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CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

DOCK'S OYSTER HOUSE, INC.

THE APPLICANT IS SEEKING AN AMENDMENT TO A
PREVIOUSLY APPROVED SITE PLAN FOR A PARKING LOT
EXPANSION AND CONSTRUCTION OF A WALK-IN
REFRIGERATOR UNIT AT THE REAR OF THE EXISTING
BUILDING FOR A VARIANCE AS TO FOR IMPERVIOUS LOT
COVERAGE AND APPROVAL OF ANY OTHER VARIANCES OR
WAIVERS REQUIRED TO PERMIT THE PROPOSED
IMPROVEMENTS TO THE PROPERTY.

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2	<p>1 BLOCK 279, LOTS 40, 44, 45, 46, 48-52 2 2405 Atlantic Avenue 3 14 North Georgia Avenue, 4 Atlantic City, New Jersey 5 6 7 8 Thursday - May 6, 2021 9 ----- 10 11 Public hearing in the 12 above-referenced matter, taken via the 13 videoconference software program Zoom, with all 14 participants in separate locations due to the 15 State of New Jersey's COVID-19 lockdown, before 16 Karen A. Haworth, a New Jersey Certified Court 17 Reporter (CCR), nationally certified Registered 18 Professional Reporter (RPR), nationally 19 certified Certificate of Merit holder (CM), 20 nationally certified Certified Realtime Reporter 21 (CRR), nationally certified Certified LiveNote™ 22 Reporter (CLR), and Notary Public of the State 23 of New Jersey, on the above date, commencing at 24 10:05 a.m., there being present: 25</p>	4	<p>1 CHRISTINE COFONE Cofone Consulting Group, LLC 2 3 PROFESSIONALS TO THE BOARD FOR THIS HEARING - CONTINUED: 4 5 KATHRYN CORNFORTH Adams, Rehmann & Heggan 6 7 8 9 10 11 COUNSEL FOR THE APPLICANT: 12 13 JOSEPH R. DOUGHERTY, ESQUIRE 14 15 16 17 18 19 ALSO PRESENT FOR CRDA: DANIEL DONOHOE 20 Geographic Information System Specialist 21 22 23 24 25</p>
3	<p>1 APPEARANCES: 2 3 CASINO REINVESTMENT DEVELOPMENT AUTHORITY: 4 5 LANCE B. LANDGRAF, JR. Chairman 6 Director, Planning Department 7 8 CASINO REINVESTMENT DEVELOPMENT AUTHORITY - CONTINUED: 9 10 ROBERT L. REID Land Use Enforcement Officer 11 12 13 14 15 16 PROFESSIONALS TO THE BOARD FOR THIS HEARING: 17 18 SCOTT G. COLLINS, ESQUIRE 19 RIKER, DANZIG, SCHERER, HYLAND & PERRETTI 20 21 22 JANE FONTANA, ESQUIRE 23 Assistant General Counsel, CRDA 24 25</p>	5	<p>1 INDEX 2 3 WITNESS(ES) PAGE NO. 4 ARTHUR W. PONZIO 10 5 6 7 8 9 10 EXHIBITS 11 A-1 12 13 14 B-1 15 16 17 18 19 20 21 22 23 24 25</p>

6	<p>1 [COURT REPORTER'S NOTE: 2 THIS PUBLIC HEARING WAS CONDUCTED 3 VIA THE VIDEOCONFERENCE SOFTWARE PROGRAM 4 ZOOM. 5 DURING THE TIME OF THIS 6 PUBLIC HEARING, THE STATE OF NEW JERSEY 7 WAS UNDER LOCKDOWN RESTRICTION DUE TO THE 8 COVID-19 PANDEMIC. 9 ALL ATTENDEES TO THIS PUBLIC 10 HEARING WERE PARTICIPATING FROM THEIR OWN 11 WORKSPACE THROUGH THEIR COMPUTER OR 12 CELLULAR TELEPHONE. 13 THE COURT REPORTER WILL 14 ACKNOWLEDGE WITHIN THIS TRANSCRIPT ANY 15 POOR INTERNET CONNECTION AND 16 VIDEOCONFERENCE PLATFORM CUTOUPS WHERE 17 TESTIMONY DID NOT CEASE] 18 19 20 21 (Time noted: 10:05 a.m.) 22 23 LANCE LANDGRAF: The second item on 24 our "application" [stated incorrectly] is 25 Application 2021-03-2958, Dock's Oyster</p>	8	<p>1 on behalf of the applicant, Dock's Oyster 2 House, Inc. for, as you described, an amendment 3 to a final site plan for a project to expand the 4 parking lot that services Dock's Oyster House 5 and to add a walk-in cooler to the rear of the 6 building. 7 As you described, it's on the 8 corner of Atlantic and Georgia avenues -- 9 primarily, on the corner of Atlantic and Georgia 10 avenues. 11 Two additional lots after the last 12 approval were purchased, and the applicant would 13 like to expand the parking lot to include those 14 two lots; surfacing and fencing, as appropriate. 15 I have on the phone also Arthur 16 Ponzio, from A.W. Ponzio & Associates, who 17 prepared the -- the plan for this application 18 and is prepared to testify. 19 And I believe Frank Dougherty is 20 here in addition if there are any questions 21 about the operations of the parking lot or the 22 restaurant. 23 LANCE LANDGRAF: Okay. Kathryn or 24 -- or Christine, could you quickly give us a 25 completeness review?</p>
