

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION ENFORCEMENT DIVISION

APPLICATION: 2024-07-3662

ACC Atlantic City Cannabis

1714 Atlantic Avenue

APPLICANT SEEKS SITE PLAN FOR CANNABIS RETAIL

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THURSDAY, June 19, 2025

10:00 A.M.

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2 Public Hearing in the above referenced
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4 matter conducted at CASINO REINVESTMENT DEVELOPMENT
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6 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic City,
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8 New Jersey, taken before Kara Hackett, Professional
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10 Court Reporter and Notary Public of the State of New
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12 Jersey, on Thursday, June 19, 2025 commencing at 10:00
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14 a.m.
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1 A P P E A R A N C E S:

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3 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

4 LANCE D. LANDGRAF, JR.

CHAIRMAN

5 DIRECTOR, PLANNING DEPARTMENT

6 ROBERT REID

LAND USE ENFORCEMENT OFFICER

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8 PROFESSIONALS TO THE BOARD:

9 SCOTT G. COLLINS, ESQ.

RIKER DANZIG

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JEFFREY HANSON, PE

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13 COUNSEL FOR APPLICANT ACC ATLANTIC CITY CANNABIS:

14 ADAM BURNS ESQ.

SHAPIRO CROLAND

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16 PROFESSIONALS TO THE APPLICANT:

17 PERICLES STAVRIDIS, P.E.

NEAL PATEL

18 NICHOLAS GRAVIANO, PP, AICP, JD

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6 ACC Atlantic City Cannabis

7 1714 Atlantic Avenue

8 Site Plan for Cannabis Retail

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LANCE LANDGRAF: Good morning. I'll call to order. The June 19, 2025 Ventnor -- or excuse me CRDA Land Use Regulation Enforcement Division Hearing. If everyone will please rise for The Pledge of Allegiance.

This Hearing has been noticed in accordance with the Senator Byron M. Baer Open Public Meetings Act.

There's just one item on our agenda today, and that is application 2025-073662 AC Cannabis 1714 Atlantic Avenue for cannabis retail facility. The applicants seek site plan approval along with C Variance relief for adult use retail sales in cannabis. The said the property is located at 1714 Atlantic. It's also known as Block 156, Lot 8 in the Central Business District zoning as well as the Greenville redevelopment area.

Rob, we have proper notice.

ROBERT REID: Yes, I reviewed the proof of service provided by the applicant to review and do have jurisdiction to hear the application.

LANCE LANDGRAF: Do you want to swear in Jeff and Rob?

SCOTT COLLINS: Do you swear to tell the truth, the whole truth and nothing truth in your

1 testimony here today?

2 ROBERT REID: Yes.

3 JEFFREY HANSON: Sure do.

4 SCOTT COLLINS: We do recognize Jeff as our
5 engineer.

6 SCOTT COLLINS: Engineer, Engineer -- I'm not.
7 I'm not a PP, I'm actually approved to take the test.

8 LANCE LANDGRAF: We're complete for review
9 today?

10 JEFFREY HANSON: We are complete. We did have
11 some comments with respect to some of the submission
12 waivers that are required, and no objection to
13 completeness provided that everything in our letter and
14 anything else that -- might have is addressed.

15 LANCE LANDGRAF: Okay. We'll hear from the
16 applicant.

17 ADAM BURNS: Yes. Good morning. I'm Adam
18 Burns of Shapiro Crowland. I am counsel for Atlantic
19 City Cannabis. I have some brief opening remarks that I
20 would like to say. First, I just want to thank the
21 board for taking the time to hear us today. This is,
22 you know, basically the fruits of multiple years of work
23 on our end and everybody at the team at Atlantic City
24 Cannabis. So again, I thank the board for this
25 opportunity, and I thank you for your guidance along the

1 way.

2 So today we're going to be presenting four
3 individuals for testimony relating to Atlantic City
4 Cannabis' application for minor site plan approval, and
5 for C hardship variances. Some of the testimony is
6 going to cover parking, loading and security elements,
7 in addition to the C hardship variance elements. So we
8 hope the board is satisfied with our testimony today.
9 And should you guys have any questions, feel free to
10 ask. Thank you.

11 LANCE LANDGRAF: Okay. Please proceed.

12 ADAM BURNS: Yeah, sure. So first, I would
13 like to call Melissa Jackson. She is the owner, the
14 sole owner of ACC, Atlantic City Cannabis.

15 MELISSA JACKSON: Good morning, everybody.

16 LANCE LANDGRAF: Good morning. I'm used to
17 the video where we need her --

18 MELISSA JACKSON: Is this good?

19 LANCE LANDGRAF: You're good. Swear her in.

20 SCOTT COLLINS: Raise your right hand, please.
21 Do you swear to tell the truth, the whole truth and
22 nothing but the truth in your testimony here today?

23 MELISSA JACKSON: I do.

24 SCOTT COLLINS: Thanks.

25 ADAM BURNS: Okay. Great. So thank you for

1 that. So I -- Today I'm just going to ask you a bunch
2 of questions. First, I want to start with your
3 background, but we're going to get into the operations
4 of the business and we want to show the board that
5 you've got an idea of what's going on here.

6 So first, could you tell us about your
7 educational history, your schooling.

8 MELISSA JACKSON: Sure. I am South Jersey
9 girl. I graduated from Williamstown High School. I
10 graduated from Gloucester County College, Associate's
11 Degree in Elementary Education, Associate's Degree in
12 Nursing. Made my way to Glassboro State. Got a
13 Bachelor's in Psychology. Have a BSN from Wilmington
14 University and have completed graduate studies at
15 Wilmington University in nursing.

16 ADAM BURNS: Thank you for that. And what
17 about your employment history? What do you do for work?

18 MELISSA JACKSON: So right now I am a
19 registered nurse. Over the last year, I actually worked
20 at Caesar's Health Center. I was the nurse care manager
21 there and really enjoyed my time working in the city and
22 the community. And right now I am -- Because we are
23 moving forward in this process, I have chosen a job that
24 allows me to work from home doing nurse care management
25 so that I can spend more time focusing on.

1 ADAM BURNS: And next, how long have you been
2 a nurse for?

3 MELISSA JACKSON: I've been a nurse for 27
4 years. It's been a good career for me. I've had the
5 opportunity to work in many different areas. I
6 originally started working for The State. I worked for
7 BCP&P, which was DYFS at the time that I worked there.
8 I was there for 10 years. I worked for UBHC for 10
9 years at Rutgers University of Behavioral Health. I
10 worked at the hospital Temple and Cooper and various
11 hospitals for 10 years. Yeah, I mean, it was a great
12 career for me. I think I've had an opportunity to
13 really work with the community. And I think this is
14 where I'm at now. I've had a lot of community
15 experience and I want to be able to share some of my
16 knowledge.

17 ADAM BURNS: And while you've been juggling
18 those responsibilities, you've had kids as well,
19 correct? So it's been a multifaceted --

20 MELISSA JACKSON: Yeah. So I ended up being a
21 single mother of four children. Happily, I can
22 celebrate. And that's how I ended up in Atlantic City.
23 I was able to get them all off the college and ended up
24 purchasing a beach home here for me to celebrate what I
25 had done and what I had accomplished over the years.

