

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY
2 LAND USE REGULATION ENFORCEMENT DIVISION

3 APPLICATION: 2025-01-3771
4 GARDEN STATE OUTDOOR, LLC
5 AC EXPRESSWAY ROW
6 ADMINISTRATIVE REVIEW AND RECOMMENDATION FOR
7 BILLBOARD

8 APPLICANT SEEKS ADMINISTRATIVE REVIEW AND
9 RECOMMENDATION IN ACCORDANCE WITH N.J.S.A.
10 40:55D-31 FOR BILLBOARD.

11 THE PROPERTY IS LOCATED IN THE ATLANTIC CITY
12 EXPRESSWAY RIGHT-OF-WAY ADJOINING BLOCK 391, LOT 1
13 ON THE TAX MAP FOR THE CITY OF ATLANTIC CITY,
14 LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT (CBD).

15 THURSDAY, FEBRUARY 20, 2025
16 10:00 A.M.

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22 CSR COURT REPORTING SERVICES, LLC
23 Certified Court Reporters & Videographers
24 1125 Atlantic Avenue, Suite 543
25 Atlantic City, New Jersey 08401
609-641-7117 FAX: 609-641-7640

1 Public Hearing in the above-referenced matter
2 conducted at the CASINO REINVESTMENT DEVELOPMENT
3 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic
4 City, New Jersey, taken before Michelle Gruendel, a
5 Certified Court Reporter and Notary Public of the
6 State of New Jersey, on Thursday, February 20,
7 2025, commencing at 10:00 a.m.

8
9 A P P E A R A N C E S:

10 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

11 LANCE D. LANDGRAF, JUNIOR
12 CHAIRMAN
13 DIRECTOR, PLANNING DEPARTMENT

14 ROBERT L. REID
15 LAND USE ENFORCEMENT OFFICER

16 PROFESSIONALS TO THE BOARD:

17 SCOTT G. COLLINS, ESQ.
18 RIKER DANZIG

19 CHRISTINE COFONE, PP
20 COFONE CONSULTING GROUP, LLC

21 G. JEFFREY HANSON, PE
22 ENVIRONMENTAL RESOLUTIONS, INC.

23 COUNSEL FOR THE APPLICANT:

24 NICHOLAS TALVACCHIA, ESQ.
25 COOPER LEVENSON

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7
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11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INDEX

APPLICANT	PAGE
APPLICATION: 2025-01-3771 GARDEN STATE OUTDOOR, LLC	
BY MR. TALVACCHIA	4

EXHIBITS MARKED AND/OR REFERRED TO:
A-1, 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: Good morning. I'll
6 call to order the February 20th, 2025 CRDA Land Use
7 Regulation Enforcement Division Hearing to order.

8 Would everyone please rise for the
9 Pledge of Allegiance?

10 (Pledge of Allegiance is recited.)

11 LANCE LANDGRAF: Thank you.

12 Good morning. This hearing has been
13 noticed in accordance with the Senator Byron M.
14 Baer Open Public Meetings Act.

15 We have four items on our agenda today,
16 however, two of those are being either tabled or
17 rescheduled. The first being Application
18 2025-01-3782, Vamsi Atlantic Investment Group, LLC,
19 111 North Indiana Avenue. They had improper notice
20 so they will not be heard this morning. We do not
21 have a rescheduled date. It was improper notice so
22 we're not going to push that to another exact date.

23 The second one is Application
24 2025-01-3770, SECAA, LLC, doing business as
25 Cocorico, Chelsea Beach Bar. That matter is being

1 tabled to our March 6th hearing, March 6th, 2025.
2 No further notice will be provided on that
3 application. That will not be heard today.

4 The first application we will hear today
5 is Application Number 2025-01-3771, Garden State
6 Outdoor, LLC, AC Expressway Right-of-Way,
7 Administration -- Administrative Review and
8 Recommendation for a Billboard. The applicant
9 seeks administrative review and recommendation in
10 accordance with N.J.S.A. 40:55D-31 for a billboard.

