

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

2 LAND USE REGULATION ENFORCEMENT DIVISION

3 APPLICATION: 2024-03-3620

4 PUFFSIE, LLC.

5 1536 ATLANTIC AVENUE - CANNABIS RETAIL

6 APPLICANT SEEKS SITE PLAN APPROVAL ALONG WITH
7 "C" VARIANCE RELIEF FOR ADULT USE
8 RETAIL SALES OF CANNABIS
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14 THURSDAY, APRIL 3, 2025

15 10:00 A.M.
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MAGNA 
LEGAL SERVICES

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

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

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PROFESSIONALS TO THE APPLICANT:

DONNA BULLOCK, PE
MORGAN ENGINEERING & SURVEYING

I N D E X

APPLICANT

APPLICATION: 2024-03-3620

PUFFSIE, LLC -1536 Atlantic Avenue

Cannabis Retail

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P R O C E E D I N G S

LANCE LANDGRAF: I'm going to call to order the CRDA Land Use and Regulation and Enforcement Division hearing for April 3rd.

Would everyone rise for the pledge of allegiance.

Thank you. Good morning. This hearing has been noticed in accordance with the Senator Byron M. Baer Public Meeting Act. Just one item listed on our agenda today application 2024-033620 Puffsie, LLC 1536 Atlantic Avenue for cannabis retail. This is continuation of at least one hearing. The previous meeting was March 20, 2025 and I think six months prior. So what we're going to do is actually pretty much ask you guys to start it from the beginning so we have a consistent record to prepare our hearing officers for moving forward.

AMANDA MOSCILLO: Understood.

LANCE LANDGRAF: The applicant seeks approval for a c variance relief adult use retail sale of cannabis. As I said, the property is located at 1536 Atlantic Avenue, known as Block 151, Lot 3, in the Central Business District as well as the Green Zone

1 redevelopment area.

2 Rob, we have complete notice -- proper notice
3 of the application.

4 ROBERT REID: We have notice from the last
5 hearing, March 20th and carried it from that hearing
6 date.

7 LANCE LANDGRAF: Why don't we swear them in.

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

11 CHRISTINE COFONE: Yes.

12 CAROLYN FEIGIN: Yes.

13 LANCE LANDGRAF: We accept them both as
14 experts in their profession of engineering for Carolyn
15 and planning for Christine.

16 Can I hear from one or both of you on
17 completeness?

18 CAROLYN FEIGIN: Yes, this has all ready been
19 deemed complete, as Rob said, we're just continuing with
20 some technical comments -- a while back.

21 LANCE LANDGRAF: Applicant, step please. Good
22 morning.

23 AMANDA MOSCILLO: Good morning. Amanda
24 Moscillo of Fox Rothschild on behalf of the applicant,
25 Puffsie, LLC. As Mr. Landgraf stated, this is

1 continuation of -- the first hearing was on May 2, 2024.
2 So it's been a while, almost a year. As you said, we're
3 going to go through the background, not going to do as
4 good of a job as Jack Plackter who was previously here,
5 but we will get through it.

6 LANCE LANDGRAF: We will be the judge at the
7 end.

8 AMANDA MOSCILLO: That's fair.

9 So this is an application for preliminary
10 final major site plan approval to renovate the first
11 floor of an existing three story building to use as a
12 class 5 cannabis retail facility.

13 There is a second and third floor which
14 Ernest, our witness, will provide some testimony that is
15 not going to be in use. The property is subject to a
16 lot of existing non conformities. It's all ready an
17 existing building. It's been there and we don't really
18 propose any changes, but there is a lot of -- non
19 conformities which our engineer will detail.

20 As you stated, this -- the jurisdiction that
21 we sent the 200 -- on March 7, 2025 and the notice was
22 published March 4th. There was an announcement at the
23 last meeting it would be carried to this meeting. The
24 property is commonly known and designated as 1536
25 Atlantic Avenue and designated as Block 151, Lot 3 on

1 the official tax map of The City of Atlantic City. And
2 just to start off, why this was continued, there
3 originally was not a really good situation for the
4 loading zone. Since -- it's been about a year. Since
5 then, the applicant had communicated with Atlantic City
6 and they've adopted an ordinance granting a loading zone
7 on Kentucky Ave which is shown on the site plan that,
8 which we have, which you all have a copy of, but I also
9 brought smaller copies if anybody wants a copy. I also
10 have a copy of the ordinance with the exhibits if
11 anybody needs it during the hearing.

12 So first I'm going to start with Donna, Ms.
13 Bullock. She'll will come up.

14 LANCE LANDGRAF: One thing we're going to mark
15 the application as A-1. Anything today that wasn't with
16 that application?

17 AMANDA MOSCILLO: I don't believe so. I
18 believe that you have the site plan, it's just the
19 ordinance with exhibits which was submitted and the
20 access agreement which was previously submitted. I have
21 enough copies if you want to mark them again.

22 LANCE LANDGRAF: If we have them, we'll mark
23 the hole package as A-1.

24 AMANDA MOSCILLO: Yes. I think you have them
25 all.

1 LANCE LANDGRAF: Thank you.

2 DONNA BULLOCK: Good morning.

3 AMANDA MOSCILLO: They are going to swear you
4 in.

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

8 DONNA BULLOCK: I do.

9 AMANDA MOSCILLO: You previously appeared
10 before this board and were qualified as an expert in
11 engineering.

12 Is that correct?

13 DONNA BULLOCK: That's correct.

14 AMANDA MOSCILLO: Does the board want to hear
15 her credentials again?

16 LANCE LANDGRAF: No. She's accepted as an
17 expert in the field of engineering, not planning, just
18 engineering?

19 DONNA BULLOCK: Yes, just a PE.

20 CHRISTINE COFONE: That's plenty.

21 AMANDA MOSCILLO: Can you describe the
22 existing conditions of the property, and like you said,
23 we're going back to the beginning.

24 DONNA BULLOCK: Sure. So it's a fully
25 developed interior lot located on the south side of

1 Atlantic Avenue. It's 50 feet in easterly direction
2 from the intersection of Atlantic Avenue and Kentucky.
3 Can we zoom this out using this to show the intersection
4 of the road, please?

5 AMANDA MOSCILLO: Yes.

6 DONNA BULLOCK: We have more details on the --
7 as you can see, it's 50 feet easterly from the
8 intersection of Atlantic Avenue and Kentucky Avenue.
9 You can see both properties to the east and west are
10 fully developed with buildings online, and it's -- there
11 is retail use in this area. The existing building does
12 come onto Lot 7 by 0.32 feet. It protrudes onto the
13 rear of Lot 7. Lot 7 is a part of the property that is
14 owned by -- here is Lot 7 right here. So this is not a
15 right-of-way. It's a property access for Lot 7, which
16 is it's own building. Lot 7 is a -- this portion is
17 access easement utilized by the buildings and also by --
18 into the rear of those buildings walking.