1 And they're all out the house now.

2 LANCE LANDGRAF: That's a happy laugh.

3 MELISSA JACKSON: Oh, yeah. I do this all the
4 time. Somehow I made it. Yes, my boys are wonderful
5 men. They've all gone to become All American athletes
6 at college. I have one here that's in Atlantic City
7 that works at the Borgata, and I have a daughter that is
8 here that works at the water park when she is home from
9 college.

10 ADAM BURNS: So it's safe to say, I think that
11 you're pretty deeply connected into the community here.

12 Is that correct?

13 MELISSA JACKSON: Yes.

14 ADAM BURNS: Okay. Great. So now I think
15 you've got your background. I want to kind of shift
16 into cannabis and operations. So what made you get into
17 or want to get into cannabis?

18 MELISSA JACKSON: Well, you know, I have a
19 wonderful partner who's here with me today. And we --
20 once the kids were all at a certain age, we just started
21 to explore the country. We happen to know people who
22 were from the town that I grew up in, Williamstown, and
23 they brought us out to California to see their farm.
24 And I love to garden. I love plants. I love flowers.
25 And so I got that initial experience of being out there

1 with them for a while, just getting to be in the garden.
2 And I kind of matched that to being a registered nurse
3 who was giving cannabis to cancer patients and was
4 giving cannabis to individuals who had seizures. So
5 kind of started to understand the plant a little more,
6 its use, its benefits. And it kind of brought me full
7 circle to actually being able to, now that it's
8 approved, to sell and discuss that information and have
9 that information shared.

10 ADAM BURNS: So that's part of the core of why
11 you want to get into retail. All right. So why pick
12 Atlantic City? Why here?

13 MELISSA JACKSON: Well, as a child, I always
14 came to Atlantic City. It was my happy place. And then
15 I decided, you know, that I could move on and do
16 something new for myself. And I mean, I had
17 opportunities to go other places to Florida. I met a
18 great friend who showed me how to purchase real estate.
19 But I also have an 86 year old mother that lives in New
20 Jersey. So I chose Atlantic City. I met Jerry Barker,
21 not sure if you're familiar with him, he's a realtor
22 here in the city. He connected me with the inlet. I
23 purchased the home there. I go to the beach in the
24 morning. I go to the beach at night. I love the water.
25 And that allowed me to purchase another property in the

1 city. So I purchased another home while I was here.
2 And I mean, yeah, it's just been, for me, it's been a
3 great experience. I mean, and I want other people to
4 have that experience.

5 ADAM BURNS: Yeah. So is it safe to say that
6 you got a passion for Atlantic City and city and --

7 MELISSA JACKSON: Yeah, I do. You know, I
8 started, like I said, in community health. I was in The
9 City of Camden for 10 years. I walked those streets. I
10 went into those people's homes. I educated those
11 people, and I saw those people connect to me and be able
12 to learn from me. So I think I had a gift and I want to
13 share.

14 ADAM BURNS: Thank you. So you mentioned that
15 you went out to California to explore, spend some time
16 on a farm. Have you had any prior experience in
17 cannabis in business, operating a facility?

18 MELISSA JACKSON: I wouldn't say operating a
19 facility in cannabis. I was at a young age, a manager
20 at McDonald's. At 18, I spent three years there,
21 opening, closing. I had graduated from college and they
22 asked me to stay. So I'm 21. I'm a college graduate,
23 and now looking back, I'm kind of like, wow, that was
24 not the best move for me. Right? 21, manager at
25 McDonald's, and they're asking me to stay and look at

1 McDonald's now. So they were offering me an opportunity
2 as a young person. I just didn't see. But -- So, yes,
3 I do have management experience. I managed nurses. And
4 I'll say that I come from entrepreneurs. My parents, my
5 father had his own business when I was a child, and I
6 watched him develop that. And my mother also had her
7 own business.

8 ADAM BURNS: Yeah, I think that's great. So
9 sounds like you've got some prior knowledge from
10 management at other facilities. So what steps have you
11 taken to prepare yourself to open, own, and operate a
12 cannabis dispensary? Over the past couple of years?

13 MELISSA JACKSON: There's been quite a few
14 steps. I mean, initially I came into this and I met
15 with the city in April, I think it was the 21st or 25th.
16 They had an open meeting where they wanted locals to
17 come and be involved in this cannabis industry. I'm not
18 sure if you guys are familiar with that. So, you know,
19 I met with Cash

20 LANCE LANDGRAF: You're about the 50th
21 application we've heard. We're very familiar with --
22 And not to cut that testimony short, we're looking for
23 the site plan.

24 ADAM BURNS: Use is permitted.

25 LANCE LANDGRAF: So we're just here to knock

1 out the details of the site plan itself. So I wanted to
2 -- it's great knowing your passion here. That's
3 awesome. I love that. Some of the questions I'm going
4 to have is, how are you going to be successful in this?
5 There's 14 other ones open already with another 40
6 approved. How are you going to make it? How is your
7 model gonna make it? Really the purpose of me saying
8 this is, understand the challenges that you're going to
9 have. There's 14 that are open. The feedback we're
10 getting, nobody's making any money. So just be aware of
11 that. I don't know if you've heard that yet coming into
12 the city. I'm hopeful that the city folks are telling
13 you that because we've been approached by three or four
14 of them saying, gosh, there's too many. We don't have
15 that control yet. The city issues the number of
16 licenses that they want to issue. We have land use
17 control only. So what we want to make sure that's on
18 the table is that the challenges ahead of you are not
19 going to be us. The challenge is going to be your
20 competition, and that's -- You're going to hear that
21 when you come -- so you guys, it's your first time here.
22 So we don't make that decision today. What happens is
23 we -- I will write a report with my staff to recommend
24 approval to our board that meets, you're probably not
25 going to get heard until September unless we can really

1 cram this thing through for the July 15th meeting.
2 That's a rush. That's a huge rush. But what they're
3 going to ask you is the questions I'm asking. So I'm
4 kind of -- You'll hear them say that one of our board
5 members is concerned that there's dollars being put into
6 something that is going to harm you personally. The
7 dollars you're spending, you're not -- You may not get
8 back. Just be aware of that. That's all I'm saying.
9 It's not your permitted use. We have very little leeway
10 on challenging that here. We support local businesses.
11 We hope you are hugely successful. I want to see you do
12 great. Just be forewarned that there's several other
13 ones that are not doing very well so far. So I hope
14 your model works. I hope you can do great things and
15 continue to support The City of Atlantic City. We all
16 want the city to do better. The problem is here,
17 there's kind of a flush market right now. That's what
18 we're seeing.

19 ADAM BURNS: No, Lance, that's fine. I mean,
20 if you want Melissa to kind of explain what would
21 separate her from other people --

22 LANCE LANDGRAF: Yes, please.

23 ADAM BURNS: Yeah, Melissa, please do.

24 MELISSA JACKSON: Yeah. So my idea is really
25 focused on my design and conception of this whole

1 project is to focus on Atlantic City and its district,
2 to bring in the locals as well as to bring in the
3 tourists. I have a relationship with Ralph over at the
4 African American Museum.