11 The property is located at Atlantic City
12 Expressway Right-of-Way adjoining Block 391, Lot 1
13 in the City of Atlantic City. It's in the Central
14 Business District.

15 Rob, we have proper notice on this?

16 ROBERT REID: Yes. I have reviewed
17 the -- actually, this does not require notice other
18 than in the newspaper and that was published.

19 LANCE LANDGRAF: Okay.

20 ROBERT REID: So we have jurisdiction.

21 LANCE LANDGRAF: All right. You want to
22 swear in Christine?

23 SCOTT COLLINS: Raise your right hand,
24 please.

25 CHRISTINE COFONE, PP, having been first duly sworn

1 according to law, testified as follows:

2 LANCE LANDGRAF: And Christine has been
3 accepted as our planning consultant and her expert
4 testimony will be relied on accordingly.

5 SCOTT COLLINS: Thanks.

6 LANCE LANDGRAF: Review for
7 completeness, we're complete on this?

8 CHRISTINE COFONE: We are, yes.

9 LANCE LANDGRAF: Mr. Talvacchia --

10 NICHOLAS TALVACCHIA: Good morning.

11 Nick --

12 LANCE LANDGRAF: -- the floor is yours.

13 NICHOLAS TALVACCHIA: Thank you.

14 Good morning. Nick Talvacchia on behalf
15 of Garden State Outdoor, acting as agent for the
16 South Jersey Transportation Authority.

17 This is a section -- or it's known in
18 our business as a Section 31 Review and
19 Recommendation and it is -- and we've done several
20 of these before this Authority in the past so it's
21 not really -- because it's on state property and
22 the underlying party in interest is the State of
23 New Jersey, the SJTA, it is not subject to the
24 normal application process for land use matters.
25 So again, review and recommendation, and this is a

1 three-sided digital billboard. One side will be
2 for SJTA, for its uses, public uses. The other two
3 will be for outdoor advertising purposes. It's
4 literally at the foot of the expressway as you
5 leave town. We'll show that in the detail on the
6 boards. And I'll -- I want to ask that Mr. Sciullo
7 be sworn and have him talk about it a little bit
8 and identify it in more detail.

9 SCOTT COLLINS: Okay. Raise your right
10 hand.

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

13 NICHOLAS TALVACCHIA: Mr. Landgraf,
14 given his prior qualifications before the Authority
15 as a planning expert and a professional engineer, I
16 offer him to be acknowledged as an expert in those
17 fields.

18 LANCE LANDGRAF: So acknowledged.

19 SCOTT COLLINS: Before we get going, I
20 know it's not an application, but there was
21 documents and plans submitted?

22 NICHOLAS TALVACCHIA: Yes. We have
23 submitted a full -- not full. We did submit the
24 full normal application. It's only one sheet, but
25 yes, we did.

1 SCOTT COLLINS: We'll mark that A-1.

2 LANCE LANDGRAF: A-1.

3 NICHOLAS TALVACCHIA: Okay. So Mr.
4 Sciullo, you've been sworn. You have displayed --
5 is that the site plan we used?

6 JASON SCIULLO: That's the one. That is
7 the plan that was submitted --

8 NICHOLAS TALVACCHIA: Okay.

9 JASON SCIULLO: -- with the application.

10 NICHOLAS TALVACCHIA: Mr. Collins, you
11 want to mark that or it's already part of what's --

12 SCOTT COLLINS: If it's part of what was
13 submitted, it's fine.

14 NICHOLAS TALVACCHIA: Okay. So if you
15 could just orient everyone to what we're looking at
16 there.

17 JASON SCIULLO: Sure. So the --
18 generally the way the roadway network is set up,
19 you have the westbound section of the expressway on
20 the right side, eastbound incoming on the left
21 side, and we have Baltic Avenue on the east of that
22 intersection and Fairmount Avenue on the west.
23 This is the Sheraton Hotel. This is the first
24 phase of The Walk. That's the third phase of The
25 Walk. This triangular island, which is on the --