19 Adjacent Lot 24 and 23 is an existing parking
20 lot owned by others. The property does contain a
21 three-story commercial building for retail sales. It
22 does front on Atlantic Avenue on a fully developed 100
23 foot right-of-way street. There are four travel lanes,
24 15 foot wide sidewalk, tree planters, grates, and access
25 to local business. So I will go on to what we are

1 proposing --

2 AMANDA MOSCILLO: That's fine.

3 DONNA BULLOCK: We're proposing to construct a
4 1,188 square foot cannabis retail facility in the
5 interior of the existing building with the front facade
6 improvement such as new lighting, new sign on the face
7 of the building. Proposing the interior improvements
8 such as a vestibule, a new entrance into the building,
9 that will be for security, which can be touched upon
10 later as far as allowing people to come in and leave
11 safely. There -- the cannabis retail sales is permitted
12 use in the CBD zone. So we're proposing lights on the
13 front of the property fronting on Atlantic Avenue.
14 They're going to be 8 feet high, and we are raising
15 those elevations higher so to avoid any conflict with
16 any signage or anything else that's in the way. We're
17 going to reuse the existing sign face. There will be no
18 change to the sign area. And basically, that is what
19 we're proposing.

20 AMANDA MOSCILLO: The lot is subject to a lot
21 of existing non conformities, correct?

22 DONNA BULLOCK: That's correct.

23 AMANDA MOSCILLO: And maybe we should list
24 them for the record. I have them right here.

25 DONNA BULLOCK: Thank you.

1 AMANDA MOSCILLO: Okay. So if we just want to
2 go through those.

3 DONNA BULLOCK: Okay. So the -- hold on. I'm
4 sorry. No change, we only have -- no, we don't have
5 anything.

6 AMANDA MOSCILLO: So, yes, we just have non
7 conformities that we're not changing on the property.
8 So those non conformities that we're not changing on the
9 property. So those non conformities are there's no
10 onsite parking, the front yard setback is 0 feet. The
11 rear setback 0.2 feet. The lot area is 3,950 square
12 feet, and the lot width is 39.5 feet and it has 100
13 impervious coverage, and none of those are conditions
14 that our application is effecting, correct?

15 DONNA BULLOCK: Correct.

16 AMANDA MOSCILLO: They are existing as they
17 are.

18 DONNA BULLOCK: They are existing, and there
19 is no change to anything except for the interior of the
20 building, and change to the facade, and exterior
21 lighting, and sign face.

22 AMANDA MOSCILLO: Correct. Let me see. I
23 might have a few more questions.

24 DONNA BULLOCK: What I can mention though
25 about the loading zone is that you can see that where

1 its location is down from the intersection of Atlantic
2 Avenue, it's placement on Kentucky Avenue, there will be
3 no use -- there will be no one permitted to go on the
4 private property of Lot 24 or 23. The loading zone will
5 -- the vehicles will park on Kentucky Avenue and they
6 will have foot traffic into the buildings to make their
7 deliveries.

8 For solid waste for the property, there is
9 only interior solid waste being collected. There will
10 be no dumpster or trash bins outside. The solid waste
11 will be removed by the operator of the facility, and
12 those locations of the trash enclosures are shown on the
13 architectural plans.

14 AMANDA MOSCILLO: If the board doesn't have
15 any questions at this time, we could go through the
16 report from the engineer.

17 DONNA BULLOCK: Yes, that would be good.

18 LANCE LANDGRAF: Just some questions on the
19 loading space. So I know there was a discrepancy with
20 the initial submission, that's why we had to postpone
21 last week. So that is an accurate location back of it
22 is 95 feet from Atlantic Avenue?

23 DONNA BULLOCK: That is correct.

24 LANCE LANDGRAF: Okay. Good. The security
25 plan, will that include cameras on that parking space,

1 that loading space?

2 DONNA BULLOCK: Yes, it does.

3 LANCE LANDGRAF: Where are they going to be
4 located?

5 DONNA BULLOCK: We show security cameras at
6 the extreme -- we show security cameras at the back of
7 the property. Here is a label for them. We have one at
8 the back of the property that points toward Kentucky and
9 covers the alleyway, and we have one over the rear exit
10 door, and that will also handle the visibility for the
11 interior of the building.

12 LANCE LANDGRAF: Okay. So you're only
13 addressing -- you cross-hatched I guess both of these
14 builds because they are the same address. You're only
15 going to use that sliver on the right-hand side?

16 DONNA BULLOCK: That's correct. We do show a
17 boundary line, as you can see in the dashed line that
18 goes, not down the middle, but starts down the middle at
19 the rear and cuts into the front of the building. So
20 that's the area that's going to be used for the cannabis
21 store.

22 LANCE LANDGRAF: Just getting back to the
23 cannabis, the loading space will not be on camera.
24 That's requirement. We going to require that. So I
25 don't know how you're going to address that because the

1 camera on the back of the building is not going to cover
2 that loading space.

3 AMANDA MOSCILLO: That's correct, and I
4 believe Mr. Caldwell when he comes up will address that.

5 CHRISTINE COFONE: That was in the report as
6 well.

7 LANCE LANDGRAF: You can do it by putting a
8 camera on a street pole, building on the corner,
9 whatever, we've been consistent. We just had Slammin'
10 Sammys do the same thing up on Texas.

11 ROBERT REID: Yes, Texas.

12 AMANDA MOSCILLO: It's my understand from
13 discussions with Mr. Caldwell, that's also required by
14 The State. So that not something we're not going to --
15 we can't get away with not doing it. He understand that
16 is correct.

17 LANCE LANDGRAF: Glad we're consistent with
18 The State considering we all are part of The State.

19 AMANDA MOSCILLO: Yes.

20 LANCE LANDGRAF: Good. Thank you. That's the
21 questions I have for now. Do you want to go through --
22 do you want to highlight your report or do you want them
23 to do it?

24 CAROLYN FEIGIN: I mean, again, this time when
25 we issued this report, we did give a brief history of

1 the previous submission, and basically our outstanding
2 issues, you can see we inserted some verbiage from the
3 two previous letters. Now that the loading zone is
4 situated, I do feel the residents comments were rather
5 minor in nature, but if you have any, I guess, issues
6 with any of the comments that we have, some of them are
7 technical adding a note or clarification on the plan,
8 but we did want to -- let's see, what should we talk
9 about?

10 LANCE LANDGRAF: Before we do that, we're
11 going to mark the April 1st ARH Review Letter B-1, and
12 that is signed by Carolyn and Christine as a joint
13 review letter.

14 CAROLYN FEIGIN: So I guess I'll just -- we
15 can go through the engineering comments. In A, I would
16 say these are just -- you did talk about the building
17 overhang, which is number two. The applicant shall
18 provide the survey for lot 24. You're just saying now
19 there is no action on Lot 24 as part of this current
20 application right now?

21 DONNA BULLOCK: That is 100 percent correct.
22 We do have a survey we will provide of Lot 24 --

23 CAROLYN FEIGIN: Okay.

24 DONNA BULLOCK: -- because we were asked to get
25 it when we were doing the analysis to figure out the

1 best area for the loading zone. It will be provided.

2 CAROLYN FEIGIN: Okay.

3 AMANDA MOSCILLO: And just so everyone recalls
4 if they don't, Lot 24 we were additionally trying to
5 extend that alleyway -- get more space so we could get
6 more space so we could to use that alleyway for loading
7 and unloading that Lot 7. So that's why Lot 24 was at
8 first part of this.