7	<p>1 House, Inc. 2 Rob, could you check for -- for 3 notification, please? 4 ROBERT REID: Yes. So, we -- we 5 have reviewed the Proof of Service provided by 6 the application, and we have jurisdiction to 7 hear the application today. 8 LANCE LANDGRAF: Thank you. 9 I'm just -- 10 ROBERT REID: Okay. Mm-hmm. 11 LANCE LANDGRAF: -- the -- reading 12 through my notes here. 13 Let's see. The application is 14 located at 2405 Atlantic Avenue and, also, 14 15 North Georgia Avenue. It's in the RC zone. 16 Let's see here. Duck -- 17 I'm sorry. Ducktown Arts zone. 18 And the applicant is seeking to -- 19 an amendment to a previously approved site plan. 20 I see Mr. Dougherty is on the call. 21 Do you want to -- 22 You're representing you and your -- 23 your family there, Joe? 24 JOSEPH DOUGHERTY: Yes. Thank you. 25 For the record, Joe Dougherty, here</p>	9	<p>1 KATHRYN CORNFORTH: Sure. 2 CHRISTINE COFONE: Sure. 3 [Indiscernible - overtalking] 4 KATHRYN CORNFORTH: So, in looking 5 at -- 6 Going through the application, we 7 deem -- we deem them complete in terms of 8 everything that was submitted. Any of the 9 comments that we -- that we have are -- that 10 tend to be like, you know, add -- can be adding 11 details after the fact or providing testimony, 12 it's all things that would be able to be handled 13 -- assuming we get the proper information and 14 answers and the board agrees -- could be handled 15 under compliance. So, we deem them complete. 16 LANCE LANDGRAF: Okay. Thank you. 17 Joe, why don't you present your 18 application? And we'll have Scott swear in any 19 witnesses that -- that might be testifying. 20 JOSEPH DOUGHERTY: Thank you. 21 As I explained, the -- the 22 application is really just to expand the parking 23 lot minimally to include two small properties 24 that were purchased in the rear of the parking 25 lot and to also have approval for a -- a small</p>

<p style="text-align: right;">10</p> <p>1 addition in the way of a walk-in refrigerator to 2 the rear of the property behind the current 3 kitchen. 4 Mr. Ponzio's on the phone and, 5 hopefully, could take us through the application 6 and the -- the plan that was submitted. 7 ARTHUR PONZIO: Okay. 8 SCOTT COLLINS: Good morning, 9 Mr. Ponzio. If you could just raise your right 10 hand, please. 11 Do you swear to tell the truth, the 12 whole truth and nothing but the truth in your 13 testimony here today? 14 ARTHUR PONZIO: I certainly do. 15 Thank you, Scott. 16 SCOTT COLLINS: Okay. And just for 17 the record -- or I'll allow Lance, but 18 Mr. Ponzio has appeared before this body many 19 times. 20 Will you be testifying as an expert 21 in -- what field today? 22 ARTHUR PONZIO: Probably the 23 planning of the project today, primarily. 24 LANCE LANDGRAF: We would certainly 25 accept Mr. Ponzio's credentials and his</p>	<p style="text-align: right;">12</p> <p>1 There was a question brought up in -- in one of 2 the reports. A hundred percent valet at all 3 times that the property is in operation, open. 4 There is a small attendant's booth 5 when you come into the property -- property from 6 Atlantic Avenue, immediately to the left side. 7 You can see it. It attends both as their 8 existing -- 9 That is what is used for the 10 operation of the lot. 11 Sometimes, it gets very busy on the 12 property, thankfully. They run such a fantastic 13 business here. And very occasionally, you will 14 have a small backup at the inter -- at the 15 driveway off of Atlantic Avenue. 