1 I'll call it the exit ramp, it's not the right way
2 to put it, but the exit lanes. Towards the
3 expressway and Baltic is where we propose the
4 advertising sign. So I'm gonna zoom in on that.
5 That's within the public right-of-way. It is, as
6 mentioned, the three-sided structure. Typically
7 these are a V shaped two-sided structure. We're
8 adding the third face to generally buffer or mask
9 the structure behind it. The face that's going to
10 be visible from Baltic Avenue will be the one that
11 SJTA has permanent use of. The other two faces,
12 one facing the expressway, generally incoming from
13 the east, and one facing Arkansas Avenue on the way
14 to the expressway from the west, those will be --
15 start out as static and be converted to digital as
16 time goes on. They are a little smaller than a lot
17 of the signs you see on the expressway. These are
18 20 by 30, but in perspective, this board on the
19 opposite side, that sign board -- what's that one?
20 It's 19 by -- 16 by 60, 960 square feet. So this
21 is smaller than the normal size, we'll call it,
22 advertising sign. It will be at a height of 40
23 feet and it will be completely contained within the
24 curbed framework of that island. Nothing will hang
25 over the roadways.

1 LANCE LANDGRAF: Jay, what was the
2 height again? 40?

3 JASON SCIULLO: 40, yes, sir.

4 LANCE LANDGRAF: Go ahead. That's all I
5 had.

6 NICHOLAS TALVACCHIA: That's all I have.

7 JASON SCIULLO: Simple as it is. Just
8 erecting a sign board.

9 LANCE LANDGRAF: Okay.

10 NICHOLAS TALVACCHIA: That's it, Jay?

11 JASON SCIULLO: That's it.

12 NICHOLAS TALVACCHIA: Okay. So that
13 concludes our presentation.

14 LANCE LANDGRAF: All right. With that,
15 we'll go -- Christine, you want to go through your
16 report? We'll mark that as B-1. It's a report
17 dated February 19th, 2025.

18 CHRISTINE COFONE: So thank you, as
19 usual, Mr. Sciullo, for a comprehensive
20 application. I think probably the most significant
21 public facing aspect of this is that one face of
22 the sign, as Mr. Sciullo indicated, will be
23 exclusively reserved for public purpose, so that is
24 certainly something -- while no zoning relief is
25 required in conjunction with this, one of the -- in

1 fact, the first stated purpose of the Municipal
2 Land Use Law is to promote the general welfare, and
3 having one face of this exclusively devoted to the
4 ability to get messages to the public certainly
5 promotes the general welfare, so I find that this
6 is consistent with the Tourism District Master
7 Plan. No variance relief is required, and the fact
8 that you would typically, when you have a
9 billboard, you'll see at least some portion of it,
10 not the entire dwell time, will be devoted to
11 public facing messages. So the fact that in this
12 particular application there is one side that in
13 its entirety is going to be devoted to public
14 facing messages, I would say is certainly a unique
15 aspect of this application and that's not typical.
16 We would usually just see, you know, if they have
17 an eight second flip, maybe they'll give a few
18 seconds, you know, every -- every hour or so, so I
19 would say that in my experience that makes this a
20 unique and certainly a benefit to the community of
21 Atlantic City.

22 So with that, I have nothing further to
23 comment on this, other than what's stated in my
24 February 19th, 2025 report, which basically just
25 finds it to be consistent with the Tourism District

1 Master Plan and finds that to be a public benefit
2 of the application.

3 LANCE LANDGRAF: Okay. Thank you.

4 Any other questions on our end?

5 So this will be handled as an
6 administrative review and recommendation. As I
7 said, Mr. Talvacchia, before the meeting, we will
8 take it to our board. We'll get it on our next
9 agenda in March for their -- really no approval for
10 them, just to advise them of what's going on.
11 That's how we handle the administrative
12 recommendations.

