, we're good on notice?

15 ROBERT REID: Yes. I reviewed the proof
16 of service provided by the applicant and we have
17 jurisdiction to hear this application today.

18 LANCE LANDGRAF: Mr. Hanson's already
19 sworn --

20 JANE FONTANA: Umm-hum.

21 LANCE LANDGRAF: -- so we'll go to
22 completeness.

23 We're good? We have a completeness
24 review done?

25 G. JEFFREY HANSON: We do. We're

1 recommending completeness via letter dated July
2 2nd, 2024.

3 LANCE LANDGRAF: Okay.

4 RACHEL KOUTISHIAN: Good morning.

5 LANCE LANDGRAF: Good morning.

6 RACHEL KOUTISHIAN: My name is Rachel
7 Koutishian. I'm from the firm Nehmad, Davis &
8 Goldstein and I represent Juniper Lane Cannabis in
9 this minor site plan application with associated C
10 variances pursuant to N.J.S.A. 40:55D-70(c)(1) or,
11 alternatively, (c)(2).

12 I have an exhibit packet prepared for
13 each of you. Would you like a copy?

14 LANCE LANDGRAF: Sure.

15 Rachel, what is your last name again?

16 RACHEL KOUTISHIAN: Koutishian. It's a
17 very long one. You want me to spell it?

18 LANCE LANDGRAF: Please.

19 RACHEL KOUTISHIAN: K-O-U-T-I-S-H-I-A-N.

20 LANCE LANDGRAF: Okay.

21 RACHEL KOUTISHIAN: Would you like a
22 copy, as well?

23 ROBERT REID: Sure.

24 RACHEL KOUTISHIAN: If you'll refer to
25 exhibit A-1, you'll see I have --

1 LANCE LANDGRAF: This was submitted with
2 the application?

3 RACHEL KOUTISHIAN: Some of these were
4 submitted with the application. Some of these are
5 exhibits for the purpose of today's hearing.

6 LANCE LANDGRAF: Okay. You've marked
7 them for us so let's just go through them real
8 quick to -- so A-1 -- AO-1 is witness and exhibit
9 list. AO-2 is the site plan. AO-3 is the Cannabis
10 Regulatory Commission approval and annual license,
11 and A-4 is architectural rendering.

12 Okay. Thank you.

13 RACHEL KOUTISHIAN: Sure.

14 With me today I have Colleen McQuade,
15 who is a representative of the applicant, Juniper
16 Lane Cannabis. I have Craig Dothe, who's our
17 architect, and I have Jon Barnhart, who's both our
18 engineer and our planner.

19 LANCE LANDGRAF: Great.

20 RACHEL KOUTISHIAN: Colleen -- would the
21 board like to swear her in?

22 LANCE LANDGRAF: Please.

23 JANE FONTANA: Yes, please.

24 Raise your right hand.

25 COLLEEN McQUADE, having been first duly sworn

1 according to law, testified as follows:

2 JANE FONTANA: Thank you.

3 RACHEL KOUTISHIAN: Good morning.

4 COLLEEN McQUADE: Good morning.

5 RACHEL KOUTISHIAN: Can you explain your
6 experience and background in cannabis?

7 COLLEEN McQUADE: Sure. So I have
8 almost a decade of legal cannabis experience. I
9 started running medical dispensaries in
10 Pennsylvania and Philadelphia and then I worked --
11 I went through one to 13 with my first company in
12 both Pennsylvania and Illinois and then I used to
13 work for another large multistate operator and
14 manage the dispensary and ran wholesale operations
15 for the State of Vermont for that, and now I own my
16 own dispensary in Vermont, so I've been almost a
17 decade in dispensary, dispensary ownership and
18 operations.

19 RACHEL KOUTISHIAN: And you're one of
20 the two partners of Juniper Lane Cannabis?

21 COLLEEN McQUADE: I am.

22 RACHEL KOUTISHIAN: Can you describe the
23 hours of operation and then any employee structure
24 of the proposed project?

25 COLLEEN McQUADE: So our location is

1 pretty small, which has been congruent with our
2 other location, and we will probably have a staff
3 around five to eight people. Most, you know,
4 hopefully most people -- (inaudible) -- and we open
5 from 8 till -- or 9 to -- 9 to 8 probably almost
6 every day. That's our plan right now.

7 RACHEL KOUTISHIAN: Do you have any
8 hiring practices that you'll be implementing?

9 COLLEEN McQUADE: Oh, yeah. We can
10 provide it for the board if needed. We do have a
11 diversity, equity, inclusion hiring plan. We're a
12 women owned social equity business and so social
13 equity and inclusion are really top line for us.

14 RACHEL KOUTISHIAN: Can you tell us
15 about the storage of cannabis products?

16 COLLEEN McQUADE: Sure. Within our --
17 within our plan, as you guys will see, you'll see
18 soon, there is a vault. All cannabis products will
19 be stored in the vault. There will be an active
20 part of that inventory that's on a rolling rack
21 with storage containers that I've moved out into
22 the -- behind the registers on a daily basis and
23 return it to the vault every night at the cease of
24 operations, and all back stocked product, also, and
25 cash will also be stored in that vault.

1 RACHEL KOUTISHIAN: Can you speak upon
2 the disposal of cannabis waste, if any?

3 COLLEEN McQUADE: So if we do get any
4 cannabis waste, which is really pretty rare in
5 retail, except for the occasional return or recall,
6 and they will be stored within the vault in their
7 own receptacle that's closed off and sealed and
8 then it will be mixed with soil or disposed
9 according to the CRC regulations and then we'll
10 bring it out and meet the Mississippi Avenue exit
11 with a third party to dispose of that trash.

12 RACHEL KOUTISHIAN: To be clear, it's
13 not just being brought to Waste Management?

14 COLLEEN McQUADE: No. It's a
15 different -- a different third party.

16 RACHEL KOUTISHIAN: Okay. Great.
17 And how about the disposal of your
18 general waste?

19 COLLEEN McQUADE: My disposal of general
20 waste will be stored underneath the stairs where it
21 currently is. We will be building a trash
22 enclosure so that will be completely enclosed and
23 that will be -- go out through the alleyway to
24 Mississippi Avenue as it currently is to Waste
25 Management.