5 LANCE LANDGRAF: He's great.

6 MELISSA JACKSON: Yeah. And I want to bring
7 in some of that history that he has and share it with
8 the community, who sometimes isn't aware of it, and have
9 the tourists come in and see it. So, you know, I want
10 to create a market that focuses on Atlantic City, The
11 City itself, to make that shine. And hopefully it will
12 bring in the locals and it will bring in the tourists so
13 that we can thrive throughout the season. Because I do
14 understand that there is some fluctuation in the market
15 during the tourist season. But two, I want to work with
16 the community as an educated nurse. I want the locals
17 and anybody that comes in to be able to speak with me
18 and have a conversation, not just about, you know, what
19 type of cannabis they're using, but really just develop
20 a relationship, you know, that focuses on, you know,
21 mental health, physical health, social services. I have
22 all that knowledge in my back pocket, and I want to be
23 able to share that.

24 And then secondly, I mean, thirdly, I guess my
25 goal is just, I've been here, I've been here, and you

1 said, over that time, I have spent money. I have been
2 spending money for three years trying to move through
3 this process. But I also want to show the community
4 that as hard workers who are here in this city, that we
5 can be successful. And I want to share that with them,
6 and I want to build them up so they'll continue to grow
7 and effectively do the same.

8 ADAM BURNS: So, Lance, I was going to have
9 Melissa discuss some of the operational details of the
10 business.

11 LANCE LANDGRAF: I just want to focus on the
12 site plan.

13 ADAM BURNS: Yep, that's fine.

14 LANCE LANDGRAF: Operation. We need to hear
15 about that as well. Security, number of employees,
16 hours of operation. We'll talk about if your engineer's
17 plan is going to talk about the loading and that kind of
18 stuff.

19 ADAM BURNS: So let's just talk about your
20 operation. So what are some of the hours under your
21 dispensary? What will they be?

22 MELISSA JACKSON: Well, I am thinking
23 somewhere between 10:00 and 7:00. I have talked to some
24 of the local businesses that are -- That are already
25 open and are operating.

1 ADAM BURNS: Okay. And roughly how many
2 employees will you have at first?

3 MELISSA JACKSON: I will work in the facility
4 myself. I'll also have somebody else come on with me
5 part time, maybe full time.

6 ADAM BURNS: Okay.

7 LANCE LANDGRAF: And so just two folks?

8 MELISSA JACKSON: Initially, yes. Two people.

9 ADAM BURNS: And what are the kinds of
10 positions that you'll have for those two individuals?

11 MELISSA JACKSON: It would be an inventory
12 specialist in a bud tender.

13 ADAM BURNS: All right. And do you know what
14 you're going to be paying these people?

15 MELISSA JACKSON: I'm thinking that we're
16 running somewhere between \$17 and \$20 an hour.

17 ADAM BURNS: Okay. And one of the other
18 realities of cannabis is that it's a cash business. So
19 I think we want to discuss how cash will be handled. So
20 how will Atlantic City Cannabis handle its cash in a way
21 that is secure?

22 MELISSA JACKSON: Well, we will operate using
23 a POS system. We will take the cash and remove it from
24 the drawers at the end of the day and put it into a
25 space. We'll also have some security that will operate

1 with us to make sure that this building is safe and
2 protected when we're taking -- Bringing cash in and out
3 of the building.

4 ADAM BURNS: Okay. And the security
5 monitoring will be 24/7?

6 MELISSA JACKSON: Yes.

7 ADAM BURNS: And so aside from cash, you
8 mentioned that you have a POS. So will you be
9 permitting cashless payments your dispensary?

10 MELISSA JACKSON: Dutchie does offer Dutchie
11 Pay, and there's also Canna Pay. I would have to get
12 more familiar with how they would work if they are
13 available.

14 ADAM BURNS: Okay. And what are some of the
15 kinds of products that you'll be selling? Is it flower?
16 Is it edibles, or is it everything?

17 MELISSA JACKSON: Yeah, flower, edibles,
18 whatever is permissible by regulation.

19 ADAM BURNS: Okay. And so now I want to
20 discuss your opening and closing procedures. How are
21 you opening the store every morning?

22 MELISSA JACKSON: Well, generally, I'll just
23 arrive in the morning myself, and security would arrive
24 with me so that we can go into the building.

25 ADAM BURNS: Okay, so there'll be security

1 opening and closing?

2 MELISSA JACKSON: Basically, yes.

3 ADAM BURNS: Okay.

4 LANCE LANDGRAF: That security that will be
5 there, did you submit, like, a written security plan?

6 ADAM BURNS: I have it right here.

7 LANCE LANDGRAF: Okay. Good.

8 ADAM BURNS: So when you close the store at
9 the end of the day, how will you close the store?

10 MELISSA JACKSON: Well, we would, you know,
11 lock the doors at the end of the day, empty our cash
12 drawers, put those into the safe, and obviously security
13 will be available monitoring what's going on outside the
14 facility while we're managing that cash.

15 ADAM BURNS: Great. And so in terms of cash
16 and payments, you'll have security at every step,
17 monitoring the process.

18 Is that correct?

19 MELISSA JACKSON: Yes.

20 ADAM BURNS: Okay. Great. So the next thing
21 is you mentioned inventory. How will you manage your
22 inventory.

23 MELISSA JACKSON: Well, there is a system that
24 is specifically designed by The State that we would be
25 required to use. So it would be monitoring through our

1 electronics that we bring the product in, and they would
2 also be monitored when they're purchased and sold. So
3 we would have an inventory system.

4 ADAM BURNS: And in terms of loading and
5 unloading, and I know we have our experts here, but I'd
6 like you to discuss that as well. How will Atlantic
7 City Cannabis receive product in a way that's secure?

8 MELISSA JACKSON: Well, we will receive
9 product at our back door. We would have cameras that
10 will be monitoring the door and be able to see who is
11 actually coming into the building. But I think we could
12 probably go to our experts so that you could have --
13 Yes, but I do understand the process.

14 JEFFREY HANSON: Where will the -- Like the
15 cash truck, or, you know, the safe truck, whatever you
16 call it, and product delivery, I guess we're talking
17 probably sprinter vans, that kind of vehicle?

18 MELISSA JACKSON: Yes.

19 JEFFREY HANSON: Where are they actually going
20 to park when they come to do loading and unloading?

21 LANCE LANDGRAF: I think their engineers --
22 You said you were gonna let them do that.

23 JEFFREY HANSON: Okay. I apologize.

24 ADAM BURNS: No, and it's fine. So last thing
25 is, how will Atlantic City Cannabis going to dispose of

1 its cannabis waste in a way that is compliant and
2 secure?

3 MELISSA JACKSON: So, as I know, with cannabis
4 products, they just -- They need to be grinded and mixed
5 with kitty litter. We also will have a waste room where
6 they will be stored until they can be picked up. But
7 like I said, I can also leave that to my team to
8 discuss.