13 NICHOLAS TALVACCHIA: What is the date
14 of that meeting? March the --

15 LANCE LANDGRAF: March 18th.

16 NICHOLAS TALVACCHIA: Thank you.

17 LANCE LANDGRAF: Anything else? Rob, we
18 good on our end?

19 ROBERT REID: No. We're good.

20 LANCE LANDGRAF: All right. With that,
21 we'll open this up to the public. If anybody here
22 has any comments or questions regarding the
23 billboard application, please step forward, state
24 your name.

25 Seeing none, we'll close the public

1 portion. And hearing no more comments from our
2 staff or the public, we'll close the testimony on
3 this matter and, like I said, we'll look forward to
4 getting it on the March 18th --

5 NICHOLAS TALVACCHIA: Thank you.

6 LANCE LANDGRAF: -- board meeting.

7 NICHOLAS TALVACCHIA: Thank you, very
8 much.

9 LANCE LANDGRAF: Thank you, Mr.
10 Talvacchia. Good seeing you guys.

11 (At 10:09 a.m. proceedings were
12 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	Arkansas 9:13	4:24 5:14	community 11:20
A-1 3:11 8:1,2	aspect 10:21 11:15	6:18	complete 6:7
a.m. 1:15 2:7 13:11	Atlantic 1:10 1:11,23,24	Byron 4:13	completely 9:23
ability 11:4 14:9	2:3 4:18	C	completeness 6:7
above-refe... 2:1	5:11,13	C 2:9	comprehensive 10:19
AC 1:4 5:6	11:21	C.C.R 14:19,20	concluded 13:12
accepted 6:3	attorney 14:11 14:13	call 4:6 9:1 9:21	concludes 10:13
accurate 14:6	AUDIO/VIDEO 4:3	CASINO 1:1 2:2 2:10	conducted 2:2
acknowledged 7:16,18	Authority 1:1 2:3,10 6:16	CBD 1:12	conjunction 10:25
Act 4:14	6:20 7:14	Central 1:12 5:13	consistent 11:6,25
acting 6:15	Avenue 1:23 2:3 4:19	certainly 10:24 11:4	consultant 6:3
action 14:12 14:15	8:21,22 9:10	11:14,20	CONSULTING 2:17
adding 9:8	9:13	CERTIFICATE 14:1	contained 9:23
adjoining 1:11 5:12	B	Certified 1:23 2:5 14:3	converted 9:15
Administra... 5:7	B-1 3:11 10:16	certify 14:5 14:10	COOPER 2:21
administra... 1:4,8 5:7,9 12:6,11	Baer 4:14	CHAIRMAN 2:11	counsel 2:20 14:11,14
advertising 7:3 9:4,22	Baltic 8:21 9:3,10	Chelsea 4:25	Court 1:22,23 2:5 4:1 14:3
advise 12:10	Bar 4:25	Christine 2:17 5:22,25 6:2	CRDA 4:6
agenda 4:15 12:9	basically 11:24	6:8 10:15,18	CSR 1:22
agent 6:15	Beach 4:25	City 1:10,11 1:11,24 2:4	curbed 9:24
ahead 10:4	behalf 6:14	5:11,13,13	
Allegiance 4:9 4:10	benefit 11:20 12:1	11:21	D
AND/OR 3:10	best 14:9	close 12:25 13:2	D 2:11
anybody 12:21	billboard 1:5 1:9 5:8,10	Cocorico 4:25	DANZIG 2:16
applicant 1:8 2:20 3:2 5:8	7:1 11:9	COFONE 2:17,17 5:25 6:8	date 4:21,22 12:13 14:8
application 1:3 3:3 4:17	12:23	10:18	dated 10:17
4:23 5:3,4,5	bit 7:7	Collins 2:15 5:23 6:5 7:9	DEPARTMENT 2:12
6:24 7:20,24	Block 1:11 5:12	7:19 8:1,10	detail 7:5,8
8:9 10:20	board 2:14 9:18,19 10:8	8:12	DEVELOPMENT 1:1 2:2,10
11:12,15	12:8 13:6	commencing 2:7	devoted 11:3 11:10,13
12:2,23	boards 7:6	comment 11:23	digital 7:1
approval 12:9	buffer 9:8	comments 12:22 13:1	
	business 1:12		