1 RACHEL KOUTISHIAN: Do you expect any
2 increase of general waste?

3 COLLEEN McQUADE: No. Not really. It's
4 still a small retail operation.

5 RACHEL KOUTISHIAN: Okay. Can you talk
6 about the process for incoming deliveries of both
7 cannabis and regular business -- (inaudible) --

8 COLLEEN McQUADE: Okay. So they will
9 come through the loading zone on Mississippi
10 Avenue. Deliveries will be parked there and they
11 will notify us prior to arrival. So usually it's
12 five or 10 minutes out. They'll park on
13 Mississippi Avenue. We'll have a security
14 personnel, an employee standing there at our gate.
15 They will allow them access after reviewing their
16 credentials and then they'll come back in through
17 our alleyway and then go in through the back door
18 where we're gonna add a door so they can go
19 directly into the stage from -- and into our vault
20 room from there.

21 RACHEL KOUTISHIAN: Will there be a
22 schedule for deliveries?

23 COLLEEN McQUADE: There will be a
24 schedule. They will be slightly random just so
25 they don't get too regular for security reasons,

1 you know. Getting too regular is not always the
2 best thing. So they'll be off peak hours. Before
3 opening usually is a good time or at the end of the
4 evening, but especially off peak.

5 RACHEL KOUTISHIAN: How about the
6 frequency of deliveries?

7 COLLEEN McQUADE: Probably about three,
8 three to five per week, I would say. That's what
9 we do in Vermont, so I would see -- hopefully we'll
10 do about the same volume down here.

11 RACHEL KOUTISHIAN: These are not large
12 delivery trucks, they're smaller trucks?

13 COLLEEN McQUADE: They're usually very
14 small trucks. The biggest I've ever seen is like a
15 Sprinter van, but usually they're even smaller like
16 that. I don't know what they're called, but little
17 compact cars with cages in the back. Not cars but,
18 like, a small van.

19 RACHEL KOUTISHIAN: Can you talk about
20 the deliveries of cash?

21 COLLEEN McQUADE: Deliveries of cash,
22 similar process where our -- we'll work with a
23 third-party cash pickup company to take all our
24 cash and bring it to our bank. So they'll do
25 also -- those will be more regularly scheduled and

1 they'll probably happen, you know, off peak hours,
2 probably when the store is closed or close -- you
3 know, either getting ready to open or getting ready
4 to close. That would be perfect timing. So
5 they'll come in on Mississippi Avenue, come down
6 the alleyway, do the same thing, check in after
7 credentials are checked and they will pick up cash
8 and go on their way down Mississippi Avenue.

9 RACHEL KOUTISHIAN: You're willing to
10 comply with all CRC regulations pertaining to cash,
11 cannabis and other deliveries?

12 COLLEEN McQUADE: Oh, definitely. Yeah.
13 We're very compliant.

14 RACHEL KOUTISHIAN: Great.

15 Can you talk about general security of
16 the building?

17 COLLEEN McQUADE: General security of
18 the building, we actually chose this location
19 because it has inherent great security. It was
20 formerly a check cashing and it was -- when I -- as
21 soon as I walked into it the first time, I was
22 like, this is a great location, we're going to be
23 so safe. On the front there's -- like, we're gonna
24 have limited access on the front door. When -- the
25 sales floor area where customers will be is

1 completely -- there's a man trap to get into the
2 back of house where my staff will be. There's
3 bulletproof glass between the customers and my
4 employees. We have a great vault built into the
5 middle of the building that she was -- that our
6 landlord was using as her vault and office when it
7 was a check cashing and then just the back alleyway
8 exit, having a second exit point, it just really
9 improves that security aspect by kind of giving us
10 another escape, if we need it.

11 G. JEFFREY HANSON: You'll submit your
12 security and surveillance measures to the Atlantic
13 City Police Department for their review and consent
14 prior to opening the business?

15 COLLEEN McQUADE: 100 percent. My
16 business partner has spoken with them and we will
17 do it right away.

18 RACHEL KOUTISHIAN: Is the check cashing
19 business currently operating?

20 COLLEEN McQUADE: It was. She didn't
21 renew so it's not currently operating. She just
22 shut it down because we're about to move in and
23 switched, you know, we took over the building on
24 January 1st.

25 RACHEL KOUTISHIAN: Okay. Can you

1 explain the process of a customer gaining entry to
2 the building and walking through the building?

3 COLLEEN McQUADE: So a customer will
4 come to the front door, at which time they'll be on
5 video at that point and showing ID. Let's say
6 they'll be buzzed through the door by our security
7 person that's sitting at a desk there. Once
8 they're buzzed through the door they'll get their
9 security person who will check their ID in person,
10 you know, by scan or by visual, and then they will
11 be -- they will follow a roped area after that ID
12 check where they will get into lines for a
13 register, where we'll have to two to three
14 registers and they will then get their IDs checked
15 again and place their orders and, you know, do
16 their interactions.

17 RACHEL KOUTISHIAN: How about employees?

18 COLLEEN McQUADE: Employees will have a
19 slightly different experience. They will mostly
20 enter and exit through the back so they will have,
21 they'll have their fobs with them, especially if
22 they're opening or closing the store. So as we're
23 going to have a limited staff, there will probably
24 be three people a day maybe there, maybe four, so
25 they would come in the morning, they'll meet up,

1 they'll go through the gate, they'll go through the
2 back doors, set up, turn off the alarm system
3 because that's where our -- we'll have an alarm box
4 probably on both sides.

5 RACHEL KOUTISHIAN: Okay.

6 COLLEEN McQUADE: And then they'll open
7 up, get everything out, get ready for the day,
8 count the register, do whatever you do, normal
9 operations. End of night it will be kind of
10 similar, where they close everything down, secure
11 all the building, secure all the product, do all
12 their nightly inventory reporting, count all the
13 cash, drop it into our safe, as well as --
14 (inaudible) -- drop safe for cash and they will
15 then all exit together, which is part of our
16 operational plans for security reasons and they'll
17 all exit through that alleyway to Mississippi
18 Avenue at that point together.

19 RACHEL KOUTISHIAN: If I was an employee
20 how would I access the vault?

21 COLLEEN McQUADE: So if you're in -- you
22 would be in the back of house, there will be an
23 access control. So there's a dual authentication
24 process. Everyone will have a fob. You have to --

25 RACHEL KOUTISHIAN: Sorry to interrupt

1 you.