16 The valet attendant, just so that 17 we all understand that, is directed to pull the 18 cars into the lot further to make sure -- sure 19 they clear the sidewalk area as quickly as 20 possible. And I'm sure there are some very, 21 very small delays. I mean, going to the 22 property myself occasionally when it's busy, 23 you'll -- you'll encounter that and your car may 24 back up just a wee bit, but it's quickly 25 cleared. Cars are pulled into the lot. The</p>
<p style="text-align: right;">11</p> <p>1 licensing as a licensed professional planner and 2 surveyor in the state of New Jersey. 3 SCOTT COLLINS: Thank you. 4 ARTHUR PONZIO: Thank you. 5 Okay. Very briefly, it's a nice 6 little application. 7 The property is being expanded. 8 Two lots were purchased in the rear, Lots 40 and 9 44. It's a small area; about 2,000 square feet. 10 It lays out very nicely so that we 11 can add nine parking spaces to the project, 12 which is, as you all know in utilizing this 13 property and going there from time to time, 14 parking is very, very important. And it's a 15 very nice opportunity here to add to the 16 existing inventory of parking on the property. 17 There's one other small addition to 18 the rear of the building. It's a 6 by 27 -- the 19 way it's depicted on the drawing, a 6 by 27 20 walk-in box. It sits right in the back of the 21 building, outside of the parking area. It 22 doesn't bother anything else or impact any of 23 the other improvements on the site. 24 The -- the lot operates very, very 25 simply. It's all -- all valet, by the way.</p>	<p style="text-align: right;">13</p> <p>1 valet does a fantastic job. And that's the way 2 that operation is -- is going to continue. 3 One other small item. With part of 4 the previous application that was approved, 5 there was a light standard on Atlantic Avenue, 6 which would -- had to be relocated because of 7 the expansion of the driveway. 8 So, as part of this submittal 9 today, we want to -- we'll put on the record 10 that we're going to add that light standard 11 back. We'd like to put it right in the planter 12 right out front, on the left side of the 13 driveway. It's a very opportune location. It 14 fits very well. It will service the public as 15 well as the property. 16 We will also seek the city approval 17 for that. We'll get the city engineer and 18 Traffic Department to make certain that that's 19 an approval as far as they're concerned. I 20 think that will be a nice little addition right 21 at the entrance of the driveway. 22 There's no variances that are 23 required for this. It's strictly a site plan 24 application. And as was mentioned before, it's 25 a -- a continuation of the application that was</p>

<p style="text-align: right;">14</p> <p>1 approved previously. 2 The lot was developed as -- as per 3 the previous development approval. It's very 4 nicely done. It's -- it's well maintained all 5 the way around the property. 6 The -- the -- 7 Each one of the -- the parking 8 stalls is striped. 9 The site has lighting on the 10 interior. 11 The parking bumpers. 12 There's fencing around the 13 perimeter. 14 As -- as again, I -- I mentioned, 15 it's extremely well maintained. The Doughertys 16 operate such a beautiful property. All their 17 properties, as a matter of fact. I'd like to 18 see all the rest of the people of Atlantic City 19 do -- do what they do to maintain their 20 properties and expand their properties, by the 21 way. 22 This expansion is important. It 23 might seem trivial, with nine parking spaces, 24 but we do look at the lot that exists today, the 25 level of business that we have, the opportunity</p>	<p style="text-align: right;">16</p> <p>1 It's remain -- remained in -- in that city 2 through all these years and you've seen nice 3 improvements throughout that district that have 4 been made over the -- over the years. 