

ORIGINAL

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

SHOWBOAT RENAISSANCE, LLC

SEEKING PRELIMINARY AND FINAL SITE PLAN APPROVAL

FOR THE CONVERSION OF APPROXIMATELY 400 HOTEL

ROOMS TO 260 APARTMENT UNITS

BLOCK 61, LOTS 22, 23, 24, 25, 26

801 Boardwalk, Atlantic City, NJ

Thursday - October 18, 2018

Public hearing in the

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1 above-referenced matter, taken at the CASINO
 2 REINVESTMENT DEVELOPMENT AUTHORITY, 15 South
 3 Pennsylvania Avenue, Atlantic City, New Jersey,
 4 before Karen A. Haworth, a New Jersey Certified
 5 Court Reporter (CCR), nationally certified
 6 Registered Professional Reporter (RPR),
 7 nationally certified Certificate of Merit holder
 8 (CM), nationally certified Certified Realtime
 9 Reporter (CRR), a Delaware Certified Shorthand
 10 Reporter (CSR), nationally certified Certified
 11 LiveNote™ Reporter (CLR), and Notary Public of
 12 the State of New Jersey, on the above date,
 13 commencing at 10:02 A.M., there being present:

14

15

16

17 APPEARANCES:

18 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

19

20 LANCE B. LANDGRAF, JR.

Chairman

21 Director, Planning Department

22

23 ROBERT L. REID

Land Use Enforcement Officer

24

25

1 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

2

3 SCOTT G. COLLINS, ESQUIRE

RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

4

5 CHRISTINE COFONE

COFONE CONSULTING GROUP

6

7 WILLIAM ENGLAND

ADAMS, REHMANN & HEGGAN ASSOCIATES, INC.

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1 COUNSEL FOR THE APPLICANT:

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3 BEN KAUFMAN, ESQUIRE

TOWER INVESTMENTS

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WITNESS(ES)

PAGE NO.

ARTHUR W. PONZIO, JR.

By: Mr. Kaufman

11

DANIEL IVERSEN

29

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

A-2

A-3

A-4

A-5

B-1

1 (Time noted: 10:02 A.M.)

2

3 LANCE LANDGRAF: Okay. Call to
4 order the October 18th Land Use Regulation and
5 Enforcement Division hearing.

6 Will everyone please rise and join
7 me in the Pledge of Allegiance?

8 (The Pledge of Allegiance was
9 recited at this time.)

10 LANCE LANDGRAF: Thank you.

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

14 We have a very short agenda today,
15 just one item. It is the Showboat Renaissance,
16 LLC, Apartments, application number
17 2018-10-2520. It's 801 Boardwalk, Block 61,
18 lots 22, 23, 24, 25, and 26. It's in a Resort
19 Commercial Development District.

20 They're seeking preliminary and
21 final site plan approval for the conversion of
22 approximately 400 hotel rooms to 260 apartment
23 units.

24 Rob, could you confirm that we have
25 notice? I know that we had some --

1 ROBERT REID: Yes. Yeah. I've
2 reviewed all of the documentation provided, and
3 we have jurisdiction to hear this application.

4 LANCE LANDGRAF: Awesome.

5 The post office now, Ben, is doing
6 it differently?

7 BEN KAUFMAN: Long story.

8 LANCE LANDGRAF: Okay.

9 BEN KAUFMAN: Yeah.

10 LANCE LANDGRAF: But, we have
11 jurisdiction, we have proper notice, and we're
12 in good shape.

13 So, with that, Ben, do you want to
14 present your application?

15 BEN KAUFMAN: Sure.

16 LANCE LANDGRAF: Introduce yourself
17 and --

18 BEN KAUFMAN: Good morning,
19 everybody. My name is Ben Kaufman. I'm an
20 attorney. And I'm here on behalf of Showboat
21 Renaissance, LLC, the applicant.

22 We're before the board today
23 seeking preliminary and final site plan approval
24 to permit the applicant to convert one of the
25 Showboat towers; specifically, the Premier Lite

1 Tower, to apartments. The project calls for a
2 total of 264 apartment units, which will consist
3 of a mix of studio, one and two-bedroom
4 apartments.