2 COLLEEN McQUADE: Go ahead.

3 RACHEL KOUTISHIAN: So I need -- I would
4 need a fob to access back of house --

5 COLLEEN McQUADE: Back of house --

6 RACHEL KOUTISHIAN: -- if I want to get
7 into the vault?

8 COLLEEN McQUADE: -- yeah. To get in
9 the vault, to get into the double man trap door
10 from the front of the house where the customers
11 have access to to our back house and then to get
12 through any doors there, there's limited access.
13 So everyone will be issued a fob based on their
14 identification and their qualifications and every
15 door, it has -- keeps a log, also, so if you try
16 and enter, there's a log that gets stored about
17 every access and who has access, who entered and
18 what time, anything.

19 RACHEL KOUTISHIAN: And if I, per se,
20 brought a different fob from a different building
21 to try it, it would not work?

22 COLLEEN McQUADE: It would not work. It
23 would just show up as denied, denied, denied.
24 Special fobs, so if you were a manager, if you're
25 inventory, have inventory capabilities you'll have

1 a fob that will have access to that limited -- to
2 that vault area.

3 RACHEL KOUTISHIAN: Can you talk about
4 the second story? Do you plan to utilize it? Is
5 it -- (inaudible) --

6 COLLEEN McQUADE: No. We do not plan to
7 utilize it. There's a long-term tenant there that
8 has been there for, I think it will be over --

9 UNIDENTIFIED SPEAKER: 17 years.

10 COLLEEN McQUADE: I was gonna say,
11 almost, yeah, 17 years, and he's a veteran. He has
12 no plans on leaving. She has no plans on removing
13 him. So it's just gonna stay as it is.

14 (Multiple parties speaking. Inaudible.)

15 RACHEL KOUTISHIAN: You had --

16 G. JEFFREY HANSON: One unit on the --

17 COLLEEN McQUADE: It's one unit.

18 G. JEFFREY HANSON: Just one apartment
19 unit on the second floor?

20 COLLEEN McQUADE: And he had -- I -- he
21 has access not through the dispensary at all but
22 it's through the alleyway on Miss -- off of
23 Mississippi Avenue. There's a stairwell behind our
24 building above where our trash cans are stored and
25 he has access that way, so he'll also have access

1 through the gate on the alleyway.

2 RACHEL KOUTISHIAN: Perfect.

3 So you won't be utilizing the second
4 floor, nor will you even have access?

5 COLLEEN McQUADE: No. Not at all.

6 RACHEL KOUTISHIAN: Awesome.

7 Does the board have any questions for my
8 witness?

9 LANCE LANDGRAF: Just one thing that you
10 brought up, and I'm looking at it on the
11 architectural floor plan, where you're proposing
12 the trash enclosure is underneath that stairway.
13 That's outside the building where you're gonna
14 build a trash enclosure. Just from, honestly, our
15 personal experience here, the fire department may
16 have an issue with you storing trash underneath a
17 stairway. We were -- we found that out the hard
18 way here.

19 COLLEEN McQUADE: Okay.

20 LANCE LANDGRAF: We had our cardboard
21 under our stairwell, which is steel, and it still
22 couldn't be stored there. So why I bring that up
23 is you may have to move that somewhere inside
24 pending their review of it. Now, whether you
25 encase that in something, I don't know, that's

1 gonna be up to the fire department and the fire
2 official, but if you have to change that we're
3 gonna want to see where you're gonna put that trash
4 inside because I'm not looking at a ton of space.

5 COLLEEN McQUADE: There is -- it's the
6 smallest building ever, really, honestly.

7 LANCE LANDGRAF: Yeah. Narrow and --

8 RACHEL KOUTISHIAN: That's fine.

9 COLLEEN McQUADE: We will find a space
10 for it. In the -- in the back there, where the
11 back door is -- it's a very big door but inside of
12 there I think there's like a -- she had boxes and
13 boxes and boxes stored there when she was -- when
14 our landlord was using it as a -- but I think we
15 can probably fit in some trash cans there.

16 LANCE LANDGRAF: Okay. See what the
17 fire department says.

18 COLLEEN McQUADE: Yup.

19 LANCE LANDGRAF: If it can stay there,
20 that's fine. If it's fine with them, it's fine
21 with us --

22 COLLEEN McQUADE: Okay.

23 LANCE LANDGRAF: -- as long as it's in
24 an enclosure and meets our requirements, as well as
25 the fire department's requirements.

1 ROBERT REID: I have a question
2 regarding -- the cannabis waste location, that has
3 to be secured. Where is that proposed, because I
4 don't see that?

5 COLLEEN McQUADE: It's inside of the
6 vault. I don't know if --

7 LANCE LANDGRAF: Secured disposal, I can
8 see it.

9 ROBERT REID: Oh, you see it?

10 COLLEEN McQUADE: It should be on the
11 plans. We talked about it.

12 ROBERT REID: Okay. I didn't see it.
13 Thanks.

14 COLLEEN McQUADE: Okay.

15 RACHEL KOUTISHIAN: Does the board have
16 any further questions for my witness?

17 LANCE LANDGRAF: You got it?

18 ROBERT REID: Yeah.

19 LANCE LANDGRAF: Not at this time.

20 RACHEL KOUTISHIAN: Perfect. Thank you.
21 My next witness is Craig Dothe, who's
22 our architect.

23 LANCE LANDGRAF: Mr. Dothe, you've been
24 sworn this morning. You remain under oath and your
25 credentials are still recognized, unless you did

1 something between now and the last hearing.