9 ADAM BURNS: That sounds good. So there's two
10 other points actually that I want you to discuss. So
11 the first thing is signage. Now, would you be having an
12 awning sign? Will you be doing a sign on the front of
13 the door? Is it a window sign?

14 MELISSA JACKSON: Actually, no. We have a
15 very large window. And I have reached out to some
16 companies that will be able to create something vinyl on
17 the window that will allow us to look out and for me,
18 reduce a little bit of sunlight and things like that.
19 But so it will be on the window.

20 ADAM BURNS: Okay. And my last question is
21 going to be about the Americans with Disabilities Act
22 compliance. Given this is a second store space, have
23 you looked into some specific methods in ensuring
24 compliance with the ADA?

25 MELISSA JACKSON: Yes, we actually have and

1 I've spoke with my landlord about that. And we could
2 add a chair rail if that becomes necessary to the front.
3 We can also, because we have a large foyer, we can offer
4 some opportunity for people to meet us at the bottom of
5 the step. But these are things that I'll be working
6 with my team.

7 ADAM BURNS: Okay. I have no further
8 questions for you. Thank you.

9 LANCE LANDGRAF: One question on the chair
10 rail, the chair rides up the steps?

11 MELISSA JACKSON: Yes.

12 LANCE LANDGRAF: Okay, perfect.

13 SCOTT COLLINS: While we have you here, I just
14 have a couple questions that we ask everybody, of every
15 applicant. Obviously, you're familiar -- aware that you
16 need to obtain a license from the CRC for this, right?

17 MELISSA JACKSON: Yes.

18 SCOTT COLLINS: So we always ask, do you agree
19 as a condition of any approval granted here that you
20 would comply with all requirements of the CRC?

21 MELISSA JACKSON: Yes, absolutely.

22 SCOTT COLLINS: And that would include
23 disposal of waste that you just covered. And then the
24 security plan will be subject to the review and approval
25 by the Atlantic State Police Department. And we ask

1 that your security cameras be made available to them for
2 monitoring by ACPD.

3 MELISSA JACKSON: Yes.

4 LANCE LANDGRAF: And that's just not for
5 cannabis. They actually ask all businesses to go and
6 help them, you know, if something happens. They got a
7 video.

8 JEFFREY HANSEN: Also need approval from city
9 of Atlantic City for the Green Zone Redevelopment Plan
10 Architectural Standards.

11 ADAM BURNS: Yep, yep.

12 LANCE LANDGRAF: They have a committee that
13 they set up that once your architectural -- Once you get
14 your site plan, you submit that to them before we sign
15 off on the final CLUC, they review it, kick it back to
16 us for -- we'd rather them deal with the architectural
17 stuff. We're baby. It's their city.

18 ADAM BURNS: Well, it's your city too, right,
19 Lance?

20 LANCE LANDGRAF: I'm sorry.

21 ADAM BURNS: You know, you guys are also from
22 here as well, right?

23 LANCE LANDGRAF: It is, it but it's something
24 that we felt and the city asked for it, they said, look
25 to our facades, we'd like to have that approval. So

1 they have a group that does that. I think they have an
2 a hired architect firm that actually does it.

3 ROBERT REID: And this site actually has an
4 attractive facade.

5 LANCE LANDGRAF: Yeah, some of the ones that
6 come in are like really --

7 ROBERT REID: This one, not so much.

8 ADAM BURNS: Well, yeah, unless the board has
9 anymore questions for you, I think we're good to go.

10 MELISSA JACKSON: Thank you.

11 ADAM BURNS: So for my next individual, I'm
12 going to call Mr. Pericles Stavridis.

13 PERICLES STAVRIDIS: Good morning, everyone.

14 LANCE LANDGRAF: Good morning.

15 PERICLES STAVRIDIS: How are you today?

16 LANCE LANDGRAF: Doing good. Do you want to
17 swear him in?

18 SCOTT COLLINS: Raise your right hand. Do you
19 swear to tell the truth, the whole truth, and nothing
20 but the truth in your testimony here today?

21 PERICLES STAVRIDIS: I do.

22 LANCE LANDGRAF: Could you spell your last
23 name for me?

24 PERICLES STAVRIDIS: Sure. S-T-A-V-R-I-D-I-S.

25 LANCE LANDGRAF: I completely butchered that.

1 PERICLES STAVRIDIS: You wouldn't be the
2 first. It's okay.

3 ADAM BURNS: Your nickname is Perry, right?

4 PERICLES STAVRIDIS: Yeah.

5 LANCE LANDGRAF: Perry is easier. There we
6 go. That's a philosopher, a Greek philosopher.

7 ADAM BURNS: Exactly. We were just having
8 that conversation, actually.

9 So, Mr. Stavridis, I'd like you to describe
10 your background for the board so they have an idea of
11 what you do.

12 PERICLES STAVRIDIS: Yeah, happy to do so. So
13 my name is Pericles Stavridis. I'm a licensed engineer
14 in the states of New York and New Jersey. I've been
15 performing engineering design now for upwards of 10
16 years. My license is in a state of good standing and
17 I've provided testimony to other boards in the past.
18 Thank you.

19 JEFFREY HANSON: So you're representing L2A
20 today?

21 ADAM BURNS: Yes, I'm sorry, I'm from L2A Land
22 Design based out of Englewood, New Jersey.

23 ADAM BURNS: Okay. So, Mr. Stavridis, the
24 board -- I'm going to direct your attention to the board
25 here, which I'm going to pre mark as Exhibit P-1. This

1 is the revised site plan.

2 SCOTT COLLINS: Actually, is this anything new
3 that wasn't previously submitted?

4 ADAM BURNS: Yes.

5 SCOTT COLLINS: Okay. Because we usually mark
6 the application materials, everything that was submitted
7 as a one, Applicant A-1.

8 ADAM BURNS: Okay. So let's do A-1

9 SCOTT COLLINS: And then this would be -- This
10 is different. So we'll call this A-2.

11 ADAM BURNS: Could you just describe it for
12 me? Sure.

13 PERICLES STAVRIDIS: So what we have here is a
14 site plan of the project site. It is a two-page plan.
15 The first page is a site plan. Second page is lighting
16 and circulation, which is mounted on the back.

17 JEFFREY HANSON: What's the revision date on
18 that one?

19 PERICLES STAVRIDIS: The most recent one I
20 have is 2/17/25. So this is revision number four per
21 the technical review. And it is dated June 2nd of this
22 year.

23 JEFFREY HANSON: Thank you.

24 ADAM BURNS: And I also have letter size
25 copies for the board, should you guys want.

1 LANCE LANDGRAF: That might be helpful.

2 JEFFREY HANSON: It's basically been revised
3 based on our technical review letter I would imagine?

4 PERICLES STAVRIDIS: That's correct.

5 JEFFREY HANSON: Okay.

6 ROBERT REID: Thank you very much.

7 PERICLES STAVRIDIS: So the site plan depicts
8 the building in question. That's 1714. Sorry. That's
9 1714 Atlantic Avenue. It's an existing building that's
10 to remain. It depicts a single proposed light fixture,
11 two security cameras, four existing parking spaces that
12 are to remain. Thank you. And the adjacent properties
13 situated to the project site. The second page, sheet
14 CO2, is the lighting circulation plan depicting
15 illumination from the proposed light fixtures and the
16 path that a sprinter van would be taking to load and
17 unload from the segment.