5 The subject property is located in
6 a Resort Commercial District within the Tourism
7 District, and the proposed use is permitted.

8 In attendance today in support of
9 this application are Arthur Ponzio, a licensed
10 professional planner and project surveyor in the
11 State of New Jersey, and Daniel Iversen, an AIA
12 certified architect with SOSH Architects.

13 As already noted, we have provided
14 notice in accordance with the Municipal Land Use
15 Law and the CRDA Tourism District land
16 development rules.

17 With that, can I bring up my first
18 witness?

19 LANCE LANDGRAF: Sure.

20 Scott, swear him in.

21 SCOTT COLLINS: Who do we have
22 first?

23 LANCE LANDGRAF: Mr. Ponzio.

24 SCOTT COLLINS: Oh. Mr. Ponzio?

25

1

2

3

ARTHUR PONZIO,

4

having been duly sworn in by the court

5

reporter, was examined and testified as

6

follows:

7

THE WITNESS: Yes, I do.

8

SCOTT COLLINS: Thank you.

9

THE WITNESS: Thank you.

10

LANCE LANDGRAF: Yeah. Let the

11

record reflect that Mr. Ponzio has testified

12

here numerous times, and we accept him as and

13

expert in the field of land surveying and

14

professional planning.

15

You might as well swear in Mr. --

16

Iversen, was it?

17

DANIEL IVERSEN: Yes.

18

LANCE LANDGRAF: I wasn't sure.

19

SCOTT COLLINS: Would you raise

20

your right hand, please?

21

22

23

24

DANIEL IVERSEN,

25

having been duly sworn in by the court

1 reporter, was examined and testified as
2 follows:

3 THE WITNESS: I do.

4 SCOTT COLLINS: Thank you.

5 LANCE LANDGRAF: I have not met
6 Dan, so if you would just introduce yourself
7 real briefly and --

8 DANIEL IVERSEN: Yeah. I'm an
9 architect with 20-plus years experience. I
10 previously worked with the Friedmutter Group
11 prior to joining SOSH Architects. I've been
12 with SOSH Architects for approximately nine
13 years.

14 LANCE LANDGRAF: Okay. Thank you.

15 DANIEL IVERSEN: I have experience
16 in casino, hospitality architecture.

17 LANCE LANDGRAF: And licensed in
18 the State of New Jersey?

19 DANIEL IVERSEN: Yes, I am.

20 LANCE LANDGRAF: We will also
21 accept Mr. --

22 Iversen is the last name?

23 DANIEL IVERSEN: Correct.

24 LANCE LANDGRAF: Basketball player
25 a little bit?

1 DANIEL IVERSEN: No.

2 LANCE LANDGRAF: We will also
3 accept his credentials as a registered architect
4 in the State of New Jersey.

5 All right. Sorry, Ben.

6 BEN KAUFMAN: No problem.

7 So, we'll start with Art.

8 ARTHUR PONZIO: Okay.

9

10 DIRECT EXAMINATION

11 BY BEN KAUFMAN:

12 Q. Mr. Ponzio, are you a licensed
13 project surveyor and planner in the State of New
14 Jersey?

15 A. Yes.

16 Q. Have you, personally, reviewed and
17 inspected the subject property?

18 A. I have.

19 Q. Are you familiar with the CRDA's
20 Tourism District land development rules?

21 A. Yes.

22 Q. Did you or someone under your
23 control prepare the site plans filed in support
24 of this application?

25 A. Yes.

1 Q. Would you describe the proposed
2 development for the board?

3 A. Sure. Thank you.

4 Okay. This is A-1, the survey of
5 the subject property, Showboat, former casino,
6 now hotel.

7 Everybody knows the location;
8 Pacific to the boardwalk and New Jersey down to
9 what is Delaware Avenue bisects the center of
10 the property.

11 It contains, in total, almost 14
12 acres. It's a beautiful piece of property, as
13 you can see.

14 The owner has obtained additional
15 properties here recently, about a year or so
16 ago, that I'll assume will be, hopefully, added
17 to the property development.