2 CRAIG DOTHE: No.

3 RACHEL KOUTISHIAN: I'm glad he's still
4 qualified as an expert.

5 Can you explain here -- or you prepared
6 this architectural rendering, correct?

7 CRAIG DOTHE: Yes.

8 RACHEL KOUTISHIAN: Can you walk us
9 through this architectural rendering?

10 CRAIG DOTHE: Okay. This right here is
11 Atlantic Avenue on the right side of the building.
12 This is the alley in the back. There is a building
13 located right here, used to be the cleaners, and
14 then there's another building here, so we're
15 attached on this side, attached to a building here
16 and a narrow alley here, about 3 feet. This is the
17 rear stair that you were just talking about.
18 That's the rear door to get in and that's the front
19 door. So patrons would come down Atlantic Avenue,
20 they would come in through the door located right
21 here, then there's like a velvet rope there that
22 turns them towards the security guy who then checks
23 them in. At that point he would come up to one of
24 the tellers and he would make his order. Then he
25 would just wait for the order to be processed. As

1 discussed before, there is a security barrier
2 across here. This is the location of the man -- of
3 the existing man trap and this is the location of
4 the carts that would have the product on it, which
5 is right inside -- right behind the teller so they
6 can quickly gain access to the material, and then
7 this is a steel door right here. This is the vault
8 right here. So we put a steel door in the back, we
9 have a steel door in the front, and then at the end
10 of the night these six carts would then just be
11 brought in here. I assume the carts are, like,
12 higher shelves, that type of thing so that you can
13 get different -- more different types of product in
14 there. This is a hallway for the employees to gain
15 access to the back, where the employee services are
16 back here. This is the bathroom and this is the
17 little kitchenette and table back here for them.
18 Basically, this is where storage is taking place,
19 as well as this is where the panels would be, you
20 know, for the security panel when they first come
21 in. The stair on the back comes up in this
22 direction, a landing, back up and then that's how
23 the tenant upstairs gains access to his apartment.
24 And we were putting the trash back here and the
25 conversation before about whether or not you could

1 store over in your stair, your stair is, when it's
2 an indoor stair, is only a stair. It cannot be
3 used for anything else. Like, you can't put a desk
4 in there. You can't, you know, store items in
5 there and everything. That's what Fire Prevention
6 was quoting. It's also rated. In this particular
7 condition, these are unrated stairs. They're
8 outside. I've never run into an issue --

9 LANCE LANDGRAF: Okay.

10 CRAIG DOTHE: -- from Fire Prevention,
11 but if it becomes an issue, you know, we'll deal
12 with it.

13 LANCE LANDGRAF: All right.

14 CRAIG DOTHE: Across the front, this was
15 a -- this was an SID project that Rob Curtain did
16 many years ago.

17 LANCE LANDGRAF: Going back.

18 CRAIG DOTHE: And the crazy thing is,
19 like, it's actually fared much better than the
20 previous application that I did and many of the
21 other projects that we've done up and down Atlantic
22 Avenue. This is the existing building right here.
23 He put, like, very nice storefront in, nice
24 materials down here. It looks like it's granite.
25 He put on and was approved an awning across here

1 with the name Dover Check Cashing. Everything was
2 painted really nice. The bricks were all pointed a
3 long time ago. It's right next to the cleaners,
4 which was also redone. I brought a -- I think it's
5 significant because the previous application is a
6 building that's gone to spoil, whereas this one is
7 one that's --

8 RACHEL KOUTISHIAN: You want me to hold
9 it?

10 LANCE LANDGRAF: There, we go.

11 CRAIG DOTHE: Not your highest and best
12 use.

13 This is our location right here and then
14 this is the cleaners that I was referring to and
15 what he did was really from this store down, all
16 the way down to the corner is the ones that he had
17 redone and they've -- like I said, they're very
18 nice. There's still a beautiful sign out there and
19 everything, which you can see there's attention to
20 the awnings in terms of the detail and everything
21 and the signage and all the upper work has been
22 really well-maintained. When you drive by it it's
23 a pretty part.

24 RACHEL KOUTISHIAN: I apologize. I
25 don't mean to interrupt you.

1 LANCE LANDGRAF: We're gonna mark that
2 as A-5.

3 RACHEL KOUTISHIAN: As A-5, all right.
4 Thank you.

5 CRAIG DOTHE: Thank you. You did a
6 great job.

7 RACHEL KOUTISHIAN: Thank you, very
8 much.

9 LANCE LANDGRAF: We'll call that the
10 photo array of the facade -- photo of the facade,
11 not an array.

12 CRAIG DOTHE: So this is the existing
13 facade here and what we're proposing to do is
14 basically take the sign off the awning and resign
15 it for Juniper Lane. This right now is, I think
16 12.5 square feet and I think we're going to be 20
17 but Jon will talk more about that. In addition to
18 that, because it is an awning sign, awnings stick
19 out from the building and then the signage is up
20 here. You don't see that when you're walking by.
21 So what we did was we put one of the typical, you
22 know, painted signs in the glass, you know, behind
23 the door right there so that when you -- it's
24 located right here. When you're walking by you
25 actually see the name of the store. Many stores up

1 and down Atlantic Avenue had that and that's
2 allowed by right. We located lighting inside of
3 the awning so that it cast a nice glow for security
4 purposes and being able to see the people that want
5 to come in. At the same time we have cameras
6 located right here for help in checking the people
7 in.

8 RACHEL KOUTISHIAN: Just to go back for
9 one quick second, the sign -- the proposed sign is
10 not any different in size or shape than the check
11 cashing or is it different?

12 CRAIG DOTHE: It's different. It's
13 actually smaller.

14 RACHEL KOUTISHIAN: I see. Okay.

15 CRAIG DOTHE: And like I said, by --
16 you're allowed to have this particular wall --
17 window sign by right.

18 RACHEL KOUTISHIAN: Okay. Is it your
19 professional opinion that the design promulgated
20 here in your architectural rendering conforms with
21 CRDA requirements and all design standards under
22 the Green Zone Redevelopment?

23 CRAIG DOTHE: Yes.

24 RACHEL KOUTISHIAN: Great.

25 Does the board have any questions?

1 LANCE LANDGRAF: At least one.

2 So the public coming in to the front,
3 they do not go into that back area where the
4 rolling carts are in?

5 CRAIG DOTHE: No. This right here is
6 the bulletproof glass. They're like bank teller
7 windows --

8 LANCE LANDGRAF: Right.

9 CRAIG DOTHE: -- right across here.
10 This is the man trap. This is as far in as the
11 people can get. It's a little different from the
12 previous application in terms of zones. In this
13 case what we have is this space is serving three
14 purposes. It's the entry point vestibule and this
15 the secure area. All right.