9 Is that correct?

10 DONNA BULLOCK: That's correct.

11 AMANDA MOSCILLO: So we are no longer using
12 Lot 24 because we have that loading space on Kentucky
13 Ave.

14 DONNA BULLOCK: That's correct.

15 CAROLYN FEIGIN: I would say on comment three
16 -- don't even really -- you have it. You can provide
17 it, but it's not required because it's not part of what
18 you're doing here anymore.

19 AMANDA MOSCILLO: Understood. Thank you.

20 CAROLYN FEIGIN: Okay.

21 DONNA BULLOCK: I would like to mention
22 something on item two.

23 CAROLYN FEIGIN: Sure.

24 DONNA BULLOCK: For the lighting that does
25 protrude into the right-of-way, we will get whatever

1 proofs we need to the have the protrusion into the
2 right-of-way as required.

3 CAROLYN FEIGIN: Okay. There is the --

4 DONNA BULLOCK: Yep.

5 CAROLYN FEIGIN: Thank you. Going through B,
6 it's just some, you know, adding some dimension. I
7 think we all ready talked about parking. I don't know
8 if you want them to touch on that for the record I know
9 we --

10 LANCE LANDGRAF: Just because we're going to
11 try and write this --

12 CAROLYN FEIGIN: Okay. So maybe you just want
13 to touch on the parking would be 1,188 feet and the four
14 spaces required.

15 DONNA BULLOCK: Sure. So we do have ample
16 parking around the neighborhood. There is parking
17 garages that are utilized. So there is ample parking
18 within the right-of-ways and public areas for parking.
19 There is also going to be a lot of foot traffic to this
20 use being in the location that it is. There will be
21 foot traffic. There is a lot of public transportation
22 people can use to come and go. And there was something,
23 I'm going to have to ask the client something about some
24 give and take on some of the parking counts --

25 AMANDA MOSCILLO: Correct. I think, which we

1 will ask the applicant, but this site has never had
2 parking, correct? There's a historical deficit here as
3 well.

4 DONNA BULLOCK: That's the word. Thank you.
5 I just needed a reminder, historical deficit.

6 CAROLYN FEIGIN: I was going to bring that up
7 even though it's in our letter. There was never parking
8 here before. So you know, it's not like we are moving
9 any spaces. There were never spaces there before.

10 DONNA BULLOCK: Yes.

11 SCOTT COLLINS: So this is a new parking
12 variance or we're just noting that for the record?

13 CHRISTINE COFONE: -- it's a historical
14 deficit. If any other permitted use in the zone would
15 have the same or potentially greater deviation.

16 LANCE LANDGRAF: We will keep at under
17 existing non conformity. They are not generating --

18 CAROLYN FEIGIN: No.

19 LANCE LANDGRAF: -- same as before.

20 ROBERT REID: Grandfathered --

21 CAROLYN FEIGIN: I know one of the other items
22 that we talked about before is because you're only using
23 a portion of the building, the -- what is happening, I
24 think we -- let's get that on the record a little bit
25 just about upper floors and the other side, the west

1 side of the building and whatnot is just remaining
2 vacant for now because that would impact the traffic
3 count and --

4 DONNA BULLOCK: They will be vacant. The
5 portion of the second story above the cannabis shop will
6 be used for storage, and that is it. This the only use
7 that will be utilized for this building.

8 AMANDA MOSCILLO: And I can have the
9 representative of Puffsie as well provide details on
10 that. If you want to come up and get sworn in.

11 SCOTT COLLINS: Good morning. Do you swear to
12 tell the truth, the whole truth, and nothing but the
13 truth in your testimony here today?

14 ERNEST CALDWELL: Yes, sir.

15 SCOTT COLLINS: Can I just get your name for
16 the record?

17 ERNEST CALDWELL: Ernest Caldwell.

18 AMANDA MOSCILLO: Can you just state your
19 affiliation with the applicant Puffsie.

20 ERNEST CALDWELL: CEO of Puffsie.

21 AMANDA MOSCILLO: And as you heard, the board
22 is just asking questions regarding the other two floors
23 of the building. Can you just give them some detail
24 that you're not going to be using those and they aren't
25 going to be in use.

1 ERNEST CALDWELL: Yes, there is two floors
2 above us. We won't be using those at all. There is a
3 mezzanine on our floor. I think this is what Donna was
4 referring to. There is a mezzanine that you can kind of
5 go into, but that's not connected to the second floor.

6 CHRISTINE COFONE: So what goes on on those
7 two floors?

8 ERNEST CALDWELL: Just not being used. It
9 didn't --

10 CHRISTINE COFONE: Are they part of your
11 lease?

12 ERNEST CALDWELL: No.

13 CHRISTINE COFONE: So they could potentially
14 be leased to somebody else.

15 ERNEST CALDWELL: We talked to the owners
16 about that, and they have no plans on doing anything.
17 It's never been done in the past, and they have no plans
18 on doing anything to interfere with what we have going
19 on.

20 LANCE LANDGRAF: Because access would have to
21 be through your space.

22 CAROLYN FEIGIN: Right. That was one of the
23 comments initially when we saw the floor plans. I
24 believe if we pull up the architectural, you were going
25 to, by doing that little enclosure there, I think you

1 were losing access to the upper floor, and I feel like
2 we talked about that at the last hearing that there was
3 nothing going on up there.

4 ROBERT REID: How does anyone else get to it?

5 LANCE LANDGRAF: That's what I'm saying. Once
6 they build this -- through this first floor, any access
7 would have to go through your space. So they are not
8 going to lease it out to someone else.

9 ERNEST CALDWELL: Correct.

10 CHRISTINE COFONE: And you're not using it for
11 storage or anything at all?

12 ERNEST CALDWELL: No.

13 LANCE LANDGRAF: Because it stays storage on
14 the architectural plan.

15 AMANDA MOSCILLO: It says storage. Is there
16 other things up there right now that's not yours or
17 there's nothing going on up there.

18 LANCE LANDGRAF: That's the mezzanine floor
19 plan.

20 ERNEST CALDWELL: Right. We're going to use
21 the mezzanine for storage. Correct. We access that
22 through the first floor.

23 ROBERT REID: The remainder would be subject
24 to an another land use application at another time.

25 CAROLYN FEIGIN: If they ever do anything.

1 ROBERT REID: Yes.

2 CAROLYN FEIGIN: Fair. We're good with four,
3 and we talked about the interior trash and how that
4 would be separated out with the cannabis trash in a
5 dedicated area that's shown. We're satisfied with that
6 now. And then I think we just pretty much talked about
7 number five, which is Lot 24 is -- I think part of it is
8 just how the personnel are going to get in and out.
9 We're going to still be using Lot 7 or the alleyway to
10 get to the loading zone and to the back of the building,
11 but it's not -- Lot 24 is no longer included. So I
12 think that pretty much cleans up number five. And then
13 just the note on your plan that number 20 will be
14 removed because that refers to Lot 7.

15 DONNA BULLOCK: Certainly.

16 LANCE LANDGRAF: Is there an easement that
17 gives you access?

18 AMANDA MOSCILLO: Yes, we have the access
19 agreement, which I believe was originally provided, but
20 I also have copies of it if anybody needs it.