18 On the property, there is the main
19 tower, which was the original tower built on the
20 oceanfront. It's a sloping tower, if you will.

21 There was a second tower built
22 right at that location; to the east side, more
23 or less, in the center of the property.

24 And a third tower. The third tower
25 built -- the last tower built on the property

1 right at that location, which is the subject of
2 the application here today. They call it the
3 Premier Lite Tower.

4 On the site there is a parking
5 garage right in that location, up at the corner
6 of Pacific Avenue. There's this freestanding
7 parking lot, which goes all the way over to the
8 east side. That is New Jersey Avenue.

9 And many people do not realize that
10 underneath this building, there is a garage,
11 which was used, primarily, for valet. That
12 holds about 600 and 40 some-odd spaces.

13 In total on the property, you've
14 got the 640 spaces here in the valet, 363 spaces
15 in the self-park -- in the self-park surface
16 lot, and about 1,900 parking spaces in the
17 garage, plus the handicapped spaces.

18 I will go to A-2. A-2 is the site
19 plan. The shaded area is the Premier Lite Tower
20 that I mentioned a moment ago. And you'll see
21 its position on the property.

22 So, the intent here today is to
23 take that tower, which currently is a hotel
24 tower, which has been that way since its
25 inception, and it had -- let's see here -- 544

1 rooms in that tower. The idea is to deconvert
2 that or convert that, if you will, into a total
3 of 264 apartments. It's a blend of one and
4 two-bedroom units. And Mr. Iversen is going to
5 explain that to you in a few moments when I'm
6 completed.

7 We've gone through --

8 And, by the way, there are no
9 exterior improvements required for the project,
10 nor are any proposed.

11 The building, it's all
12 self-contained. What the proposal is is to
13 utilize the interior of that building, do the
14 conversion. and as I mentioned, everything is
15 self-contained in that building.

16 LANCE LANDGRAF: We're closing that
17 curtain.

18 ARTHUR PONZIO: Oh. Great. Thank
19 you. I appreciate that.

20 LANCE LANDGRAF: Dan was having
21 some trouble.

22 ARTHUR PONZIO: Yeah. Very good.
23 Thank you.

24 I wish I had that in my house.
25 That's pretty nice.

1 Okay. So, part of the application
2 are two signs, which will advertise the business
3 on -- on the premises. One is positioned on the
4 northerly wall of the building right in that
5 location. It's a wall sign. It will hang on
6 the facade. The second is right at the
7 intersection of the extension of Delaware Avenue
8 and Pacific Avenue, a pole sign in that
9 location. It faces both -- both streets; that
10 is, toward Delaware and toward Pacific Avenue,
11 for maximum visibility. Both of those signs
12 were designed to meet your ordinance completely.
13 We believe there should be no variance
14 whatsoever for those.

15 Mr. Iversen has a detail of both of
16 those signs, which he will show to you in a
17 moment.

18 The parking is interesting. We've
19 gone through the ordinance, the -- not the
20 ordinance -- the law, the CRDA's law governing
21 parking for a hotel. If you do the math, for
22 the 544 hotel rooms, it would equate to 522
23 required parking spaces. That would be the
24 existing demand.

25 When we do the conversion, based

1 upon the requirements, we would then go to the
2 residential site improvement standard or the
3 state standard that -- you're all very familiar
4 with that. If you go through the mathematics
5 for one and two-bedroom units, it would yield a
6 total of 248 spaces as the required parking for
7 the project.

8 Thus, in total, we would achieve,
9 after this is completed, a net of 274 spaces to
10 the good; in other words, a reduction in the
11 demand, a reduction in the overall intensity,
12 from a hotel use to the apartment use,
13 deconverting it to the number of units that I
14 mentioned.

15 I think, in a sense, that's the
16 extent of the detail of the project.

17 There's some other things, Ben, you
18 wanted to ask me?

19 BEN KAUFMAN: Yeah. If there are
20 no questions, I'd like to advance to addressing
21 some of the items raised in the professional
22 report.