18 JEFFREY HANSON: The sprinter van is basically
19 just going to park right at the back door than it looks
20 like?

21 PERICLES STAVRIDIS: That's correct. It will
22 pull in, park right at the back door. They load. They
23 unload. And then it drives off the same way that it
24 came in from.

25 ADAM BURNS: So, Mr. Stavridis, just based

1 upon this circulation plan, I note that in order to get
2 to the back, we have to go through Lot 22. So --

3 PERICLES STAVRIDIS: That is correct.

4 ADAM BURNS: Yeah. So one of the things that
5 the board had requested from us in our technical review
6 letter was an access easement for Lot 22. So I've
7 actually got a license agreement that's been recorded
8 from when Naell Zumat purchased the property that we are
9 now using for our site. So I'm going to request that
10 you take a look at his license agreement. To that
11 extent, I would like to move exhibit A-1, or I guess
12 it's A-2 into evidence.

13 Is that acceptable?

14 LANCE LANDGRAF: That's fine.

15 ADAM BURNS: Okay. Cool. So this is the
16 length of the agreement. So, Mr. Stavridis, could you
17 take a look at this license agreement and basically tell
18 me what this gives the landowner of 1714 Atlantic Ave
19 the right to do?

20 PERICLES STAVRIDIS: Yes, happily. So I have
21 reviewed this agreement. This is a license agreement to
22 give a Naell Zumat and Musa Dabavne their revocable
23 license to cross lots B and 22 for the delivery of goods
24 and products used in their business.

25 JEFFREY HANSON: So the sprinter vans will

1 come in off of MLK through Lot 20, through that easement
2 that's been granted and --

3 PERICLES STAVRIDIS: Correct. Yes.

4 ADAM BURNS: So in your opinion, Mr.
5 Stavridis, is this sufficient for Atlantic City Cannabis
6 loading --

7 PERICLES STAVRIDIS: Yes, it is.

8 ADAM BURNS: Okay.

9 LANCE LANDGRAF: Question: I'm looking at
10 page two of what's been marked as A-2. The red sprinter
11 van --

12 ADAM BURNS: Yes.

13 LANCE LANDGRAF: Looks like it goes off the
14 site as well right near that -- That car at the bottom
15 of the bottom left of the page?

16 PERICLES STAVRIDIS: I do see that.

17 LANCE LANDGRAF: Who owns that lot?

18 PERICLES STAVRIDIS: That'S adjacent to Lot
19 23, if I'm not mistaken. Right?

20 ADAM BURNS: Yes, correct. I can step in,
21 actually. So lot 23 is the lot that we have the parking
22 agreement with. So, yeah, so that is the lot that we'll
23 be using for parking and for loading. If they have to
24 make a K-turn, it will make it in that lot.

25 JEFFREY HANSON: Lot 23 is just south or --

1 ADAM BURNS: Yeah, it's the one, like directly
2 adjacent --

3 JEFFREY HANSON: Just below it would be
4 west --

5 LANCE LANDGRAF: So all of those parking --
6 Those are all parking spaces in the back?

7 ADAM BURNS: Yeah.

8 LANCE LANDGRAF: That's not very clearly
9 demarcated on the plan here. That's one revision we
10 would ask for.

11 ADAM BURNS: Certainly.

12 JEFFREY HANSON: I think that's in my letter,
13 Lance, for them to clearly delineate on the plan
14 where -- For those seven spaces that they have the
15 agreement in --

16 LANCE LANDGRAF: So this agreement is over lot
17 23 as well?

18 ADAM BURNS: So this access easement is for
19 lot 22 and lot B. Lot B was a part of a minor
20 subdivision that is a separate recorded subdivision with
21 the county of Atlantic County. So lot B, I believe, is
22 Lot 23.

23 LANCE LANDGRAF: Let's get that cleared up
24 somehow.

25 ADAM BURNS: Sure.

1 LANCE LANDGRAF: I think Lot B in the
2 agreement should probably say Lot 23 or at least
3 something on the plan to decipher that. I'm going to
4 steal one of my Land Use Regulation Officer's comments,
5 we have to have plans and documentation that when we're
6 not here, a third-party --

7 ROBERT REID: Right on cue.

8 LANCE LANDGRAF: -- Rob and I are not here.
9 Scott's not here. Jeff's not here. A third-party will
10 look at it and say, all right, this is what they meant
11 to say. So that's all we're trying to -- so you guys
12 have problems down the road.

13 ADAM BURNS: Understood. We will make
14 revisions. I will have Perry make a revision to start
15 parking that actually delineates a specific spot. And
16 then we'll also get clarity as to Lot B in a
17 supplemental submission to you guys.

18 LANCE LANDGRAF: Thank you.

19 ADAM BURNS: Okay. So, perry, you covered, I
20 believe, the seven parking spaces in here. You covered
21 the requirements. Right? Which I believe is --

22 PERICLES STAVRIDIS: So the requirements for
23 parking for the site, to flip back to that first page,
24 there are four existing spaces to the rear of the site,
25 two of which will be serving each tenant. The

1 requirement for parking is one parking space for every
2 300 square feet. And as the site is 2,100 square feet,
3 it mapped out to seven parking spaces required. So with
4 the two, as per the lease agreement, and another nine,
5 I'm sorry, another seven, it comes to nine, required
6 parking needs.

7 JEFFREY HANSON: You'll actually have 11
8 because you'll have a seven for -- and then the four
9 behind the building.

10 PERICLES STAVRIDIS: Correct.

11 JEFFREY HANSON: We have a grandfather --

12 PERICLES STAVRIDIS: Right.

13 JEFFREY HANSON: There's only two spaces
14 currently --

15 PERICLES STAVRIDIS: Yes.

16 LANCE LANDGRAF: You need a parking variance.

17 JEFFREY HANSON: No, we don't need a parking
18 variance.

19 ROBERT REID: You have a grandfather
20 shortfall.

21 JEFFREY HANSON; Grandfather shortfall is
22 actually being ameliorated with two additional spaces.
23 And then the cannabis would take the 7 from B&B on 11
24 total spaces is what I'm hearing versus the nine that I
25 thought?

1 PERICLES STAVRIDIS: Yes.

2 ADAM BURNS: Okay. So Perry, the next thing I
3 want to cover briefly is Americans with Disabilities Act
4 Compliance. So based upon your understanding, how many
5 handicapped parking spaces does Atlantic City Cannabis
6 have to provide?

7 PERICLES STAVRIDIS: Sure. So for every --
8 Based on the chart in Chapter 2 of the Americans with
9 Disabilities Act Guidelines, ADAG 2010, you would be
10 required to provide one ADA parking space and that one
11 parking space must be van accessible.