5 A small improvement here and there 6 add up, like this one does, like the -- the -- 7 not that it's small, but the -- the -- the 8 renovation and expansion to the Dock's building 9 that was achieved a couple years ago has been 10 fantastic for the city, great for the operators. 11 It's wonderful what's -- what's going on out 12 there. It certainly is an icon property in the 13 city of Atlantic City. 14 And, Joe, correct me, and, Frank, 15 if I'm wrong, it's the oldest restaurant in the 16 city of Atlantic City. Is that correct? 17 JOSEPH DOUGHERTY: It is. 18 ARTHUR PONZIO: It is. It dates 19 back to when the Steel Pier was built. Imagine 20 that. Fantastic. And so, Joe -- 21 LANCE LANDGRAF: Art, you were -- 22 you were there then. So, you -- 23 ARTHUR PONZIO: I was there. I was 24 there. Or my father was there. 25 So, it's fantastic.</p>
<p style="text-align: right;">15</p> <p>1 to buy land or the lack of opportunity. That 2 nine spaces is very important to the continued 3 success and -- and future success of the -- of 4 the property, no doubt. 5 It was mentioned the property lies 6 in the Atlantic City Tourism District, which was 7 put in place to help reinvigorate the city and 8 to establish a -- a good economic, viable, 9 sustainable base for -- for business operations 10 throughout the district in the city of 11 Atlantic City. It's been very successful in 12 doing so. And this continues that -- that 13 pattern, if you will, in helping to re -- 14 helping to continue to establish viability of a 15 -- a well-known long time -- very long time 16 business in the city of Atlantic City. 17 In addition to that, there's 18 another district that the CRDA has put in place. 19 That is the Ducktown Arts District. 20 Very interesting. There are some 21 new projects that have been built and -- and 22 developed in that area. It takes advantage of 23 the -- the -- the diverse community and -- and 24 businesses that are in that area in a pretty 25 dense location of the city of Atlantic City.</p>	<p style="text-align: right;">17</p> <p>1 And this is a small addition but 2 yet very important. And I think, without a 3 doubt, it advances the intent and purpose of not 4 only the Tourism District but the Arts District 5 as well. And I think it's gonna be a welcome 6 improvement to the area and to this property. 7 There's one small issue. There's 8 an easement that runs through the proposed paved 9 area, which services adjoining properties. That 10 easement will be clear at all times. It will be 11 striped out accordingly. It would be gated on 12 both sides so that no vehicle ever impedes the 13 -- the citizens or residents' use of that 14 easement. 15 Other than that, I think that's the 16 -- that's -- that is, essentially, the 17 application. And I hope you see it as we do. 18 Thank you. 19 ROBERT REID: Lance, I -- I have 20 one item I'd like to bring up. 21 I think -- just for the record, I 22 think it needs a design waiver because it's 23 stacked parking being proposed -- 24 LANCE LANDGRAF: Right. Right. 25 ROBERT REID: -- where they're</p>