23 LANCE LANDGRAF: Sure.

24 CHRISTINE COFONE: I just had one

25 --

1 LANCE LANDGRAF: There's one --

2 CHRISTINE COFONE: I just had one
3 quick question, Mr. Ponzio.

4 You said the design was going to
5 advertise the business, but this is an
6 exclusively residential project. Right?

7 ARTHUR PONZIO: Right.

8 CHRISTINE COFONE: Did you mean
9 like a residential project identification sign?

10 ARTHUR PONZIO: Yes. Correct.

11 CHRISTINE COFONE: Okay. I thought
12 I -- I just wanted to make sure I didn't miss
13 something that was --

14 ARTHUR PONZIO: That's what it is.

15 CHRISTINE COFONE: -- that there
16 was a commercial aspect.

17 ARTHUR PONZIO: Correct.

18 CHRISTINE COFONE: Thank you.

19 ARTHUR PONZIO: Yep. Thank you.

20 SCOTT COLLINS: And let's just --
21 We'll mark the ARH -- the October
22 10, 2018 ARH letter as B-1.

23 LANCE LANDGRAF: Okay.

24 BY BEN KAUFMAN:

25 Q. Mr. Ponzio, did you have an

1 opportunity to read the ARH report dated October
2 10, 2018?

3 A. Yes, I have.

4 Q. The professionals have asked that
5 our testimony today address certain points
6 raised in the ARH report. Are you able to
7 respond to the items identified?

8 A. I can, yes.

9 Q. So, let's start with "Planner's
10 Review Comments" on the second page of the --

11 A. Okay. Mmm-hmm.

12 Q. So, the first question -- the first
13 point that we're asked to provide testimony on
14 is how does the application advance the purpose
15 of the Resort Commercial District.

16 A. Okay. Thank you.

17 So, we looked at the -- the
18 purposes -- purpose of the Resort Commercial
19 District. I'll read them quickly. It's very
20 short.

21 And it's very interesting. When I
22 look at this, I find that this project just
23 falls directly into that purpose. It's
24 interesting the way it's written. I'll give you
25 that in a moment.

1 "To provide an array of land uses
2 that will capitalize on the zoning district's
3 geographical advantages of its proximity to the
4 boardwalk, beach and ocean."

5 So, we take a sole purpose
6 building. It would be a casino at one time.
7 Now converted to a hotel. Add to it an array of
8 land uses. That is, let's put an apartment use.
9 Its geographical location, proximate to the
10 boardwalk. We are within a thousand feet of the
11 boardwalk and the beach. It's just an absolute
12 perfect location. It fits right into that
13 intent or that purpose -- that stated purpose of
14 the Resort Commercial District.

15 The location's excellent.

16 The facility is, basically, set up
17 for this type of use.

18 And the mix of the units, the
19 repurposing, if you will, of that building, I
20 think it's an outstanding idea.

21 In talking to the owner and Ben,
22 his representative, even on the best of days,
23 they cannot fill all of those rooms. So, this
24 enables that building to be fully utilized like
25 -- like it should be. So, I think that fits

1 right into that purpose.

2 The district also offers the
3 highest intensity residential offerings within
4 the Tourism District with a variety of
5 supportive commercial and service uses.

6 So, in the building, not only is
7 there the hotel. There, hopefully, will be the
8 apartment use. And I think, as you may all
9 know, there are many other uses in that
10 building, one of which was just instituted in
11 the building, again, advancing these purposes.
12 That is, a fitness center.

13 The fitness center's in the ground
14 level of that building. So, a sense, when -- in
15 a sense, when this -- when this tower is
16 converted; that is, the upper levels of it, to
17 the apartment, that -- one part of this facility
18 will be 100 percent repurposed from what it was
19 to what it is.

20 And when Mr. Blatstein took over
21 the property, we had a vacant piece of property
22 here with no use whatsoever. Every tenant,
23 everyone gone, the building shut down.