12 ADAM BURNS: So out of the seven spaces that
13 we have --

14 PERICLES STAVRIDIS: One of them would have to
15 be ADA accessible and it would have to be van accessible
16 as well.

17 ADAM BURNS: Okay. And then Atlantic City
18 Cannabis is going to designate one of those spaces as
19 van accessible, correct?

20 PERICLES STAVRIDIS: That's correct.

21 ADAM BURNS: Okay.

22 LANCE LANDGRAF: You'll mark that up on a
23 plan?

24 PERICLES STAVRIDIS: Yes, absolutely,
25 absolutely.

1 ADAM BURNS: And I actually think that that is
2 all I have for Mr. Stavridis, but if the board has any
3 questions, please.

4 LANCE LANDGRAF: While he's up there, Jeff,
5 you want to go through any things on your report?

6 JEFFREY HANSON: I'll go through my letter --

7 LANCE LANDGRAF: We'll mark that as B-1.

8 JEFFREY HANSON: Are you provide the planning
9 testimony -- Oh, I guess we don't have any variances.
10 So that's not really -- Yeah. In light of what's been
11 provided in your testimony today, there's -- actually.
12 We do actually, you know what, we do need the variance
13 because the spaces are off site.

14 ROBERT REID: Right.

15 JEFFREY HANSON: That's why -- That's --
16 That's what I was wondering why I had that in the
17 letter. I remember. So their off site so it's
18 technically a variance, and it would be ameliorated by
19 the fact that they're providing seven off site spaces to
20 address that shortfall. So you would actually need a
21 total of nine spaces by ordinance because we have a --
22 we have two for the deli, and that's not being changed.
23 We need seven for this use. So we need a total of nine,
24 whereas four are being provided onsite. And the
25 justification for the variance would be the fact that

1 the seven spaces would be next door. But we still need
2 the variance, and then there are existing nonconforming
3 condition with respect to lot area, lot width, lot
4 frontage, maximum building coverage, and minimum front
5 yard setback that aren't being exacerbated by this
6 proposal.

7 ADAM BURNS: So we've actually got Nick
8 Graviano, a planner to discuss that as well.

9 JEFFREY HANSON: Okay. We'll put that on the
10 record then.

11 I'll go down to general comments on Page 5.
12 That covers basically the engineering issues or
13 questions, I should say. Number one was covered by
14 Melissa with respect to the operation. I think we just
15 talked about the identification of the parking spaces on
16 the site plan that are going to be on the B&B lot.

17 One thing I want to discuss is should we
18 provide some sort of wayfaring signage, directing
19 patrons to the park parking spaces, maybe a little
20 parking sign? I don't know where we would -- Additional
21 parking. You think that's necessary or --

22 LANCE LANDGRAF: It would have to be on the
23 site.

24 JEFFREY HANSON: Yeah, maybe a window sign or
25 something.

1 LANCE LANDGRAF: Yeah, so how are people going
2 to access the property? Your doors in the front?

3 MELISSA JACKSON: Correct.

4 LANCE LANDGRAF: Is there access in the rear
5 for patrons to come through? No. They're gonna have to
6 park in the back and then walk around the block. I
7 would say assign in the front window.

8 JEFFREY HANSON: That's what I was thinking.

9 LANCE LANDGRAF: Additional parking in the
10 rear or something like that.

11 JEFFREY HANSON: Parking in rear. So you're
12 -- adding that on, a little window sign?

13 ADAM BURNS: Absolutely.

14 LANCE LANDGRAF: Once they're repeat
15 customers, they don't have to worry about it. They'll
16 know. You always want that repeat customer.

17 JEFFREY HANSON: The waste enclosure outback,
18 that's going to be sufficient for your purposes of -- I
19 wouldn't imagine, other than the cannabis waste, which
20 is regulated differently. You're not going to have all
21 -- besides cardboard boxes and a little bit of office
22 trash, it's not going to be much more than that.

23 ADAM BURNS: And how often are they going to
24 come pick that up? What time of day? Have you
25 contracted with a waste management vendor or anything

1 yet?

2 MELISSA JACKSON: No, I haven't contracted.

3 JEFFREY HANSON: Okay. So we wouldn't have
4 the answers about that. I mean, we just ask it doesn't
5 get picked up in the middle of the night.

6 ADAM BURNS: We're actually going to cover
7 that with Neal as well for the security.

8 JEFFREY HANSON: Okay. It's not an
9 engineering issue. I apologize. You talked about we're
10 going to strike the spaces behind the building.

11 ADAM BURNS: Yes.

12 JEFFREY HANSON: To delineate them. We talked
13 about the easement for lots 22 and B or 23, whatever it
14 is. I saw you already updated the zoning chart with
15 respect to the parking spaces.

16 PERICLES STAVRIDIS: That's correct.

17 JEFFREY HANSON: So that's covered. You'll
18 need a CLUC Certificate of Land Use Compliance for 18
19 South Martin Luther King Dr. to permit the off street
20 parking spaces on the B&B lot.

21 Just talked about ADA requirements. We need
22 Melissa aware of going to the architectural review
23 committee for the city and also getting a security
24 system -- by the police department.

25 How about business identification sign? Is

1 that going to be a subject of a future land use
2 application or do you have any signage proposed at this
3 time?

4 ADAM BURNS: No, not at this time. Again, the
5 only signage that Melissa wants to do is the vinyl sign
6 in the window. So there's no awnings.

7 JEFFREY HANSON: So there won't be any
8 variance release necessary for that vinyl sign in the
9 window.

10 ADAM BURNS: CORRECT.

11 JEFFREY HANSON: And then you also need the --
12 Are there going to be any encroachments into the
13 right-of-way?

14 LANCE LANDGRAF: Does that awning go into the
15 right-of-way?

16 JEFFREY HANSON: The existing awning sign does
17 go into the right-of-way here.

18 ADAM BURNS: Is there an awning over our side?
19 No. So that's only over the deli where there's an
20 awning.

21 JEFFREY HANSON: How do we want to handle that
22 then?

23 ROBERT REID: Well, the deli itself should
24 have to secure land use, should provide for and license
25 for their own -- which I'm not going to hold that to

1 this applicant. When it comes time for specific land
2 use, I would encourage the the deli owner to comply.

3 JEFFREY HANSON: That won't be a condition --

4 LANCE LANDGRAF: That won't hold up this --

5 ROBERT REID: Yeah, it won't hold up this.

6 ADAM BURNS: So we'll give a little nudge to.

7 JEFFREY HANSON: I think that covers all the
8 engineering comments in list.

9 ADAM BURNS: Okay.

10 PERICLES STAVRIDIS: Appreciate it. Thank you
11 for your time.

12 ADAM BURNS: The next individual that I'd like
13 to call up is Neal Patel.

14 NEAL PATEL: Good morning, everyone.

15 LANCE LANDGRAF: Good morning. N-E-A-L.

16 NEAL PATEL: Full name is Nilesch, N-I-L-E-S-H.

17 LANCE LANDGRAF: I'm butchering all the names
18 today.

19 SCOTT COLLINS: If you could raise your right
20 hand, please. Do you swear to tell the truth, the whole
21 truth and nothing but the truth of your testimony here
22 today?