21 CAROLYN FEIGIN: I think that was the
22 intention first, but the full extent of Lot 7 was never
23 shown. We thought Lot 7 was a lot bigger -- that is how
24 the whole thing started unraveling and we found out it
25 was just a --

1 AMANDA MOSCILLO: It's a very weird shaped
2 lot, Lot 7.

3 CAROLYN FEIGIN: Yeah, it's just very narrow
4 right where you are.

5 AMANDA MOSCILLO: And goes into that big --
6 it's very odd.

7 CAROLYN FEIGIN: Okay. So our office is
8 satisfied the lighting and signage comments. You talked
9 about the two 8-foot poles. You're going to be doing
10 lights above of the doors -- I'm sorry, not doors, wall
11 mounted, excuse me. And as far as the signage was
12 compliant with all of the regulations and the Green Zone
13 and the details are in there. So I'm good with that
14 unless anybody else has anything to add. And I think
15 the bigger thing we were down to is just getting the
16 loading zone squared away.

17 CHRISTINE COFONE: And the cameras.

18 CAROLYN FEIGIN: And the cameras.

19 CHRISTINE COFONE: Our only new comment in the
20 letter, the April 1st letter, was the cameras have to be
21 addressed, and that will be a condition of approval.

22 LANCE LANDGRAF: While Mr. Caldwell is up,
23 don't we hear more about those cameras.

24 ERNEST CALDWELL: Sure. I talked to our
25 security provider, and they're able to put the cameras

1 wherever we need them to comply with state compliance.

2 LANCE LANDGRAF: So you will have to show that
3 on an updated security plan to ACPD. If they are going
4 to be on a utility pole, you to get approval from
5 Atlantic City Electric, that's who owns the poles, and
6 if it's on a building, you need to get approval from
7 that owner. Just make sure that is included in your
8 plan because the ACPD will review it, you won't get a
9 certificate of land use from us until we get that report
10 approving your security plan.

11 AMANDA MOSCILLO: Understood. And as I stated
12 previously, it's our understanding The State is also
13 going to require a light -- or a camera over that space.
14 So we fully intend to comply with that and have no issue
15 no issue with that as a condition of approval.

16 ERNEST CALDWELL: Correct.

17 AMANDA MOSCILLO: And since we're starting
18 from the beginning, I'm going to go through your
19 testimony from the prior hearing real quick. Can you
20 just give The Board some of your background.

21 ERNEST CALDWELL: Sure. We have background in
22 the cannabis industry through a website that we opened
23 call Puffsie. We pretty much do a lot of the cannabis
24 like your rolling trays, and grinders, and things like
25 that. And that took us into different cannabis

1 conventions and things of that nature where we were able
2 to identify and connect with the cannabis community.

3 AMANDA MOSCILLO: And can you also just give
4 The Board some background on your leadership experience
5 from your past jobs?

6 ERNEST CALDWELL: Sure. Past jobs include
7 leadership with running and managing teams at the Wells
8 Fargo Center concessions.

9 AMANDA MOSCILLO: All right. Can you tell The
10 Board a little bit about the project scope and exactly
11 why you want to be in Atlantic City and your investment
12 in this project.

13 ERNEST CALDWELL: Sure. Yeah. We want -- we
14 believe that Atlantic City is going to be on the
15 forefront of the cannabis industry. We believe there is
16 a lot of opportunity here. And with Atlantic City being
17 the playground of America, we want to make sure we are
18 playing. So we plan to bring Atlantic City the best
19 premium cannabis and things of that nature so they can
20 have a really good experience here.

21 AMANDA MOSCILLO: And I know there's, maybe
22 concern is not the right word, but hesitation because
23 there's quite a few cannabis facilities approved or
24 build in Atlantic City, so what's your take on that and
25 opening up a competing business here.

1 ERNEST CALDWELL: We think it's great. We
2 think that the more the merrier, and that that will
3 bring more people out and what they don't like in one
4 store they might venture out to another store. People
5 like options.

6 AMANDA MOSCILLO: And I believe you described
7 it kind of like a mall before that people might go
8 shopping at more than one please, correct?

9 ERNEST CALDWELL: Correct. Yes. You know,
10 you go in there and you know, you go to one sneaker
11 store and you don't like what you see, you go to the
12 next one and the next shoe store and that's what this is
13 all about. That's why people travel there and I think
14 people can kind of experience that same thing here in
15 Atlantic City.

16 AMANDA MOSCILLO: What are your intend hours
17 of operation?

18 ERNEST CALDWELL: Intended hours of operation
19 was --

20 AMANDA MOSCILLO: Here.

21 ERNEST CALDWELL: Sorry. 10:00 to 9:00 with
22 the security being there hour and a half before and an
23 hour after.

24 AMANDA MOSCILLO: And can you give a little
25 more detail the on security and the protocol you'll be

1 following?

2 ERNEST CALDWELL: Sure. We'll be following
3 all security protocols to make sure a security officer
4 is there onsite when all personnel will be there, and
5 when the building is in operation. And then they will
6 be offsite when the building is closed, and we have full
7 security camera systems to be monitoring the building
8 and to have access to the Atlantic City Police
9 Department if needed.

10 AMANDA MOSCILLO: And all -- are security
11 plans going to meet the requirements it has to of The
12 State Cannabis Regulatory Commission, correct?

13 ERNEST CALDWELL: Yes, and I believe they'll
14 also have access to the cameras that we will be
15 installing.

16 AMANDA MOSCILLO: Yes, that is correct. The
17 camera will be reviewed and approved by the Atlantic
18 City Police Department, and we understand that they will
19 be able to be patched in and see those, correct, and we
20 will work with on anything that -- to make sure the site
21 is secure.

22 ERNEST CALDWELL: Correct.

23 AMANDA MOSCILLO: All right. Can you just
24 tell us a little about the number of employees.

25 ERNEST CALDWELL: Sure. We're going to

1 roughly be starting off with about five employees, three
2 managers to rotate seven days a week.

3 AMANDA MOSCILLO: And that is not including
4 the onsite security?

5 ERNEST CALDWELL: That's correct. That's a
6 separate company.

7 AMANDA MOSCILLO: Okay. And about how many
8 deliveries do you anticipate a week?

9 ERNEST CALDWELL: Roughly two, two deliveries
10 a week.

11 AMANDA MOSCILLO: Okay. And one of your goals
12 to try and reduce your footprint, correct, so you're not
13 trying to have a lot of deliveries, but you have the
14 loading space for what we need to.

15 ERNEST CALDWELL: Correct.

16 AMANDA MOSCILLO: And you understand that
17 we're here because before we had the access agreement
18 with Lot 7, just not wide enough for vehicles to go
19 through. So while we're still going to be using that to
20 bring things in and out, now there is that designated
21 loading space. So hopefully that satisfies The Board
22 regarding the loading concern.

23 ERNEST CALDWELL: Correct, uh-huh.

24 AMANDA MOSCILLO: I don't know if I have any.
25 Does The Board have any other questions?

1 LANCE LANDGRAF: Just one thing, I mean, just
2 you're looking at this as a mall type thing. Have you
3 spoken to any of the other operators?

4 ERNEST CALDWELL: Yes, we did briefly do a
5 little walk around about seven or eight months ago and
6 talked to some of the different workers that worked
7 there and got the idea of what was going on.

8 LANCE LANDGRAF: Just so you're aware of this,
9 there's 12 of them that are open. Most of them, if not
10 all, are not making money. Just want you to be -- we
11 want to be upfront with you on this. If you're
12 permitted use, you're willing to take your risks, just
13 understand that. We have been approached by several of
14 them saying there are too many. Our Board has had some
15 pushback on that. We can't control it. The City
16 controls that. Just so you're aware, it's a hard market
17 out there right now.