24 So, what we've done now and what
25 Mr. Blatstein intends to continue doing is to

1 repurpose this facility. So, he's achieving
2 that, hopefully, if the board sees fit to
3 approve this application, now with the fitness
4 center and with the apartmented use upstairs.

5 Lastly, under the "Shore Commercial
6 Purpose," "The vision is to create an
7 environment where residential and resort
8 offerings seamlessly integrate."

9 That's exactly what we're trying to
10 do with this project; integrate this residential
11 offering into this overall resort property in
12 this beautiful geographic location.

13 And another thing. What is
14 beneficial today versus what it was a few years
15 ago, when Mr. Blatstein bought the property,
16 when he came to this property, he had,
17 essentially, a dead piece of property between
18 two other dead pieces of property. That's not
19 the case now.

20 Repurposing this building, opening
21 this building between -- sitting between the
22 Ocean and the Hard Rock, it's just revitalized
23 this entire section of -- of the city. I mean,
24 many of us go down the boardwalk, sometimes, in
25 the morning, like I do, I know Mr. Landgraf

1 does, and it's so nice to see, in the mornings.
2 When you would drive down the boardwalk a few
3 years back, you'd hit, essentially, Resorts, and
4 then it would just tail off. Now, I will tell
5 you, this is the most busy part of the
6 boardwalk. All summer it was like that. It's
7 busier than it is midtown, especially in the
8 mornings and in the evenings. And then throw
9 into the mix the Steel Pier. It's just --

10 So far, the rebirth of this, if you
11 will, I think is wonderful for the city. And
12 let's hope it continues.

13 Q. The next point we -- they'd like --
14 the professional board has asked us to address
15 is how the application advances the purpose and
16 intention of the -- I'm sorry -- the intention
17 and the vision of the Tourism District.

18 A. Yep.

19 Q. I think the answer might be
20 somewhat the same.

21 A. Yeah.

22 LANCE LANDGRAF: I think you might
23 have covered that.

24 CHRISTINE COFONE: Yeah. I think
25 it is really adequately covered.

1 ARTHUR PONZIO: Okay.

2 BY BEN KAUFMAN:

3 Q. So, next up is -- let's see.

4 A. The engineer's report?

5 Q. Exactly. So, security?

6 A. Property security?

7 Q. So --

8 Yeah.

9 A. I can go through them, if you'd
10 like. I can do it quickly.

11 Q. Perfect.

12 A. Okay. So, the security -- there is
13 security now. Showboat has a security staff,
14 full-time, in the property. That will continue.

15 To the extent that there's any
16 additional staffing needed because of this use
17 that we're proposing, Mr. Blatstein has
18 authorized me to say that he will continue that,
19 he will advance that. He will add more
20 personnel if it's needed. All the security is
21 provided internally by his staff.

22 LANCE LANDGRAF: Might I assume
23 there will be some kind of key card access?

24 ARTHUR PONZIO: Yeah. I'll get to
25 that.

1 The elevator -- Dan will explain
2 that in a moment, but it is -- it will be key
3 carded access for all the residents. So that,
4 typically, you go to a hotel, you see how that
5 is these days. You have to get that card in
6 there to get yourself up in the elevator. We're
7 talking about the same type of system here. Dan
8 can show you that in a moment.

9 There was a question regarding
10 trash and recycling. There's a central trash
11 chute being developed in the building. There
12 also is --

13 Because this was a hotel, you had
14 the area for chambermaids, whatnot, on each
15 floor. Well, that space is available. That now
16 becomes the recycling area for each -- each
17 level of the apartment use. And Dan can show
18 you that, as well, in a moment.

19 The parking. I mentioned a moment
20 ago about the parking. Essentially, the folks
21 residing in the hotel will be parking in the lot
22 directly adjacent to the hotel. The entryway is
23 right here. It's very -- very proximate to the
24 entrance to the -- to the apartments. I said
25 "hotel." To the apartments. It is

1 attendant -- there's an attendant there, that
2 is, at all times.

3 So, the idea, going forward -- it
4 hasn't been finalized yet, but the idea is to
5 either do a card system or a sticker on -- on
6 each one of the vehicles. If you reside there,
7 you'll be issued either a card that you show the
8 attendant or a sticker on your vehicle that
9 enables you to come in and park in that
10 location.