9:15 digitally 14:7 DIRECTOR 2:12 displayed 8:4 District 1:12 5:14 11:6,25 Division 1:1 4:7 documents 7:21 doing 4:24 duly 5:25 7:11 dwell 11:10	10:21 11:3 faces 9:11 facing 9:12,13 10:21 11:11 11:14 fact 11:1,7,11 Fairmount 8:22 FAX 1:24 February 1:14 2:6 4:6 10:17 11:24 feet 9:20,23 fields 7:17 financially 14:14 find 11:5 finds 11:25 12:1 fine 8:13 first 4:17 5:4 5:25 7:11 8:23 11:1 flip 11:17 floor 6:12 FOLLOWING 4:1 follows 6:1 7:12 foot 7:4 foregoing 14:5 forth 14:8 forward 12:23 13:3 four 4:15 framework 9:24 full 7:23,23 7:24 further 5:2 11:22 14:10	getting 13:4 give 11:17 given 7:14 go 10:4,15,15 goes 9:16 going 4:22 7:19 9:9 11:13 12:10 gonna 9:4 good 4:5,12 6:10,14 12:18,19 13:10 Group 2:17 4:18 Gruendel 2:4 14:3,19 guys 13:10	10:22 interest 6:22 interested 14:14 intersection 8:22 Investment 4:18 island 8:25 9:24 items 4:15
E		H	J
E 2:9,9 east 8:21 9:13 eastbound 8:20 eight 11:17 either 4:16 employee 14:11 14:13 Enforcement 1:1 2:13 4:7 engineer 7:15 entire 11:10 entirety 11:13 ENVIRONMENTAL 2:19 erecting 10:8 ESQ 2:15,21 exact 4:22 exclusively 10:23 11:3 EXHIBITS 3:10 exit 9:1,2 experience 11:19 expert 6:3 7:15,16 expressway 1:4 1:11 5:6,12 7:4 8:19 9:3 9:12,14,17	financially 14:14 find 11:5 finds 11:25 12:1 fine 8:13 first 4:17 5:4 5:25 7:11 8:23 11:1 flip 11:17 floor 6:12 FOLLOWING 4:1 follows 6:1 7:12 foot 7:4 foregoing 14:5 forth 14:8 forward 12:23 13:3 four 4:15 framework 9:24 full 7:23,23 7:24 further 5:2 11:22 14:10	hand 5:23 7:10 handle 12:11 handled 12:5 hang 9:24 HANSON 2:18 hear 5:4 heard 4:20 5:3 hearing 2:1 4:4,7,12 5:1 13:1 height 9:22 10:2 hereinbefore 14:8 Hotel 8:23 hour 11:18	JASON 7:11 8:6 8:9,17 10:3 10:7,11 Jay 10:1,10 JEFFREY 2:18 Jersey 1:24 2:4,6 6:16 6:23 14:5,21 JUNIOR 2:11 jurisdiction 5:20
F	G	I	K
face 9:8,9	G 2:15,18 Garden 1:3 3:3 5:5 6:15 general 11:2,5 generally 8:18 9:8,12	identify 7:8 improper 4:19 4:21 incoming 8:20 9:12 INDEX 3:1 Indiana 4:19 indicated	know 7:20 11:16,18 known 6:17
			L
			L 2:13 LANCE 2:11 4:5 4:11 5:19,21 6:2,6,9,12 7:18 8:2 10:1,4,9,14 12:3,15,17 12:20 13:6,9 land 1:1 2:13 4:6 6:24 11:2 Landgraf 2:11 4:5,11 5:19 5:21 6:2,6,9 6:12 7:13,18