18 CHRISTINE COFONE: There is 12 open. How many
19 are approved?

20 LANCE LANDGRAF: This is will 42. We want to
21 make sure you're aware. I hope they are all successful.
22 Because what you're doing to the buildings, bringing
23 vibrancy back to those old buildings, we want to see
24 that. We don't want to see you fail either.

25 CAROLYN FEIGIN: Right.

1 LANCE LANDGRAF: You have a small space, which
2 might help you. Some of these other places are rather
3 large, and they got a big overhead. This might be the
4 second one that's come in very similar to this smaller
5 model. That may be the niche that makes it work. I'm
6 hopeful that it does.

7 AMANDA MOSCILLO: We very much appreciate The
8 Board's transparency. Obviously, it's a business
9 decision to go forward, but we very much appreciate The
10 Board's transparency. We understand there has been a
11 lot approved here, but thank you for that.

12 I don't know if I have any other questions for
13 you. I'm not sure if -- any other questions.

14 CAROLYN FEIGIN: Maybe you have the best Air
15 Jordans out of all of the sneaker stores --

16 SCOTT COLLINS: I had some clean-up if you
17 have just a moment.

18 AMANDA MOSCILLO: Of course.

19 SCOTT COLLINS: You have said this. Trash
20 will be stored inside and will be taken to the street on
21 Atlantic for pick-up?

22 AMANDA MOSCILLO: We did not say that. Do you
23 want to give some testimony on the trash and the trash
24 removal? I believe it's shown on the plans now, but we
25 can give some detail on that.

1 ERNEST CALDWELL: Sure. They are indicated I
2 think on the floor plan, the architectural plan, where
3 they will be stored, and there will be a company to
4 remove the specifically also the cannabis waste.

5 AMANDA MOSCILLO: That will come down the
6 easement area --

7 ERNEST CALDWELL: They'll use the same as the
8 loading zone area to do the trash and will walk it out.

9 LANCE LANDGRAF: They will walk down?

10 ERNEST CALDWELL: Uh-huh, correct.

11 CAROLYN FEIGIN: Yeah, you can't get back out
12 of there.

13 AMANDA MOSCILLO: And I know this Board has
14 heard a lot on cannabis waste removal, so I'm just going
15 to say to summarize it, you're going to comply with all
16 of the requirements for proper removal?

17 ERNEST CALDWELL: Yes, correct.

18 SCOTT COLLINS: That was going to be my next
19 question.

20 AMANDA MOSCILLO: I know The Board heard a lot
21 -- I'm trying to shortcut it.

22 LANCE LANDGRAF: We're all experts on the
23 cannabis waste --

24 AMANDA MOSCILLO: The cat litter is a big
25 thing.

1 LANCE LANDGRAF: Yes, it is.

2 SCOTT COLLINS: We do have a number of
3 standard conditions, you hit most of them. That was my
4 last one. Can we just get a representation you will
5 agree to comply with all of the requirements of the CRC?

6 ERNEST CALDWELL: Yes, sir.

7 SCOTT COLLINS: And that's also with respect
8 to the security plan?

9 ERNEST CALDWELL: Yes, sir.

10 SCOTT COLLINS: Thank you.

11 LANCE LANDGRAF: Before we close out,
12 Christine, do you have anything? So there is no new
13 variance on this?

14 CHRISTINE COFONE: There is no new variance,
15 and they addressed our only new comments in the April 1,
16 2025 letter.

17 LANCE LANDGRAF: Good. So we don't need
18 testimony on the variance relief because they are all
19 existing and non conforming, including the parking.

20 Rob, do you have anything?

21 ROBERT REID: No, I'm good.

22 LANCE LANDGRAF: Amanda, do you have anything?

23 AMANDA MOSCILLO: No. We'd obviously just
24 like a recommendations that this be granted. Like you
25 said, it's a permitted use, all existing non

1 conformities, our intentions are to improve the building
2 significantly to what is currently existing, and
3 understanding the risk of opening a cannabis operation
4 in Atlantic City right now and still choosing to go
5 forward at this time.

6 LANCE LANDGRAF: With that, we'll open this
7 meeting to the public. If anyone here wants to make a
8 comment or ask a question, please step forward, state
9 your name.

10 Seeing no one jumping out of their chair to do
11 that, we will close the public portion.

12 Anything in closing other than that?

13 AMANDA MOSCILLO: I don't think, no.

14 LANCE LANDGRAF: Anything further on our side?

15 CHRISTINE COFONE: No.

16 SCOTT COLLINS: No.

17 LANCE LANDGRAF: We will close the hearing on
18 this matter. The next land use hearing is April 17th at
19 10:00 a.m. in this location. We are adjourned.

20
21 (Hearing concluded at 10:33 a.m.)
22
23
24
25

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

I, Kara Hackett, Professional Court
Reporter and Notary Public, do hereby certify that the
foregoing is a true and accurate transcript of the
stenographic notes taken by me in the aforementioned
matter.

- - -

DATE: April 3, 2025
Kara Hackett
Court Reporter



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0	4	address 15:14,25 16:4
0 13:10	42 31:20	addressed 25:21 34:15
0.2 13:11	4th 8:22	addressing 15:13
0.32 11:12		Adjacent 11:19
1	5	adjourned 35:19
1 34:15	5 8:12	adopted 9:6
1,188 12:4 19:13	50 11:1,7	adult 6:22
100 11:22 13:12 17:21		affiliation 21:19
10:00 28:21 35:19	7	agenda 6:12
10:33 35:21	7 8:21 11:12,13,14,15,16 18:7 24:9, 14,22,23 25:2 30:18	agree 34:5
12 31:9,18		agreement 9:20 24:19 30:17
15 11:24	8	Air 32:14
151 6:24 8:25	8 12:14	allegiance 6:8
1536 6:12,23 8:24	8-foot 25:9	alleyway 15:9 18:5,6 24:9
17th 35:18	9	allowing 12:10
1st 17:11 25:20	95 14:22	Amanda 6:20 7:23 8:8 9:17,24 10:3,9,14,21 11:5 12:2,20,23 13:1, 6,16,22 14:14 16:3,12,19 18:3,11, 19 19:25 21:8,18,21 23:15 24:18 25:1,5 26:11,17 27:3,9,21 28:6,16, 20,24 29:10,16,23 30:3,7,11,16,24 32:7,18,22 33:5,13,20,24 34:22,23 35:13
2	9:00 28:21	America 27:17
2 8:1	A	ample 19:15,17
20 6:15 24:13	A-1 9:15,23	analysis 17:25
200 8:21	a.m. 35:19,21	announcement 8:22
2024 8:1	accept 7:13	anticipate 30:8
2024-033620 6:12	accepted 10:16	anymore 18:18
2025 6:15 8:21 34:16	access 9:20 11:15,17,24 22:20 23:1,6,21 24:17,18 29:8,14 30:17	appeared 10:9
20th 7:5	accordance 6:10	applicant 6:21 7:21,24 9:5 17:17 20:1 21:19
23 11:19 14:4	accurate 14:21	application 6:12 7:3 8:9 9:15,16 13:14 17:20 23:24
24 11:19 14:4 17:18,19,22 18:4,7, 12 24:7,11	ACPD 26:3,8	approached 31:13
3	Act 6:11	approval 6:21 8:10 25:21 26:4,6, 15
3 6:24 8:25	action 17:19	approved 27:23 29:17 31:19 32:11
3,950 13:11	add 25:14	approving 26:10
39.5 13:12	adding 17:7 19:6	
3rd 6:6	additionally 18:4	