23 NEAL PATEL: Yes.

24 ADAM BURNS: Thank you, Neal. First, Mr.
25 Patel, I'd like you to describe your background for the

1 board so they have an idea.

2 NEAL PATEL: I own a cannabis advisory
3 company, Bachelor's in Management. I have a
4 specialization in construction management, project
5 management and certification, cannabis security
6 compliance. I also own and operate two retail
7 facilities in cannabis and a property center in New
8 York.

9 ADAM BURNS: Thank you. So I would like to
10 have Neal admitted specifically as a professional for
11 Cannabis Operational Consulting and Security Design.

12 LANCE LANDGRAF: Can we do that?

13 SCOTT COLLINS: Just exactly what is it.

14 ADAM BURNS: Cannabis Operational Consulting
15 and Security Design.

16 LANCE LANDGRAF: We accept him as an expert in
17 that field.

18 ADAM BURNS: Thank you very much.

19 So Neal, how many projects have you performed
20 security planning services and operational services for
21 in the field.

22 NEAL PATEL: I would say about three to four
23 dozen between New York and New Jersey.

24 ADAM BURNS: Okay. And how many years have
25 you been doing that for?

1 NEAL PATEL: 5 years.

2 ADAM BURNS: So for this specific project, so
3 did you prepare a security plan for this dispensary?

4 NEAL PATEL: Yes, I did.

5 ADAM BURNS: Okay. So at this point I'm going
6 to show you a document, which I guess would be what, A-4
7 now?

8 LANCE LANDGRAF: Yes, that's what I have.

9 ADAM BURNS: So Neal, this is the plan that
10 you prepared for Atlantic City Cannabis?

11 NEAL PATEL: Correct.

12 ADAM BURNS: Okay. So I want to go through
13 the document. I don't want to spend a ton of time going
14 through every minute of detail. However, it's
15 important, I think, that the board understands that we
16 have come up with a comprehensive security plan. So I'd
17 like to turn to page two of the plan which is the table
18 of contents. So can you describe for the board the
19 specific topics that are covered in the security plan?

20 NEAL PATEL: This is a security plan SOP that
21 basically covers onsite physical security along with the
22 SOAR licensed security guards that will be on site along
23 with cyber security and emergency management diversion
24 tasks.

25 ADAM BURNS: Okay. And so in each section I'd

1 assume you go through the specific elements of these
2 security components related to the cannabis.

3 Is that correct?

4 NEAL PATEL: Yes. Correct.

5 ADAM BURNS: Okay. So what are some of the
6 highlights of the security plan? This is another
7 exhibit actually. So I'd like to mark, is this A-5 or
8 A-4?

9 LANCE LANDGRAF: A-5.

10 ADAM BURNS: Okay. A-5. So this is A-5.
11 This is a security overlay.

12 NEAL PATEL: So the security overlay has 18
13 fixed cameras, two multi lens cameras, glass break
14 sensors on the front and rear doors along with, if you
15 look at where the second multi lens camera is, that's
16 the secured bolt which is reinforced by a mesh product
17 called Ameco. There will be multiple monitors along
18 with a mini monitor by the security guard, a large
19 monitor for the office and there's also a third monitor
20 which we have the blue symbol up top for the employees.
21 So they'll be able to monitor the front and rear doors.
22 There's five panic buttons which are portable so they
23 can be moved around. If there's any issues they can
24 press the panic button. That's the basic of the cameras
25 and digital security there.

1 ADAM BURNS: So from a camera perspective you
2 sort of clarify, there is a camera front facing at the
3 front entrance and a second camera that is rear facing.
4 Will that be night vision, infrared or --

5 NEAL PATEL: It'll be night vision. The
6 lighting will work with the engineers and architects.
7 As the plan moves around and final construction docs are
8 done, we'll redo the security overlay to make sure
9 there's full on full coverage.

10 ADAM BURNS: Okay. So I think one of the
11 things that we really want to discuss is loading and how
12 Atlantic City Cannabis will ensure that products are
13 loaded in a safe way. So could you please describe
14 ACC's processes with respect to secured loading?

15 NEAL PATEL: Sure. My suggestion to the
16 client was that would be for both loading and cash we'd
17 be doing it before hours, before opening hours.
18 Security will be there with Melissa. So that'd be a
19 perfect time to get all the deliveries, in my opinion,
20 it'd be about one to two deliveries a week. So
21 scheduling before opening hours would be the safest in
22 my opinion. There's no public running around inside the
23 retail center, and security can escort the person in and
24 everything can be checked.

25 ADAM BURNS: And the loading will be obviously

1 within view of the rear camera, correct?

2 NEAL PATEL: Right.

3 ADAM BURNS: Okay.

4 NEAL PATEL: Which is viewable by all
5 monitors.

6 ADAM BURNS: So I'd like to have to ask the
7 board if you have any further questions about loading
8 security.

9 LANCE LANDGRAF: The only thing I would say,
10 and I think we've already stated, that this will get
11 reviewed by the ACPD.

12 ADAM BURNS: Yeah.

13 LANCE LANDGRAF: And your statement is that
14 this is in compliance with the CRC rules?

15 NEAL PATEL: Yes.

16 ADAM BURNS: Correct. So the next thing for
17 cash --

18 SCOTT COLLINS: I just have one question. I
19 was writing while you were saying how many. How many
20 times a week did you say?

21 NEAL PATEL: One to two times a week. The
22 initial order will be a heavier order where, you know,
23 that's where the initial stock comes in. After that,
24 they don't need to get multiple deliveries a week.

25 SCOTT COLLINS: Thank you.

1 ADAM BURNS: And as for cash transportation,
2 it's going to be loaded and unloaded at the same --

3 NEAL PATEL: Same time, earlier in the day
4 before opening. That's my suggestion. Keep stuff much
5 safer.

6 ADAM BURNS: And security guards will be on
7 site when both cash and cannabis is being delivered,
8 taken away from the site?

9 NEAL PATEL: Yes.

10 ADAM BURNS: Okay. So should the board have
11 any further questions for Neal, I would open it up, but
12 otherwise I have no other question.

13 LANCE LANDGRAF: Please proceed.

14 ADAM BURNS: Okay. For my last witness I'm
15 going to call Nick Graviano.

16 NICHOLAS GRAVIANO: Morning.

17 LANCE LANDGRAF: Good morning.

18 NICHOLAS GRAVIANO: It's Nicholas with an "H"
19 For legal purposes.

20 SCOTT COLLINS: Can you raise your right hand.
21 Do you swear to tell the truth, the whole truth, and
22 nothing but the truth in your testimony here today?

23 NICHOLAS GRAVIANO: I do.

24 SCOTT COLLINS: Thank you.

25 ADAM BURNS: So, Mr. Graviano, your testimony

1 today is going to focus primarily on the C hardship
2 variance being sought by ACC.