8:2 10:1,4,9 10:14 12:3 12:15,17,20 13:6,9 lanes 9:2 law 6:1 7:12 11:2 leave 7:5 left 8:20 LEVENSON 2:21 License 14:20 literally 7:4 little 7:7 9:16 LLC 1:3,22 2:17 3:3 4:18,24 5:6 located 1:10 1:12 5:11 look 13:3 looking 8:15 lot 1:11 5:12 9:16	14:3,19 morning 4:5,12 4:20 6:10,14 Municipal 11:1	outdoor 1:3 3:3 5:6 6:15 7:3	promotes 11:5 proper 5:15 property 1:10 5:11 6:21 propose 9:3 provided 5:2 public 2:1,5 4:14 7:2 9:5 10:21,23 11:4,11,13 12:1,21,25 13:2 14:4,20 published 5:18 purpose 10:23 11:1 purposes 7:3 push 4:22 put 9:2
<hr/> M <hr/>	<hr/> N <hr/>	<hr/> P <hr/>	<hr/> Q <hr/>
M 4:13 MAP 1:11 March 5:1,1 12:9,14,15 13:4 mark 8:1,11 10:16 MARKED 3:10 mask 9:8 Master 11:6 12:1 matter 2:1 4:25 13:3 matters 6:24 meeting 12:7 12:14 13:6 Meetings 4:14 mentioned 9:6 messages 11:4 11:11,14 Michelle 2:4	N 2:9 N. J. S. A 1:8 5:10 name 12:24 neither 14:10 14:13 network 8:18 New 1:24 2:4,6 6:23 14:4,21 newspaper 5:18 NICHOLAS 2:21 6:10,13 7:13 7:22 8:3,8 8:10,14 10:6 10:10,12 12:13,16 13:5,7 Nick 6:11,14 normal 6:24 7:24 9:21 North 4:19 Notary 2:5 14:4,20 NOTE 4:1 notice 4:19,21 5:2,15,17 noticed 4:13 Number 5:5	part 8:11,12 particular 11:12 parties 14:12 party 6:22 PE 2:18 7:11 Pennsylvania 2:3 permanent 9:11 perspective 9:18 phase 8:24,24 place 14:8 plan 8:5,7 11:7 12:1 planning 2:12 6:3 7:15 plans 7:21 please 4:8 5:24 12:23 Pledge 4:9,10 portion 11:9 13:1 PP 2:17 5:25 7:11 PRESENT 4:4 presentation 10:13 prior 7:14 probably 10:20 proceedings 13:11 process 6:24 PRODUCED 4:2 professional 7:15 PROFESSIONALS 2:14 promote 11:2	R R 2:9 Raise 5:23 7:9 ramp 9:1 really 6:21 12:9 recited 4:10 recommenda... 1:4,8 5:8,9 6:19,25 12:6 recommenda... 12:12 REFERRED 3:10 regarding 12:22 Regulation 1:1 4:7 REID 2:13 5:16 5:20 12:19 REINVESTMENT 1:1 2:2,10