April 6:6 17:11 25:20 34:15 35:18
architectural 14:13 22:24 23:14 33:2
area 7:1 11:11 12:18 13:11 15:20 18:1 24:5 33:6,8
areas 19:18
ARH 17:11
Atlantic 6:13,24 8:25 9:1,5 11:1,2, 8,22 12:13 14:1,22 26:5 27:11,14, 16,18,24 28:15 29:8,17 32:21 35:4
Ave 9:7 18:13
Avenue 6:13,24 8:25 11:1,2,8,22 12:13 14:2,5,22
avoid 12:15
aware 31:8,16,21

B

B-1 17:11
back 7:20 10:23 14:21 15:6,8,22 16:1 24:10 31:23 33:11
background 8:3 26:20,21 27:4
Baer 6:11
basically 12:18 17:1
beginning 6:17 10:23 26:18
behalf 7:24
big 25:5 32:3 33:24
bigger 24:23 25:15
bins 14:10
bit 20:24 27:10
Block 6:24 8:25
board 10:10,14 14:14 21:21 26:20 27:4,10 30:21,25 31:14 33:13,20
Board's 32:8,10
boundary 15:17
briefly 31:4
bring 20:6 27:18 28:3 30:20
bringing 31:22
brought 9:9

build 23:6 27:24
building 8:11,17 11:11,16,21 12:5, 7,8 13:20 15:11,19 16:1,8 17:16 20:23 21:1,7,23 24:10 26:6 29:5,6, 7 35:1
buildings 11:10,17,18 14:6 31:22, 23
builds 15:14
Bullock 9:13 10:2,8,13,19,24 11:6 12:3,22,25 13:3,15,18,24 14:17,23 15:2,5,16 17:21,24 18:10,14,21,24 19:4,15 20:4,10 21:4 24:15
business 6:25 11:25 27:25 32:8
Byron 6:10

C

Caldwell 16:4,13 21:14,17,20 22:1,8,12,15 23:9,12,20 25:22,24 26:16,21 27:6,13 28:1,9,18,21 29:2,13,22,25 30:5,9,15,23 31:4 33:1,7,10,17 34:6,9
call 6:4 26:23
camera 15:23 16:1,8 26:13 29:7, 17
cameras 14:25 15:5,6 25:17,18, 20,23,25 29:14
cannabis 6:13,23 8:12 12:4,11 15:20,23 21:5 24:4 26:22,23,25 27:2,15,19,23 29:12 33:4,14,23 35:3
Carolyn 7:12,14,18 16:24 17:12, 14,23 18:2,15,20,23 19:3,5,12 20:6,18,21 22:22 23:25 24:2,21 25:3,7,18 31:25 32:14 33:11
carried 7:5 8:23
cat 33:24
CBD 12:12
Center 27:8
Central 6:25
CEO 21:20
certificate 26:9
chair 35:10

change 12:18 13:4,19,20
changing 13:7,8
choosing 35:4
Christine 7:11,15 10:20 16:5 17:12 20:13 22:6,10,13 23:10 25:17,19 31:18 34:12,14 35:15
City 9:1,5 26:5 27:11,14,16,18,24 28:15 29:8,18 31:15 35:4
clarification 17:7
class 8:12
clean-up 32:16
cleans 24:12
client 19:23
close 34:11 35:11,17
closed 29:6
closing 35:12
COFONE 7:11 10:20 16:5 20:13 22:6,10,13 23:10 25:17,19 31:18 34:14 35:15
collected 14:9
COLLINS 7:8 10:5 20:11 21:11,15 32:16,19 33:18 34:2,7,10 35:16
comment 18:15 25:19 35:8
comments 7:20 17:4,6,15 22:23 25:8 34:15
commercial 11:21
Commission 29:12
commonly 8:24
communicated 9:5
community 27:2
company 30:6 33:3
competing 27:25
complete 7:2,19
completeness 7:17
compliance 26:1
compliant 25:12
comply 26:1,14 33:15 34:5
concern 27:22 30:22

concessions 27:8		elevations 12:15
concluded 35:21	D	employees 29:24 30:1
condition 25:21 26:15	dashed 15:17	enclosure 22:25
conditions 10:22 13:13 34:3	date 7:6	enclosures 14:12
conflict 12:15	days 30:2	end 8:7
conforming 34:19	decision 32:9	Enforcement 6:5
conformities 8:16,19 12:21 13:7, 8,9 35:1	dedicated 24:5	engineer 8:19 14:16
conformity 20:17	deemed 7:19	engineering 7:14 10:11,17,18 17:15
connect 27:2	deficit 20:2,5,14	entrance 12:8
connected 22:5	deliveries 14:7 30:8,9,13	Ernest 8:14 21:14,17,20 22:1,8,12, 15 23:9,12,20 25:24 26:16,21 27:6, 13 28:1,9,18,21 29:2,13,22,25 30:5,9,15,23 31:4 33:1,7,10,17 34:6,9
consistent 6:18 16:9,17	Department 29:9,18	excuse 25:11
construct 12:3	describe 10:21	exhibits 9:10,19
continuation 6:14 8:1	designated 8:24,25 30:20	existing 8:11,16,17 10:22 11:11, 19 12:5,17,21 13:16,18 20:17 34:19,25 35:2
continued 9:2	detail 8:19 21:23 28:25 32:25	exit 15:9
continuing 7:19	details 11:6 21:9 25:13	experience 27:4,20 28:14
control 31:15	developed 10:25 11:10,22	expert 10:10,17
controls 31:16	deviation 20:15	experts 7:14 33:22
conventions 27:1	dimension 19:6	extend 18:5
copies 9:9,21 24:20	direction 11:1	extent 24:22
copy 9:8,9,10	discrepancy 14:19	exterior 13:20
corner 16:8	discussions 16:13	extreme 15:6
correct 10:12,13 12:21,22 13:14, 15,22 14:23 15:16 16:3,16 17:21 18:9,10,14 19:25 20:2 23:9,21 26:16 28:8,9 29:12,16,19,22 30:5, 12,15,23 33:10,17	District 6:25	
count 21:3	Division 6:5	F
counts 19:24	Donna 9:12 10:2,8,13,19,24 11:6 12:3,22,25 13:3,15,18,24 14:17,23 15:2,5,16 17:21,24 18:10,14,21,24 19:4,15 20:4,10 21:4 22:3 24:15	facade 12:5 13:20
cover 16:1	door 15:10	face 12:6,17 13:21
coverage 13:13	doors 25:10	facilities 27:23
covers 15:9	dumpster 14:10	facility 8:12 12:4 14:11
CRC 34:5	E	fail 31:24
CRDA 6:5	easement 11:17 24:16 33:6	fair 8:8 24:2
credentials 10:15	east 11:9	Fargo 27:8
cross-hatched 15:13	easterly 11:1,7	feel 17:4 23:1
current 17:19	effecting 13:14	
cuts 15:19	Electric 26:5	