16 LANCE LANDGRAF: So there's no display
17 or any product out there?

18 CRAIG DOTHE: No.

19 LANCE LANDGRAF: It's all -- they're
20 either gonna have it on their phone or have ordered
21 it already because there's no -- majority, if not
22 all of the ones we've seen always have an area --

23 JANE FONTANA: Showcase.

24 LANCE LANDGRAF: -- showcase for sales.
25 They're not doing that in this case?

1 CRAIG DOTHE: No.

2 LANCE LANDGRAF: Okay.

3 CRAIG DOTHE: And it's my understanding
4 that you can't see the product when you're outside
5 walking by.

6 LANCE LANDGRAF: Correct.

7 JANE FONTANA: That's correct.

8 CRAIG DOTHE: So --

9 LANCE LANDGRAF: I'm talking about
10 inside.

11 RACHEL KOUTISHIAN: I see. Colleen can
12 testify to that.

13 LANCE LANDGRAF: The ones that we have
14 been in that have been open to see what has
15 actually happened --

16 RACHEL KOUTISHIAN: Are you going to
17 have any TVs or menus? How --

18 COLLEEN McQUADE: We'll have a TV menu
19 probably.

20 LANCE LANDGRAF: Okay.

21 COLLEEN McQUADE: And then, if anything,
22 we would have, like, shadow boxes that are locked.
23 It wouldn't be live product. It would be dummy
24 packages.

25 LANCE LANDGRAF: Understood.

1 COLLEEN McQUADE: It would just be dummy
2 packaging. Nothing -- we're more going vibey than,
3 like, that with a couple of venues, you know,
4 because it's so small.

5 LANCE LANDGRAF: Okay. Understood.

6 As I'm reading the floor plan, you know,
7 rolling shelves have a whole different meaning in
8 this vernacular. So movable might have been a
9 better description of that.

10 CRAIG DOTHE: (Inaudible) -- known as
11 flowers.

12 LANCE LANDGRAF: Exactly. Exactly.
13 Everybody's a comedian today.

14 ROBERT REID: I have a question
15 regarding -- (inaudible). Why are we labeling a
16 long dark hallway? Does that mean you're not --
17 purposely not lighting it?

18 CRAIG DOTHE: The long and winding road.

19 ROBERT REID: I never seen that on the
20 plan before.

21 CRAIG DOTHE: Sometimes you sprinkle
22 just a touch. Not too much.

23 RACHEL KOUTISHIAN: Just for purposes of
24 the record it's going to be a lit hallway.

25 CRAIG DOTHE: Yes, it will be.

1 ROBERT REID: Thank you. That's all I
2 wanted to make sure.

3 RACHEL KOUTISHIAN: Thank you.

4 LANCE LANDGRAF: It's not dark.

5 RACHEL KOUTISHIAN: Does the board have
6 any further questions for my architect?

7 LANCE LANDGRAF: No. Not at this time.

8 RACHEL KOUTISHIAN: Great. Thank you,
9 very much, Craig.

10 My final witness is Jon Barnhart, both
11 my engineer and my planner. Would you like to
12 swear him in?

13 LANCE LANDGRAF: Please. Let him get
14 his stuff organized there.

15 JANE FONTANA: Okay.

16 LANCE LANDGRAF: Whenever you're ready,
17 Jon.

18 JON BARNHART: Okay.

19 JANE FONTANA: All right. Could you
20 just raise your right hand?

21 JON BARNHART, having been first duly sworn
22 according to law, testified as follows:

23 JANE FONTANA: Thank you.

24 LANCE LANDGRAF: Go ahead.

25 RACHEL KOUTISHIAN: I would submit that

1 Jon Barnhart is an expert in both the field of
2 engineering and planning.

3 Jon, can you talk about your experience
4 in --

5 LANCE LANDGRAF: We would so recognize
6 him. He's been here probably more than I have.

7 JON BARNHART: I'm not sure if that's a
8 good or bad thing, Mr. Landgraf.

9 LANCE LANDGRAF: I wasn't judging. Just
10 making a statement.

11 RACHEL KOUTISHIAN: You're the engineer
12 that prepared the site plan?

13 JON BARNHART: Yes.

14 RACHEL KOUTISHIAN: Can you walk us
15 through your site plan, please?

16 JON BARNHART: Sure. So there's been a
17 lot of description of the property already so I'm
18 gonna kind of get -- just give a quick overview of
19 the circulation using the site plan, then I'll get
20 right into the planning testimony, because I think
21 you have a very clear understanding at this point
22 from the excellent job that our client did and then
23 together with Mr. Dothe's description of the
24 project.

25 So the property sits just one lot off of

1 the intersection of Mississippi and Atlantic
2 Avenues. As was mentioned, the corner of
3 Mississippi and Atlantic Avenue is the Formica
4 dry-cleaner facility and then our site is the very
5 small lot, existing lot, which is the Dover Check
6 Cashing facility with one residential unit above it
7 that exists on, on the site. The site is not -- we
8 are in the Ducktown Arts area and also in the Green
9 Zone and the site is essentially nonconforming in
10 every aspect. It doesn't meet lot area. It
11 doesn't meet setbacks. It doesn't meet any of the
12 zoning standards but it's an existing site. It's
13 fully developed on all of its size so the
14 opportunities to modify this site are -- really
15 aren't there. So we have, we have -- we have a
16 site that we are proposing to repurpose. We are
17 proposing, although it's functioned successfully
18 for a number of years, and as you heard Mr. Dothe
19 describe, it did undergo a facade improvement,
20 which I believe was a CRDA sponsored project, that
21 has held up, which is nice, and that -- and now our
22 client is going to, is going to additionally
23 rejuvenate the property.

24 The circulation will be such that, as it
25 was already described, and I'll go from site

1 perspective, customers will enter and exit from
2 Atlantic Avenue by way of the existing door and the
3 retail space is right in the front of the facility,
4 as was shown on Mr. Dothe's plan. All of the
5 delivery and loading access that was discussed
6 already will take place via an alley which comes
7 off of Mississippi Avenue to the rear of the
8 facility. This is a very, very similar
9 configuration to some other applications that
10 you've had that were near a corner that had the
11 benefit of an existing loading zone that worked
12 very well for the position of the use so, you know,
13 if you look at this at a glance, it looks a lot
14 like a couple of the other applications that have
15 come before you, but there's an existing loading
16 zone right on Mississippi Avenue that will be
17 utilized to bring product down, as well as the
18 cash, and then trash will also go out that alley.
19 Our client has that -- that is a municipally owned
20 alley. Our client has security license for that.
21 It was in the application. I think Mr. Hanson's
22 report does mention it.