relative 14:11 14:13	SCOTT 2:15 5:23 6:5 7:9 7:19 8:1,12	stated 11:1,23	Thursday 1:14 2:6
relied 6:4	SECAA 4:24	static 9:15	time 9:16 11:10 14:7
relief 10:24 11:7	second 4:23 11:17	stenograph... 14:7	today 4:15 5:3 5:4
report 10:16 10:16 11:24	seconds 11:18	step 12:23	Tourism 11:6 11:25
Reporter 2:5 14:4	section 6:17 6:18 8:19	structure 9:6 9:7,9	town 7:5
REPORTER'S 4:1	see 9:17 11:9 11:16	subject 6:23	transcript 4:2 14:6
Reporters 1:23	seeing 12:25 13:10	submit 7:23	Transporta... 6:16
REPORTING 1:22	seeks 1:8 5:9	submitted 7:21 7:23 8:7,13	triangular 8:25
require 5:17	Senator 4:13	Suite 1:23	true 14:6
required 10:25 11:7	SERVICES 1:22	Sure 8:17	two 4:16 7:2 9:11
rescheduled 4:17,21	set 8:18 14:8	swear 5:22	two-sided 9:7
reserved 10:23	shaped 9:7	sworn 5:25 7:7 7:11 8:4	typical 11:15
RESOLUTIONS 2:19	sheet 7:24	<hr/> T <hr/>	typically 9:6 11:8
review 1:4,8 5:7,9 6:6,18 6:25 12:6	Sheraton 8:23	tabled 4:16 5:1	U
reviewed 5:16	show 7:5	take 12:8	underlying 6:22
right 5:21,23 7:9 8:20 9:1 10:14 12:20	side 7:1 8:20 8:21 9:19 11:12	taken 2:4 4:3 14:7	unique 11:14 11:20
right-of-way 1:11 5:6,12 9:5	sign 9:4,19,22 10:8,22	talk 7:7	use 1:1 2:13 4:6 6:24 9:11 11:2
RIKER 2:16	significant 10:20	Talvacchia 2:21 3:4 6:9 6:10,13,14 7:13,22 8:3 8:8,10,14 10:6,10,12 12:7,13,16 13:5,7,10	uses 7:2,2
rise 4:8	signs 9:17	TAX 1:11	usual 10:19
roadway 8:18	Simple 10:7	testified 6:1 7:12	usually 11:16
roadways 9:25	sir 10:3	testimony 6:4 13:2 14:6	<hr/> V <hr/>
Rob 5:15 12:17	site 8:5	thank 4:11 6:13 10:18 12:3,16 13:5 13:7,9	V 9:7
ROBERT 2:13 5:16,20 12:19	size 9:21	Thanks 6:5	Vamsi 4:18
ROW 1:4	SJTA 6:23 7:2 9:11	think 10:20	variance 11:7
<hr/> S <hr/>	smaller 9:16 9:21	third 8:24 9:8	VIDEOGRAPHER 4:3
S 2:9	South 2:3 6:16	three-sided 7:1 9:6	Videographers 1:23
Sciullo 7:6,11 8:4,6,9,17 10:3,7,11,19 10:22	square 9:20		visible 9:10
	staff 13:2		<hr/> W <hr/>
	start 9:15		
	state 1:3 2:6 3:3 5:5 6:15 6:21,22 12:23 14:4 14:21		

Walk 8:24,25	4:6 5:1		
want 5:21 7:6	10:17 11:24		
8:11 10:15	2025-01-3770		
way 8:18 9:1	4:24		
9:13	2025-01-3771		
we'll 7:5 8:1	1:3 3:3 5:5		
9:21 10:15	2025-01-3782		
10:16 12:8	4:18		
12:21,25	20th 4:6		
13:2,3			
we're 4:22 6:7	<hr/> 3 <hr/>		
8:15 9:7	30 9:18		
12:19	30X100190500		
we've 6:19	14:20		
welfare 11:2,5	31 6:18		
west 8:22 9:14	391 1:11 5:12		
westbound 8:19			
	<hr/> 4 <hr/>		
X	4 3:4		
	40 9:22 10:2,3		
Y	40:55D-31 1:9		
	5:10		
Z			
zoning 10:24	<hr/> 5 <hr/>		
zoom 9:4	543 1:23		
0	<hr/> 6 <hr/>		
08401 1:24	60 9:20		
	609-641-7117		
1	1:24		
1 11:11 5:12	609-641-7640		
10:00 1:15 2:7	1:24		
10:09 13:11	6th 5:1,1		
111 4:19			
1125 1:23	<hr/> 7 <hr/>		
15 2:3			
16 9:20	<hr/> 8 <hr/>		
18th 12:15			
13:4	<hr/> 9 <hr/>		
19 9:20	960 9:20		
19th 10:17			
11:24			
2			
20 1:14 2:6			
9:18			
2025 1:14 2:7			