feet 11:1,7,12 12:14 13:10,11,12
14:22 19:13

FEIGIN 7:12,18 16:24 17:14,23
18:2,15,20,23 19:3,5,12 20:6,18,21
22:22 23:25 24:2,21 25:3,7,18
31:25 32:14 33:11

field 10:17

figure 17:25

final 8:10

fine 12:2

floor 8:11,13 22:3,5,23 23:1,6,18,
22 33:2

floors 20:25 21:22 22:1,7

foot 11:23,24 12:4 14:6 19:19,21

footprint 30:12

forefront 27:15

forward 6:19 32:9 35:5,8

found 24:24

Fox 7:24

front 11:22 12:5,13 13:10 15:19

fronting 12:13

full 24:22 29:6

fully 10:24 11:10,22 26:14

G

garages 19:17

generating 20:17

give 16:25 19:24 21:23 26:20 27:3
28:24 32:23,25

Glad 16:17

goals 30:11

good 6:9 7:21,23 8:4 9:3 10:2
14:17,24 16:20 21:11 24:2 25:13
27:20 34:17,21

Grandfathered 20:20

granted 34:24

granting 9:6

grates 11:24

great 28:1

greater 20:15

Green 6:25 25:12

grinders 26:24

guess 15:13 17:5,14

guys 6:17

H

half 28:22

handle 15:10

happening 20:23

hard 31:16

hear 7:16 10:14 25:23

heard 21:21 33:14,20

hearing 6:6,9,18 7:5 8:1 9:11 23:2
26:19 35:17,18,21

heating 6:14

hesitation 27:22

high 12:14

higher 12:15

highlight 16:22

historical 20:2,5,13

history 16:25

hit 34:3

hold 13:3

hole 9:23

hope 31:21

hopeful 32:6

hour 28:22,23

hours 28:16,18

I

idea 31:7

identify 27:2

impact 21:2

impervious 13:13

improve 35:1

improvement 12:6

improvements 12:7

include 14:25 27:6

included 24:11 26:7

including 30:3 34:19

industry 26:22 27:15

initial 14:20

initially 22:23

inserted 17:2

inside 32:20

installing 29:15

intend 26:14 28:16

Intended 28:18

intention 24:22

intentions 35:1

interfere 22:18

interior 10:25 12:5,7 13:19 14:9
15:11 24:3

intersection 11:2,3,8 14:1

investment 27:11

issue 26:14,15

issued 16:25

issues 17:2,5

item 6:11 18:22

items 20:21

J

Jack 8:4

job 8:4

jobs 27:5,6

joint 17:12

Jordans 32:15

judge 8:6

jumping 35:10

jurisdiction 8:20

K

Kentucky 9:7 11:2,8 14:2,5 15:8 18:12**kind** 22:4 28:7,14

L

label 15:7**LANCE** 6:4,21 7:7,13,21 8:6 9:14, 22 10:1,16 14:18,24 15:3,12,22 16:7,17,20 17:10 19:10 20:16,19 22:20 23:5,13,18 24:16 25:22 26:2 31:1,8,20 32:1 33:9,22 34:1,11,17, 22 35:6,14,17**land** 6:5 23:24 26:9 35:18**Landgraf** 6:4,21 7:7,13,21,25 8:6 9:14,22 10:1,16 14:18,24 15:3,12, 22 16:7,17,20 17:10 19:10 20:16, 19 22:20 23:5,13,18 24:16 25:22 26:2 31:1,8,20 32:1 33:9,22 34:1, 11,17,22 35:6,14,17**lanes** 11:23**large** 32:3**leadership** 27:4,7**lease** 22:11 23:8**leased** 22:14**leave** 12:10**letter** 17:11,13 20:7 25:20 34:16**letters** 17:3**light** 26:13**lighting** 12:6 13:21 18:24 25:8**lights** 12:12 25:10**list** 12:23**listed** 6:11**litter** 33:24**LLC** 6:12 7:25**loading** 9:4,6 13:25 14:4,19 15:1, 23 16:2 17:3 18:1,6,12 24:10 25:16 30:14,21,22 33:8**local** 11:25**located** 6:23 10:25 15:4**location** 14:1,21 19:20 35:19**locations** 14:12**longer** 18:11 24:11**losing** 23:1**lot** 6:24 8:16,18,25 10:25 11:12,13, 14,15,16,19,20 12:20 13:11,12 14:4 17:18,19,22 18:4,7,12 19:19, 21 24:7,9,11,14,22,23 25:2 26:23 27:16 30:13,18 32:11 33:14,20

M

major 8:10**make** 14:6 26:7 27:17 29:3,20 31:21 35:7**makes** 32:5**making** 31:10**mall** 28:7 31:2**managers** 30:2**managing** 27:7**map** 9:1**March** 6:15 7:5 8:21,22**mark** 9:14,21,22 17:11**market** 31:16**matter** 35:18**meet** 29:11**meeting** 6:11,15 8:23 35:7**mention** 13:24 18:21**merrier** 28:2**mezzanine** 22:3,4 23:18,21**middle** 15:18**minor** 17:5**model** 32:5**moment** 32:17**money** 31:10**monitoring** 29:7**months** 6:15 31:5**morning** 6:9 7:22,23 10:2 21:11**Moscillo** 6:20 7:23,24 8:8 9:17,24 10:3,9,14,21 11:5 12:2,20,23 13:1, 6,16,22 14:14 16:3,12,19 18:3,11, 19 19:25 21:8,18,21 23:15 24:18 25:1,5 26:11,17 27:3,9,21 28:6,16, 20,24 29:10,16,23 30:3,7,11,16,24 32:7,18,22 33:5,13,20,24 34:23 35:13**mounted** 25:11**moving** 6:19 20:8

N

narrow 25:3**nature** 17:5 27:1,19**needed** 20:5 29:9**neighborhood** 19:16**niche** 32:5**note** 17:7 24:13**notice** 7:2,4 8:21**noticed** 6:10**noting** 20:12**number** 17:17 24:7,12,13 29:24 34:2

O

odd 25:6**office** 25:7**officer** 29:3**officers** 6:18**official** 9:1**offsite** 29:6**online** 11:10**onsite** 13:10 29:4 30:4**open** 31:9,18 35:6**opened** 26:22**opening** 27:25 35:3**operation** 28:17,18 29:5 35:3**operator** 14:11