23 G. JEFFREY HANSON: Correct. They have
24 a licensing agreement to utilize the loading zone
25 that Mr. Barnhart referred to and the alley for

1 loading and unloading purposes and that was, for
2 the record -- what was the resolution number here?
3 Bear with me. I apologize. That would be --

4 LANCE LANDGRAF: 370.

5 G. JEFFREY HANSON: -- Resolution 370
6 for the City of Atlantic City for the revocable
7 licensing agreement for such purposes.

8 LANCE LANDGRAF: Thank you.

9 JON BARNHART: The alley will be
10 completely secured. We will -- we are proposing
11 cameras throughout that area so there's view from
12 all, all directions of the alley, to make certain
13 that everything that takes place in that alley is
14 videoed properly. The -- our client has secured a
15 parking lease so obviously we -- the site has never
16 had parking. It's been a retail facility on the
17 ground floor and a residential facility above for
18 many, many years. There is an active tenant,
19 existing tenant in the second story that does
20 intend to stay as a tenant and his access, as was
21 discussed by Mr. Dothe, is by way of the stairs
22 from the alley so the concerns about -- from the
23 prior application aren't here in that this
24 structure does have a second or a separate means of
25 access from the rear of the building for the

1 residential use, so there is no commingling
2 concerns here. They have a lease for four parking
3 spaces which are located at 14 South Mississippi
4 Avenue. That property is just across Atlantic
5 Avenue. It's a B&B parking facility that they
6 have, they have a signed lease for. It's directly
7 across the street from the former Trump garage.
8 It's only -- I just -- I looked at it this morning.
9 It's about 275 feet from door to parking lot, so
10 it's in good close proximity. The reality is, is a
11 retail customer going to use those spaces, probably
12 not, but it's an opportunity for employees and such
13 to utilize those spaces which takes cars off the
14 street which, of course, is always a benefit if you
15 have an employee that's gonna come to the property
16 and look for an on-street parking space.

17 G. JEFFREY HANSON: Can I make one note
18 while we're on that subject?

19 JON BARNHART: Sure.

20 G. JEFFREY HANSON: I notice the lease
21 agreement does expire on, I think it's April 20th,
22 2025. If for any reason the lease isn't renewed or
23 you can't secure four off-street parking spaces
24 elsewhere, then you'd be required to come back to
25 seek variance approval at that time.

1 JON BARNHART: Understood.

2 LANCE LANDGRAF: Or provide another
3 lease.

4 JON BARNHART: Yeah. Just while we're
5 on that discussion, Mr. Hanson's report brings up
6 the issue of the residential use above. So the
7 residential use does not have parking now. It
8 never has had parking. So I guess we'll just kind
9 of look to you for guidance as to how you would
10 like us to address that. We have a lease for the
11 four spaces for the cannabis. We weren't intending
12 to lease additional spaces for the residential that
13 is intended to remain. If you would be willing, we
14 would like to request the variance for four of the
15 residential, to the extent it's necessary. I mean,
16 I look at it as an existing condition, a
17 nonconforming situation that is, quote-unquote,
18 grandfathered. It might not need a variance but I
19 would defer to you as to how we should deal with
20 that.

21 G. JEFFREY HANSON: It sounds like you
22 don't have -- the grandfathered shortfall would be
23 the three for the check cashing operation and the
24 two for the existing apartments so your
25 shortfall -- the current shortfall is five and

1 you're reducing it to one.

2 JON BARNHART: Correct.

3 LANCE LANDGRAF: I would say that, for
4 the residential piece, is an existing
5 nonconformity.

6 G. JEFFREY HANSON: Yeah. It's not
7 gonna change so let's --

8 ROBERT REID: It's also -- also for the
9 record, it's a permitted use. Does not require a
10 certificate of nonconformity because in the
11 Ducktown Arts District mixed use is a permitted use
12 and the definition of mixed use doesn't say the
13 number of units, so this -- the upstairs is
14 permitted.

15 JON BARNHART: Great. Thank you.

16 The only other deviation but for all the
17 existing nonconformities of the building itself
18 that we need to discuss was pointed out in Mr.
19 Hanson's report, is with regard to the awning sign.
20 That type of sign is not permitted here. I would
21 argue, obviously, that it was a CRDA sponsored
22 project for facade improvement. We are not making
23 any meaningful changes other than slightly reducing
24 the sign that is on the awning. We are trying to
25 figure out if, in fact, a license agreement was put

1 in place for that back when it was done but we will
2 make certain and seek license for the awning and
3 also the bay window above to the extent that it
4 doesn't already exist as a condition of the
5 approval.

6 G. JEFFREY HANSON: It was noted as
7 being reduced from an existing 17 square foot
8 awning --

9 JON BARNHART: To 12.5.

10 G. JEFFREY HANSON: -- proposed 12.5
11 which, actually, that does comply with the area
12 requirement. Just awning signs aren't permitted by
13 right in the Ducktown Arts District.

14 JON BARNHART: Agreed.

15 So with regard to planning testimony,
16 obviously we have to justify the deviations under
17 the C(1) or C(2) criteria. I would argue that all
18 of the variances that -- but for the sign
19 discussion, all of the variances that we are
20 requesting this evening -- this morning -- I'm
21 trained. This evening.

22 LANCE LANDGRAF: Force of habit. Been
23 there.

24 JON BARNHART: All of the variances that
25 we are requesting this morning do, other than the

1 sign, do fall under the C(1) criteria, which is the
2 hardship, as we know. We are -- we are dealing
3 with a piece of property that is exceptionally
4 narrow. It's shallow. It's an exceptionally small
5 area. There is no ability to modify any of that.
6 So based on that, we believe that all the variances
7 can be granted under the C(1) hardship scenario.
8 But I do also believe that we -- that the variances
9 can be granted under the C(2) in that we are
10 repurposing a building. You have a tenant that
11 wanted, that wanted to move on to some other things
12 and we were fortunate enough to have another tenant
13 that is willing to put their blood, sweat and tears
14 into renovating it and operating a new building or
15 a new retail in that space rather than that space
16 sitting vacant in a retail block, so I think that
17 by repurposing the building, by continuing to
18 maintain the building, we believe that that
19 promotes the general welfare, which is the first
20 purpose of zoning within the Municipal Land Use
21 Law. With regard to -- I would think that that
22 satisfies the positive criteria of the C(2).