11 There was another question asked
12 about how that would blend with guests coming to
13 the property or either coming to the apartment
14 use or the property in general. With the almost
15 3,000 parking spaces, the idea is, if you're a
16 guest, you can come in and you will find your
17 way. That is, you can self-park in the garage,
18 you can valet under the building, or you can
19 always use the self-parking lot. Wherever the
20 parking is available at that particular time.

21 Parking lot lighting. There is
22 lighting on the lot. It is working, it is
23 functional now. We'll make certain -- and
24 Mr. Blatstein, obviously, will make certain
25 that's completely maintained and fully

1 operational.

2 The signage is the next item on the
3 list. I mentioned, briefly, about the signs,
4 the two signs. I'll let it go at that. Dan
5 will show you a quick detail on those.

6 The fencing -- fencing around the
7 property. There's a security fence, there's a
8 chain link fence that goes around the perimeter
9 of the parking lot. I looked at it again this
10 morning. It's in, I would say, very good
11 condition. It's going to continue. There's no
12 intent to change that at this point.

13 On the --

14 The next item is landscaping and
15 how it intertwines with the fencing is that,
16 when you come in the entranceway, there is a
17 series of landscaped islands in the middle.
18 They're very nicely done. They're maintained.
19 Right at this moment, the flowers, for the
20 season, have been removed. And also, there is a
21 -- a very nice landscape stand all the way along
22 the entranceway to the -- to the east side of
23 it, from Pacific right back to the existing edge
24 of the building. It's in exceptional condition.
25 Again, the flowers are removed. Seasonally,

1 they're all replaced. At the end of the winter,
2 when the landscaping -- if anything didn't make
3 it through the winter, everything will be
4 replaced. But, it's in very good condition now.
5 All enclosed in a curbed area. It's very nice.

6 Cracked or broken sidewalks is a
7 typical remark. That's on just about every
8 report. I looked at that again, as well, this
9 morning. All of these sidewalk areas all -- and
10 the curb areas all along the area in front of
11 the building and near the building are in
12 excellent condition. I didn't see any cracking.
13 Bill, we'll make a note of -- we'll take another
14 look at that.

15 WILLIAM ENGLAND: General
16 knowledge.

17 ARTHUR PONZIO: If there is
18 anything, it will definitely be replaced,
19 repaired, whatever. We want to make sure that's
20 a safe haven for all of the -- the patrons of
21 the facility. But, for right now, it's -- it's
22 in good condition.

23 As is the general condition of the
24 parking lot. It's graded well. It's got a lot
25 of pitch to it. The runoff is fine out to the

1 drainage system on Pacific and New Jersey. I
2 didn't see any holes, any areas that needed
3 extensive patching or anything like that. It's
4 in -- it's in pretty good condition. And
5 Mr. Blatstein will maintain that into the
6 future.

7 Is that --

8 There are no other -- no
9 improvements proposed in the public area. So,
10 I'm not exactly certain how your bonding system
11 works, but I -- if there's -- if we're not
12 proposing anything in the public improvement
13 area -- in the public area, that is, I don't
14 believe there's any bonding requirement.

15 LANCE LANDGRAF: I don't think
16 there would be any --

17 ARTHUR PONZIO: Yeah.

18 LANCE LANDGRAF: -- in this area --
19 in this site.

20 ARTHUR PONZIO: Okay. That's all I
21 have.

22 LANCE LANDGRAF: Thank you.

23 Do any of you guys have any further
24 comments?

25 WILLIAM ENGLAND: I'm good.

1 CHRISTINE COFONE: No. I think
2 your presentation was great. I love the word
3 "repurposing." I think residential density is
4 really a gift that you can give an area that's
5 trying to invigorate itself.