operators 31:3	planters 11:24	provider 25:25
opportunity 27:16	playground 27:17	public 6:11 19:18,21 35:7,11
options 28:5	playing 27:18	published 8:22
order 6:4	pledge 6:7	Puffsie 6:12 7:25 21:9,19,20 26:23
ordinance 9:6,10,19	plenty 10:20	pull 22:24
originally 9:3 24:19	points 15:8	pushback 31:15
outstanding 17:1	pole 16:8 26:4	put 25:25
overhang 17:17	poles 25:9 26:5	putting 16:7
overhead 32:3	Police 29:8,18	
owned 11:14,20	portion 11:16 20:23 21:5 35:11	<hr/> Q <hr/>
owner 26:7	postpone 14:20	qualified 10:10
owners 22:15	potentially 20:15 22:13	question 33:19 35:8
owns 26:5	preliminary 8:9	questions 13:23 14:15,18 16:21 21:22 30:25 32:12,13
<hr/> P <hr/>	premium 27:19	quick 26:19
package 9:23	prepare 6:18	<hr/> R <hr/>
park 14:5	pretty 6:16 24:6,12 26:23	raising 12:14
parking 11:19 13:10 14:25 19:7, 13,16,17,18,24 20:2,7,11 34:19	previous 6:14 17:1,3	ready 7:18 8:16 19:7
part 11:13 16:18 17:19 18:8,17 22:10 24:7	previously 8:4 9:20 10:9 26:12	real 26:19
past 22:17 27:5,6	prior 6:15 26:19	rear 11:13,18 13:11 15:9,19
patched 29:19	private 14:4	recalls 18:3
PE 10:19	profession 7:14	recommendations 34:24
people 12:10 19:22 28:3,4,7,13,14	project 27:10,12	record 6:18 12:24 19:8 20:12,24 21:16
percent 17:21	proofs 19:1	redevelopment 7:1
permitted 12:11 14:3 20:14 31:12 34:25	proper 7:2 33:16	reduce 30:12
personnel 24:8 29:4	properties 11:9	referring 22:4
pick-up 32:21	property 6:23 8:15,24 10:22 11:13,15,20 12:13 13:7,9 14:4,8 15:7,8	refers 24:14
placement 14:2	propose 8:18	Regulation 6:5
places 32:2	proposing 12:1,3,7,12,19	regulations 25:12
Plackter 8:4	protocol 28:25	Regulatory 29:12
plan 8:10 9:7,18 14:25 17:7 23:14, 19 24:13 26:3,8,10 27:18 33:2 34:8	protocols 29:3	REID 7:4 16:11 20:20 23:4,23 24:1 34:21
planning 7:15 10:17	protrude 18:25	relief 6:22 34:18
plans 14:13 22:16,17,23 29:11 32:24	protrudes 11:12	remainder 23:23
	protrusion 19:1	remaining 21:1
	provide 8:14 17:18,22 18:16 21:9	
	provided 18:1 24:19	

reminder 20:5	sale 6:22	sliver 15:15
removal 32:24 33:14,16	sales 11:21 12:11	small 32:1
remove 33:4	Sammys 16:10	smaller 9:9 32:4
removed 14:11 24:14	satisfied 24:5 25:8	sneaker 28:10 32:15
renovate 8:10	satisfies 30:21	solid 14:8,9,10
report 14:16 16:5,22,25 26:9	scope 27:10	south 10:25
representation 34:4	SCOTT 7:8 10:5 20:11 21:11,15 32:16,19 33:18 34:2,7,10 35:16	space 14:19,25 15:1,23 16:2 18:5, 6,12 22:21 23:7 26:13 30:14,21 32:1
representative 21:9	secure 29:21	spaces 19:14 20:9
require 15:24 26:13	security 12:9 14:24 15:5,6 25:25 26:3,10 28:22,25 29:3,7,10 30:4 34:8	specifically 33:4
required 16:13 18:17 19:2,14	seeks 6:21	spoken 31:3
requirement 15:24	Senator 6:10	square 12:4 13:11
requirements 29:11 33:16 34:5	separate 30:6	squared 25:16
residents 17:4	separated 24:4	standard 34:3
respect 34:7	setback 13:10,11	start 6:17 9:2,12
retail 6:13,22 8:12 11:11,21 12:4, 11	shaped 25:1	started 24:24
reuse 12:17	She'll 9:13	starting 26:17 30:1
review 17:11,13 26:8	shoe 28:12	starts 15:18
reviewed 29:17	shop 21:5	state 16:14,18 21:18 26:1,12 29:12 35:8
right-hand 15:15	shopping 28:8	stated 7:25 8:20 26:11
right-of-way 11:15,23 18:25 19:2	shortcut 33:21	stays 23:13
right-of-ways 19:18	show 11:3 15:5,6,16 26:2	step 7:21 35:8
rise 6:7	shown 9:7 14:12 24:5,23 32:24	storage 21:6 23:11,13,15,21
risk 35:3	side 10:25 15:15 20:25 21:1 35:14	store 15:21 28:4,11,12
risks 31:12	sidewalk 11:24	stored 32:20 33:3
road 11:4	sign 12:6,17,18 13:21	stores 32:15
Rob 7:2,19 34:20	signage 12:16 25:8,11	story 8:11 21:5
ROBERT 7:4 16:11 20:20 23:4,23 24:1 34:21	signed 17:12	street 11:23 16:8 32:20
rolling 26:24	significantly 35:2	subject 8:15 12:20 23:23
rotate 30:2	similar 32:4	submission 14:20 17:1
Rothschild 7:24	sir 21:14 34:6,9	submitted 9:19,20
roughly 30:1,9	site 8:10 9:7,18 20:1 29:20	successful 31:21
running 27:7	situated 17:4	sue 6:22
<hr/>		
S		
<hr/>		
safely 12:11	situation 9:3	summarize 33:15
	Slammin' 16:9	survey 17:18,22

swear 7:7,8 10:3,5 21:11**sworn** 21:10**systems** 29:7

T

talk 17:8,16**talked** 19:7 20:22 22:15 23:2 24:3,
6 25:8,24 31:6**tax** 9:1**teams** 27:7**technical** 7:20 17:7**testimony** 7:10 8:14 10:7 21:13
26:19 32:23 34:18**Texas** 16:10,11**thing** 9:14 16:10 24:24 25:15 28:14
31:1,2 33:25**things** 23:16 26:24 27:1,19 30:20**thought** 24:23**three-story** 11:21**time** 14:15 16:24 23:24 35:5**today** 6:12 7:10 9:15 10:7 21:13**touch** 19:8,13**touched** 12:9**traffic** 14:6 19:19,21 21:2**transparency** 32:8,10**transportation** 19:21**trash** 14:10,12 24:3,4 32:19,23
33:8**travel** 11:23 28:13**trays** 26:24**tree** 11:24**truth** 7:9 10:6 21:12,13**type** 31:2

U

uh-huh 30:23 33:10**understand** 16:12,15 29:18 30:16
31:13 32:10**understanding** 26:12 35:3**Understood** 6:20 18:19 26:11**unloading** 18:7**unraveling** 24:24**updated** 26:3**upfront** 31:11**upper** 20:25 23:1**utility** 26:4**utilized** 11:17 19:17 21:7

V

vacant 21:2,4**variance** 6:22 20:12 34:13,14,18**vehicles** 14:5 30:18**venture** 28:4**verbiage** 17:2**vestibule** 12:8**vibrancy** 31:23**visibility** 15:10

W

walk 31:5 33:8,9**walking** 11:18**wall** 25:10**waste** 14:8,9,10 33:4,14,23**website** 26:22**week** 14:21 30:2,8,10**weird** 25:1**Wells** 27:7**west** 11:9 20:25**whatnot** 21:1**wide** 11:24 30:18**width** 13:12**word** 20:4 27:22**work** 29:20 32:5**worked** 31:6**workers** 31:6**write** 19:11

Y

yard 13:10**year** 8:2 9:4

Z

zone 6:25 9:4,6 12:12 13:25 14:4
17:3 18:1 20:14 24:10 25:12,16
33:8**zoom** 11:3