<p style="text-align: right;">18</p> <p>1 required to have aisles. 2 So, I think -- 3 And it's -- it's consistent with 4 the ongoing use there as a valet service. So -- 5 so, it's -- 6 LANCE LANDGRAF: I would -- I would 7 agree with that. Yeah. 8 And -- and I think that is a 9 waiver. It's a very minor waiver. 10 ROBERT REID: Yeah. 11 LANCE LANDGRAF: The lot is 12 operated as a valet lot. So, I don't have an 13 issue there. 14 ROBERT REID: Yeah. 15 LANCE LANDGRAF: Just one other 16 question. 17 The lot coverage stays the same at 18 94 percent with -- 19 That variance was granted in the 20 past. It's just staying -- staying the same, 21 Art? Even though we're -- we're expanding, it's 22 still 94 percent of the entire parcel. Correct? 23 ARTHUR PONZIO: That is correct. 24 LANCE LANDGRAF: Okay. And I had a 25 question on the easement as well. And that --</p>	<p style="text-align: right;">20</p> <p>1 view. 2 In our April 14th joint letter with 3 ARH, we indicate that we did have a discussion 4 -- actually, Justin, from our office, had a 5 discussion with Mr. Barnhart to discuss that 6 there is not a coverage variance required. I 7 believe that there was -- it might have been 8 cited in the application but not on the plans, 9 or vice versa. 10 So, for the record, it's our 11 opinion that because the coverage variance was 12 previously granted and no additional coverage 13 beyond that which was previously granted is -- 14 is being proposed, we are -- there's no issue 15 with the -- with the lot coverage. 16 So, I would agree with you. The 17 only waiver required is for the tandem parking. 18 And -- and as was stated on the record, that was 19 for an exclusively valet area. So, no issue 20 there. 21 I think Mr. Ponzio did a wonderful 22 job of talking about this not only as an icon in 23 the city. And it's -- it's a thriving use. 24 So, while nine parking spaces is 25 not an enormous application, it's certainly</p>
<p style="text-align: right;">19</p> <p>1 that easement is in favor of Lot 42? That is 2 somewhat landlocked there? 3 ARTHUR PONZIO: Yes. 4 LANCE LANDGRAF: Okay. I'm just 5 looking through the plan a little bit. 6 That's really all the questions I 7 had. 8 I appreciate you bringing up the 9 light stanchion out -- out front. We certainly 10 don't have an issue with that. I agree it can 11 serve a dual role in that planter. It can light 12 up the sidewalk. It can also light up that 13 portion of the -- of the parking lot. 14 Just coordinate with the city, 15 either public works or the engineer's office 16 just to make sure they're okay with that. And 17 -- and I don't see why they would mind that. 18 ARTHUR PONZIO: Yep. 19 LANCE LANDGRAF: Why don't we have 20 Kathryn and Christine do your reports. 21 Do you guys want to go through this 22 real quick? 23 KATHRYN CORNFORTH: Sure. 24 CHRISTINE COFONE: Sure. There's 25 not a whole lot to say from a planning point of</p>	<p style="text-align: right;">21</p> <p>1 critically important to the health and viability 2 of the restaurant. 3 So, we acknowledge that from a 4 planning point of view. And particularly in 5 light of the fact that one of the "tourism's" 6 [pronounced incorrectly] "district" [pronounced 7 incorrectly] is to develop an economically 8 viable and sustainable Tourism District and 9 expand Atlantic City's tourism and economic 10 base. 11 So, certainly, the longest -- 12 oldest restaurant in the city will have an -- a 13 positive influence on that. 14 So, I think Mr. Ponzio did a great 15 job of talking about the benefits and the 16 operations. 17 And we hope that the restaurant 18 stays viable. You know, it's been so hard for 19 restaurants in -- in the pandemic. So, anything 20 we can do as a community, you know, in a city to 21 plan for their viability, I think, is 22 beneficial. 23 So, I appreciate Mr. Ponzio's 24 testimony. 25 And I have nothing further to add.</p>