3 Could you please provide for the board your
4 background?

5 NICHOLAS GRAVIANO: Yes, I have a Bachelor's
6 Degree from Rutgers University, a Master's Degree in
7 City and Regional Planning from Rutgers University, a
8 law degree from the Temple University School of Law,
9 where I received a distinguished class performance in
10 state and local government law. I'm a licensed
11 professional planner in The State of New Jersey. I also
12 open AICP certification. I've testified before over 100
13 boards in 18 different counties in The State of New
14 Jersey.

15 LANCE LANDGRAF: We certainly accept you as an
16 expert in planning.

17 NICHOLAS GRAVIANO: Sounds good to me. Thank
18 you. Pleasure being here.

19 ADAM BURNS: Thanks, Nick. So I think we
20 really want to focus on the variances. So Nick, could
21 you please explain to the board some of the variances
22 being sought by ACC.

23 NICHOLAS GRAVIANO: Yes, the applicant is
24 before the board here requesting variance relief or
25 specifically piece of property known as Block 156, Block

1 36. That's what street address is 714 Atlantic Avenue.
2 That's an existing two-story commercial building on a
3 3,500 square foot lot. The existing undersized lot is
4 one of the existing conditions variances highlighted in
5 the review letter. The CBD district requires a lot area
6 of 5,000 square feet. There's 3,500 square feet
7 existing and proposed. Additionally, there is a lot
8 width deficiency, whereas 28 feet is existing, whereas
9 50 feet is required. That is not being augmented by
10 this application.

11 Additionally, there's a variance for lot
12 frontage, whereas 50 feet is required, 28 feet is
13 existing and proposed. There's a maximum building
14 coverage of 30%, whereas 60% is existing and proposed.
15 There is a minimum front yard setback required of 5
16 feet. The existing building is at 0 feet. And then
17 lastly, we previously discussed the parking variance
18 that's required due to the fact that the applicant's
19 providing off street parking that is off site.

20 When you look at all of those variances being
21 requested, they can be granted under the C1 criteria,
22 whereas strict application of the CBD district zoning
23 requirements would create an undue hardship upon the
24 applicant, whereas these are existing conditions not
25 being augmented by this application that's before you

1 today.

2 Additionally, those variances can be granted
3 under the C2 criteria, whereas hardship need not be
4 demonstrated, but must be demonstrated that it relates
5 to a specific piece of property. Here you have an
6 existing developed property that has nonconformities
7 with respect to the current zoning conditions of the
8 site. This proposal certainly advances purpose A of the
9 municipal land use law, promotion of the general health,
10 safety, morals, and welfare.

11 Additionally, it advances purpose G to provide
12 a sufficient space and appropriate location for a
13 variety of commercial uses to meet the needs of New
14 Jersey citizens.

15 And then lastly, it promotes a purpose high
16 desirable visual environment through creative
17 development techniques and good civic design and
18 arrangements. There's certainly no substantial
19 impairment to the zone plan or zoning ordinance with the
20 granting of those variances. And in fact, this proposal
21 advances the goals and objectives set forth in the 2022
22 Green Zone Redevelopment Area. Specifically, the plan
23 was formulated to introduce recreational cannabis to the
24 redevelopment area to diversify the local economy. This
25 is certainly an endeavor which is promoting that goal.

1 Additionally, the objectives for the tourism
2 district master plan include developing an economically
3 viable and sustainable tourism district as well as to
4 allow the city to gain economic strength and attract new
5 businesses to the Atlantic City community.

6 Lastly, the purposes and goals of the 2022
7 Green Zone Redevelopment Plan is to create additional
8 incentives for private investment with the introduction
9 of recreational cannabis. And certainly that's what the
10 applicant's trying to accomplish before the board today.

11 So in summary, both the C1 and C2 variances
12 could be granted without substantial impairment for the
13 zone plan redevelopment plan of the tourism district.

14 ADAM BURNS: You covered all of my bases.
15 There you go.

16 LANCE LANDGRAF: Any follow-up?

17 JEFFREY HANSON: Pretty comprehensive. That's
18 great.

19 SCOTT COLLINS: In the 50 or so of these that
20 we've done, no one has ever referenced the purposes of
21 the Greenzone Redevelopment --

22 ADAM BURNS: There are very few wins as a
23 lawyer, that's one.

24 NICHOLAS GRAVIANO: I keep it short and sweet
25 and HIT all the points.

1 JEFFREY HANSON: We appreciate that.

2 LANCE LANDGRAF: That's what we need.

3 ADAM BURNS: With that being said, I have no
4 further questions. I open it up to the board to ask any
5 of us questions, but otherwise I have no further
6 testimony.

7 LANCE LANDGRAF: I have one question, any
8 onsite consumption proposed here?

9 ADAM BURNS: Not right now.

10 LANCE LANDGRAF: That's a separate thing you
11 have to get from --

12 ADAM BURNS: Right.

13 LANCE LANDGRAF: I don't think they've issued
14 those yet, have they?

15 ADAM BURNS: They just started. But it is --
16 Yeah -- It's an endorsement to the dispensary license.
17 So you actually have to apply. There's really -- I can
18 go on and on. But yeah, it's a separate process.

19 JEFFREY HANSON: They just released guidelines
20 for all.

21 ADAM BURNS: There's been -- I have a client
22 of mine that is doing it and it was like, hey, figure it
23 out. You know, because they don't even really know
24 what's --

25 LANCE LANDGRAF: We've approved a couple sites

1 that have it both indoor and outdoor. Actually where
2 this church is coming down.

3 ADAM BURNS: Really?

4 LANCE LANDGRAF: They're tearing this church
5 down and putting one in. And that's going to be an
6 outdoor consumption facility up on the second floor.

7 ADAM BURNS: Wow That's kind of cool.

8 LANCE LANDGRAF: Make our lunchtime walk more
9 interesting. I don't think I have any more.

10 Did you have anything?

11 ROBERT REID: I have nothing.

12 LANCE LANDGRAF: Just to reiterate, we've
13 marked Jeff's May 7th review as B-1.

14 Going to open up it up to the public. Anybody
15 here from public, please state your name before and ask
16 any questions.

17 Seeing none, we'll close the public portion
18 and bring it back. Anything final?

19 ROBERT REID: We're good for me.

20 LANCE LANDGRAF: All right. Thank you, guys.
21 We'll close the matter on the case on this matter for
22 today. Like I said, we will try to get this on for July
23 15th, but I it's doubtful and because of our timing on
24 it and we do not meet -- this board, our full board does
25 not meet in August. Give our board members a month off

1 and they go back in September. So at the very latest
2 it'll be September, but we'll try and get it on for July
3 15th for the public's benefit.

4 Our next land use hearing is July 17th at
5 10:00 a.m. we will not meet on July 3rd.

6 No other matters to be discussed. We'll close
7 the hearing and we are adjourned. Thank you all.

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9 (Hearing concluded at 11:00 a.m.)

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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.

- - -

Kara Hackett

DATE: June 19, 2025
Kara Hackett
Court Reporter



Magna

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