23 With regard to the negative criteria
24 under both the C(1) and C(2), is there a
25 substantial detriment to the zone plan or zoning

1 ordinance, I would argue there is not because,
2 first of all, we are a permitted use in the zone,
3 and as Mr. Reid just pointed out, even the, even
4 the residential use above is a permitted use, so
5 everything taking place in this building is in
6 accordance with the Ducktown Arts Zone and all of
7 the deviations that we are requesting this morning
8 are existing conditions with no changeability.
9 Even if we were to tear the building down and start
10 fresh, we would be asking for all the same relief
11 that currently exists on the property because it's
12 the only way to have a viable development on the
13 site. So we do not believe that there is a
14 substantial detriment to the zone plan or zoning
15 ordinance for those reasons.

16 With regard to the second prong of the
17 negative criteria, is there a substantial detriment
18 to the public good. Again, this is a permitted
19 use. It's a very, very small operation. As far as
20 traffic is concerned, I would, I would -- foot
21 traffic is concerned, I would say we probably will
22 be relatively similar to the retail check cashing
23 facility that was -- has been there for a while
24 now, hopefully slightly increased in intensity, but
25 the folks coming to the site, especially with the

1 number that we have in the community now, as we --
2 as you've heard in the prior application, we don't
3 really know how many of these are going to end up
4 opening or being successful but, you know, what I'm
5 seeing is that these are turning into, if many of
6 them do open, you're gonna be going to your
7 neighborhood cannabis store, kind of like you go to
8 your neighborhood liquor store or other things, so
9 I think you're gonna see a lot of walk up, I think
10 you're gonna see a lot of bicycles, I think you're
11 gonna see a lot of other modes of transportation
12 other than vehicles, and because we're a commercial
13 operation in the heart of a commercial area, we see
14 no negative impact, or I should say substantial
15 detriment to the public good.

16 Just to touch quickly again on the
17 parking, I just discussed, you know, different
18 modes of transportation. The site does have an
19 existing deficit of parking but our client, you
20 know, recognizes that securing some parking
21 certainly helps their operation and it's really a
22 benefit to this area because there are times where
23 this area, Mississippi and Atlantic, going down to
24 Georgia, you've got Dock's Restaurant and such, it
25 does get pretty busy right in this area of town at

1 certain times, so them going -- what I consider to
2 be above and beyond and going to secure us some
3 parking off site but not on -- in the public
4 right-of-way is certainly a benefit to the -- to
5 this neighborhood and, of course, also to our
6 client.

7 So with that, we believe that the
8 positive and negative criteria have been justified
9 by way of my testimony. We have gone through all
10 of Mr. Hanson's comments. I think our client, by
11 way of testimony, addressed a lot of Mr. Hanson's
12 issue -- concerns and questions. I think between
13 Mr. Dothe and myself, I think we picked up the
14 balance of those open items but we're happy to
15 answer any other questions that you guys have.

16 LANCE LANDGRAF: Okay. You touched a
17 little bit on -- it's not really a question, more
18 of a comment -- other facilities in the area
19 immediately adjacent to the site and across the
20 street. There's several been approved in this
21 area, so just so you're aware of that.

22 JON BARNHART: Yes.

23 LANCE LANDGRAF: You testified that you
24 think they will become neighborhood places, which
25 is fine. Question I get every time I present these

1 to my board is churches and schools. This is in
2 very close proximity to St. Mike's, right around
3 the corner, so any -- you think any impact to that
4 use at all from your standpoint?

5 JON BARNHART: I don't. You know,
6 obviously, you know, that's an interesting subject
7 as to whether or not few people feel that these
8 have impact to, you know, to local churches or not.
9 The one thing I would say to this specific property
10 and application is that it is -- it's the smallest
11 one we've done. It's a very, very small operation.
12 So the number of patrons to and from it I think are
13 going to be considerably less than some of the
14 others we've done, just because of the size of it,
15 and I also think that it is -- it's in the heart
16 of, you know, pretty heavy commercial area. I
17 mean, you've got a lot of traffic in and out of the
18 laundromat next door. You've got -- I mean
19 pedestrian traffic. You've got a lot of traffic,
20 you know, going down the next block, like I said,
21 with Dock's Restaurant right there, so there's a
22 lot of hustle and bustle of people in this area.
23 To the extent that 10 of those people during the
24 day happen to be going to the cannabis versus going
25 into the laundromat or in Dock's to have Happy Hour

1 or dinner or what have you, I don't, I don't really
2 necessarily see a difference or an effect that that
3 would have on the church. Also, you heard the
4 discussion of their hours. Their hours are, you
5 know, I think appropriate and, you know, we all
6 know church hours typically are, you know,
7 weekends, mornings, you know. They have other
8 events, but I believe that this is compatible,
9 again, largely because of the size of the
10 operation.

11 LANCE LANDGRAF: Okay. Thank you.

12 One last thing. The loading area is
13 shared by another use, I'm assuming?

14 JON BARNHART: Yeah. At the corner.
15 It's a loading area that's available, that's
16 correct.

17 LANCE LANDGRAF: You'll coordinate with
18 that operator to make sure we're not --

19 JON BARNHART: Yes.

20 LANCE LANDGRAF: -- over capacity?

21 JON BARNHART: We're fortunate that it
22 is a relatively long loading area so -- and you
23 heard the testimony of our vehicles so, you know,
24 if the first truck in parks appropriately, there
25 should be room for more than one vehicle at a time,

1 but yeah, if it becomes an issue our client is
2 going to have to amend their loading times so that
3 they are not conflicting with others.

4 LANCE LANDGRAF: Okay. That's all I
5 have.

6 Jeff, you want to go through -- are you
7 finished with your testimony, sir?

8 JON BARNHART: Yes, I am.

9 RACHEL KOUTISHIAN: I have no other
10 questions. That's great.

11 LANCE LANDGRAF: Jeff, you want to go
12 through your July 12th review? We'll mark that as
13 B-1.

14 G. JEFFREY HANSON: I'll be glad to.
15 Thanks, Lance.

16 I'd just like to thank the applicant for
17 putting on a -- and their professionals for putting
18 on a very thorough presentation. It makes
19 everything a lot easier.