<p style="text-align: right;">22</p> <p>1 He's addressed all the comments in -- in -- at 2 least from a planning point of view from our 3 April 14th joint review letter with ARH. 4 LANCE LANDGRAF: Thanks, Christine. 5 Kathryn? 6 You know what, Scott? We should 7 retroactively swear in Christine and swear in 8 Kathryn. 9 SCOTT COLLINS: Okay. We're such 10 an efficient group, you guys always get ahead of 11 me here. 12 LANCE LANDGRAF: I know. I'm just, 13 you know -- 14 SCOTT COLLINS: Just a couple 15 things. Let's mark the application itself A-1. 16 We'll mark the April 14, 2021 17 letter that Christine referenced B-1. 18 And I think that we can note for 19 the record that both Kathryn and Christine have 20 previously been sworn, remain under oath, and 21 have been qualified as experts in their 22 respective fields. 23 LANCE LANDGRAF: Absolutely. Thank 24 you. 25 CHRISTINE COFONE: Thank you.</p>	<p style="text-align: right;">24</p> <p>1 record. 2 Is there -- are there any 3 objections to that? It was -- 4 JOSEPH DOUGHERTY: Not from the 5 applicant. 6 LANCE LANDGRAF: Okay. 7 JOSEPH DOUGHERTY: No objection 8 from the applicant. 9 LANCE LANDGRAF: Okay. Good. 10 KATHRYN CORNFORTH: And then 11 forgive me if you said this. I may not have 12 heard it. Just -- 13 Lance had mentioned that easement 14 that was there. I know your plans show that 15 you're gonna completely leave it open. 16 Is there gonna be -- 17 I assume -- 18 Are you guys gonna be striping or 19 signing that, just to ensure -- like as a visual 20 indicator? I know you're gonna label no -- not 21 to park in it. 22 LANCE LANDGRAF: Yeah. 23 KATHRYN CORNFORTH: Just to -- just 24 to make double sure. 25 ARTHUR PONZIO: Yes, we will.</p>
<p style="text-align: right;">23</p> <p>1 SCOTT COLLINS: Thank you. 2 LANCE LANDGRAF: We're gonna give 3 Scott like a buzzer so he can buzz in. 4 CHRISTINE COFONE: Stop -- 5 SCOTT COLLINS: Or I could -- 6 I can raise my hand if I get time. 7 CHRISTINE COFONE: Yeah. It's hard 8 to stop us when we get going. So, -- 9 LANCE LANDGRAF: It is. 10 CHRISTINE COFONE: -- he might need 11 a Taser, not a buzzer. 12 LANCE LANDGRAF: Kathryn? 13 KATHRYN CORNFORTH: So, from an 14 engineering perspective, there really weren't a 15 lot of comments. 16 Mr. Ponzio addressed a lot of the 17 -- the just getting on the record the -- the 18 continued valet operations, questions we had in 19 our letter. He -- he addressed them all through 20 his testimony. 21 Just a couple of quick -- or it's 22 more of a -- just related to the plans. 23 We had asked for some -- some of 24 the -- some details just to be added to the 25 plans officially, just so we have it for the</p>	<p style="text-align: right;">25</p> <p>1 Thank you. 2 KATHRYN CORNFORTH: Okay. Those 3 were really all of our comments. 4 We wouldn't have an issue with the 5 design waiver for stacked parking, because as -- 6 as it's been described, it's all valet. So, you 7 don't have to worry about somebody being parked 8 in. There will be access for the cars at all 9 times through the valet. 10 So, those were, really, all our 11 comments. 12 LANCE LANDGRAF: Thank you. 13 All right, Joe. 14 Anything else from you, Scott, and 15 Rob? 16 ROBERT REID: No. I'm good. 17 SCOTT COLLINS: Nothing here. 18 Thank you. 19 LANCE LANDGRAF: Okay. Joe, I have 20 one question for you and Frank. When's the deck 21 opening? 22 JOSEPH DOUGHERTY: The third floor 23 deck? 24 LANCE LANDGRAF: Yes. 25 JOSEPH DOUGHERTY: These other</p>

<p style="text-align: right;">26</p> <p>1 projects keep diverting our resources away from 2 the deck. It will open. It will open. 3 LANCE LANDGRAF: It will open. All 4 right. Thank you. 5 Anything else from you, Joe? I'm 6 gonna open it up to the public in a second. 7 JOSEPH DOUGHERTY: No. That's it. 8 Thank you, all. 9 Thanks for your kind words about 10 Dock's and, you know, thanks for -- for your 11 efforts on this. 12 LANCE LANDGRAF: Not at all. Not 13 at all. 14 Okay. With that, I'll open this 15 meeting up to the public. 16 Anybody wishing to make any 17 comments or ask any questions, please make 18 yourself known; either raise your hand or turn 19 on your mic and you will be recognized and you 20 can speak your piece. 21 Anybody else out there, Dan? 22 DANIEL DONOHOE: No. Everyone's in 23 and they can unmute themselves. 24 LANCE LANDGRAF: Okay. One last 25 try. Anybody wishing to speak on this</p>	<p style="text-align: right;">28</p> <p>1 on that agenda that was carried from today's 2 agenda. 3 We still anticipate that being a 4 virtual or remote hearing. 5 We'll make -- as I indicated, make 6 every effort to get today's items on our June 7 15th board meeting for action. 8 With that, thank you, everybody. 9 And the meetings's adjourned. 10 Thank you. 11 CHRISTINE COFONE: Thank you. Have 12 a great day, everyone. Take care. 13 ROBERT REID: You, too. 14 CHRISTINE COFONE: Bye. 15 ARTHUR PONZIO: Safe travels, 16 Lance. 17 LANCE LANDGRAF: Thank you. 18 19 (This public hearing concluded at 20 10:23 a.m.) 21 22 23 24 25</p>
<p style="text-align: right;">27</p> <p>1 application, please make yourself known. 2 All right. Seeing none, we'll 3 close the public portion. 4 And any last questions from our 5 panel? Nothing? Any comments? 6 CHRISTINE COFONE: No questions. 7 LANCE LANDGRAF: Joe, are you guys 8 good? 9 JOSEPH DOUGHERTY: We're good. 10 Thank you. 11 LANCE LANDGRAF: Okay. All right. 12 Since there's no further testimony on the 13 application, we will close this matter. 14 We will not be able to get this on 15 the May meeting, Joe. We're a little too late 16 for that. But, we'll have it on our June agenda 17 for approvals. 18 JOSEPH DOUGHERTY: Okay. Great. 19 Thanks. 20 LANCE LANDGRAF: If -- if there's 21 -- 22 If you've got any questions, please 23 reach out to me on that. So... 24 Our next land use hearing is May 25 20th, at 10 a.m. We will have at least one item</p>	<p style="text-align: right;">29</p> <p>1 CERTIFICATION</p> <p>2 I, KAREN A. HAWORTH, a New Jersey 3 Certified Court Reporter (CCR), nationally 4 certified Registered Professional Reporter 5 (RPR), nationally certified Certificate of 6 Merit holder (CM), nationally certified 7 Certified Realtime Reporter (CRR), a Delaware 8 Certified Shorthand Reporter (CSR), 9 nationally certified Certified LiveNote™ 10 Reporter (CLR), and Notary Public of the 11 State of New Jersey, hereby certify that the 12 proceedings were reported by me fully and 13 accurately stenographically, reduced to 14 typewritten form under my personal direction 15 and supervision and that this is a true and 16 correct transcript of the proceedings in this 17 matter. 18 I further certify that I am 19 neither an attorney nor counsel of any of the 20 parties in the subject proceedings, nor a 21 relative or employee of any attorney or 22 counsel employed by the parties hereto, nor 23 financially interested in the outcome of the 24 subject proceedings. 25</p> <p>KAREN A. HAWORTH, CCR,RPR,CM,CRR,CSR,CLR Certified Court Reporter (NJ) (License No. 915) Registered Professional Reporter(RPR) Certificate of Merit holder (CM) Certified Realtime Reporter (CRR) Certified Shorthand Reporter (CSR)(DE) Certified LiveNote Reporter (CLR) Notary Public of the State of NJ (Identification No. 2192424)</p> <p>The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and supervision of the certifying reporter.</p>

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