20 I just wanted to make note, this is a --
21 (inaudible) -- they're leasing 800 square feet.
22 I'm sorry. Page 1 lists the contact information
23 for the applicants. Page 2 has the documents that
24 were submitted and reviewed. In the project
25 description, just that this is an 800 square foot

1 retail space, first floor lease. I think I did
2 make mention that they have Resolution Number 370
3 from the City of Atlantic City Council for the
4 revocable licensing agreement for the unloading and
5 loading space and alley, 3 foot wide alley at the
6 rear of the property. It is located in Ducktown
7 Arts District. Go on, there are 11 submission
8 waivers. I'll -- for the sake of brevity I won't
9 list them all. We have no objection to those
10 waivers based upon the testimony and the
11 supplemental information that's gonna -- that's
12 been provided this morning and the fact that many
13 of them are not applicable to this application.
14 Moving on to page 4 of the letter, we list nine --
15 we're gonna call it nine existing nonconformities
16 and, therefore, lot area, lot depth, lot width, lot
17 frontage, building coverage, impervious coverage,
18 front yard setback and rear yard setback and then
19 the grandfathered shortfall that's being reduced by
20 the proposal this morning. These are all existing
21 nonconformities. They're not being exacerbated by
22 the current proposal. The one, quote-unquote, new
23 variance was for the -- permit the awning sign in
24 the Ducktown Arts District where it's not permitted
25 by right, actually. Moving on to page 5, I think

1 Jon -- or end of page 4 talks about the variance
2 criteria which Jon went through pretty thoroughly
3 so I don't have to anything to add there. I think
4 we already talked about what would happen in the
5 event that the lease for the four parking spaces is
6 required you -- (inaudible) -- they're required to
7 seek alternative arrangements in that respect.
8 Number two, with -- the apartment is going to be on
9 the second floor, still existing and proposed,
10 that's permitted in the Ducktown Arts. Number
11 three, the loading and unloading protocols have
12 been discussed this morning in detail.

13 Are there any existing or proposed deed
14 restrictions that you're aware of?

15 JON BARNHART: Not that we're aware of.

16 G. JEFFREY HANSON: Okay. You'll go to
17 the City of Atlantic City for the Green Zone
18 Redevelopment architectural review?

19 JON BARNHART: Review, yes.

20 G. JEFFREY HANSON: That would be a
21 condition of any approval, obviously. You'll go
22 to -- I think we've discussed you'll go to Atlantic
23 City Police Department for the security and
24 surveillance measures review?

25 JON BARNHART: Yes.

1 G. JEFFREY HANSON: We talked about
2 where the trash and recycling are proposed to be
3 stored, in addition to any comments that the fire
4 department might have. The fence that's gonna be
5 used to screen that actually projects into the
6 alley, the 3 foot alley in the rear by about 7
7 inches and, technically, Resolution 370 for the
8 revocable licensing agreement is for loading and
9 unloading activities. I don't know that the
10 placement of a fence within that alley would
11 constitute loading and unloading activities, but if
12 the board feels it's appropriate, I think the
13 revocable licensing agreement should be amended to
14 allow that encumbrance into the alley there. I
15 think that's probably a separate issue.

16 LANCE LANDGRAF: Yeah. I think that's
17 more of a city issue than us.

18 JANE FONTANA: Umm-hum, the city.

19 RACHEL KOUTISHIAN: We have spoken to
20 the city and we're working on getting an amended
21 revocable license.

22 LANCE LANDGRAF: Okay. Great.

23 G. JEFFREY HANSON: I think that's
24 probably best. And then you'll get a revocable
25 licensing agreement if one doesn't already exist

1 for the awning sign and second floor bay window and
2 anything else that encumbers the right-of-way?

3 RACHEL KOUTISHIAN: We have retained
4 that. We're just waiting on the documents and
5 they'll be provided.

6 G. JEFFREY HANSON: Okay. I think that
7 covers everything in my letter, unless there's any
8 specific questions or comments on anything
9 contained in it.

10 LANCE LANDGRAF: No. I don't have
11 anything.

12 Rachel, you've read Mr. Hanson's letter
13 and you agree to his conditions as part of any
14 approval that might be granted?

15 RACHEL KOUTISHIAN: Certainly.

16 LANCE LANDGRAF: Okay.

17 G. JEFFREY HANSON: Thank you.

18 LANCE LANDGRAF: Rob, do you have
19 anything?

20 G. JEFFREY HANSON: No. I'm good.

21 LANCE LANDGRAF: Jane?

22 JANE FONTANA: No. Just one question.

23 This is all gonna be on site at the
24 windows as proposed sales, they'll be no other --

25 LANCE LANDGRAF: No deliveries.

1 JANE FONTANA: No deliveries, online
2 ordering or anything like that?

3 RACHEL KOUTISHIAN: (Inaudible) --

4 JANE FONTANA: Yes, please.

5 COLLEEN McQUADE: So there definitely
6 will be online ordering where they can pick it up
7 in store. It will also be stored in the same way,
8 just already packaged off for someone with their
9 name on it. We do have a plan to have deliveries.
10 We're gonna get up and running and work with the
11 CRC to do deliver -- to figure out deliveries.

12 LANCE LANDGRAF: You'll need a
13 subsequent license, Class 6 to do that.

14 COLLEEN McQUADE: It's actually an
15 add-on to our Class 5.

16 G. JEFFREY HANSON: If you're gonna do
17 it in-house --

18 COLLEEN McQUADE: We're gonna do it
19 in-house.

20 G. JEFFREY HANSON: -- it's third
21 parties for the Class 6.

22 COLLEEN McQUADE: Yeah. And we're
23 social equity. I think that changes our ability to
24 get our delivery license.

25 LANCE LANDGRAF: Okay. With that, I'll

1 open up to the public. Anybody in the public have
2 any comments or questions, please step forward.

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

5 As you heard in the previous
6 applications, our next board meeting is September,
7 I think the 17th. That's when this application
8 will be on that board meeting for that agenda.

9 Do you have anything else, Rachel, or
10 Jon or anybody?

11 RACHEL KOUTISHIAN: No.

12 JON BARNHART: No. Thank you.

13 LANCE LANDGRAF: Okay. We'll close the
14 testimony on this matter.

15 For the public's benefit, our next
16 scheduled land use hearing is August 1st at 10 a.m.

17 With no other public comment, we'll
18 close the meeting. We are adjourned. Thank you.

19 RACHEL KOUTISHIAN: Thank you.

20 (At 11:54 a.m. proceedings were
21 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.
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