6 So, I think your presentation was
7 fantastic.

8 ARTHUR PONZIO: Yeah.

9 CHRISTINE COFONE: Thank you.

10 ARTHUR PONZIO: Thank you.

11 WILLIAM ENGLAND: Yeah. I agree
12 with that.

13 BEN KAUFMAN: Dan, do you want to
14 show the board --

15 DANIEL IVERSEN: Okay.

16 BEN KAUFMAN: -- the signage plans?

17 DANIEL IVERSEN: Well, actually,
18 I'd like to show the typical floor plan, if
19 that's okay.

20 BEN KAUFMAN: Sure.

21 DANIEL IVERSEN: So...

22 LANCE LANDGRAF: We'll mark that as
23 --

24 SCOTT COLLINS: We're on A-3.

25 ARTHUR PONZIO: A-3?

1 DANIEL IVERSEN: So, this
2 represents a typical floor plan. It's color
3 coded to show the mix of studio, which is a
4 -- it was single hotel room converted into an
5 apartment, or a two-unit, which was two hotel
6 rooms converted into a kitchen, living room, and
7 then a bedroom in the -- in the side, and then a
8 three-unit thing with two bedrooms.

9 So, the orange is the three-unit.

10 Where you see a diagonal like that,
11 it means that different things are occurring on
12 different levels. So, on one floor, we might
13 have a studio and a two-unit, and on a different
14 floor, there's a three-unit in the orange. So,
15 that occurs occasionally. And that is the
16 result of --

17 Here's the breakdown per side of
18 the floor. There were 17 existing handicapped
19 units, and they are where they are. We had a --
20 a breakdown matrix that -- that laid out the
21 rooms, and then when we looked at the
22 handicapped layout, it needed -- it got a little
23 bit adjusted to make sure that that was correct
24 in -- in the way it all laid out. So, that is
25 how some of the different colors got done the

1 way they are.

2 It's interesting. There --

3 This is the other hotel tower over
4 here that kind of fades off. That was the
5 original Orleans Tower. This is the extent of
6 the Premier Lite Tower.

7 There's elevators here for the
8 original tower. There's elevators here for
9 Premier Lite.

10 This is that linen room.

11 And this is the service elevators.

12 We're going to put some washers and
13 dryers in there for the public to use -- or not
14 the public, but the apartment people to use.
15 That's that.

16 These are enlarged plans. This
17 shows how the single unit would be. The double
18 unit. And the kitchen put in here. This would
19 be like a living quarters. We don't show
20 furniture because it's an apartment and the
21 apartment-dweller would bring their own
22 furniture and lay it out how they see fit. So,
23 that's why we're not showing furniture.

24 This would be the bedroom unit in
25 the two.

1 And in the three-unit, bedroom
2 here, bedroom here, and then everybody -- the
3 bathrooms all remain as is.

4 Any questions on that?

5 LANCE LANDGRAF: One question. You
6 mentioned on -- there's the washer and dryer.
7 So, these units would not have their own washer
8 and dryer in them?

9 DANIEL IVERSEN: Correct. It would
10 be kind of like -- I don't know if they're going
11 to be a coin-operated or -- I'm not sure about
12 that.

13 BEN KAUFMAN: Yeah. We're not
14 sure.

15 DANIEL IVERSEN: But, it is for --
16 it is kind of like a laundromat. There's only,
17 I think, two washers and two dryers per floor.
18 And that would be available to the -- the
19 people.

20 LANCE LANDGRAF: Roughly how many
21 units on each floor?

22 DANIEL IVERSEN: I think there's
23 32.

24 LANCE LANDGRAF: Not that we
25 control --

1 DANIEL IVERSEN: Well, excuse me.
2 There's 32 hotel rooms. There would be less
3 apartments.
4 LANCE LANDGRAF: Right.
5 DANIEL IVERSEN: So, one, two,
6 three, four, five, six, seven, eight --
7 CHRISTINE COFONE: That would be a
8 good opportunity for someone to open a
9 wash-and-fold business in the area.
10 LANCE LANDGRAF: Right.
11 ROBERT REID: Yeah.
12 DANIEL IVERSEN: -- 12 -- 13 to 14
13 per floor.
14 ROBERT REID: So, they're sharing.
15 LANCE LANDGRAF: Two washer and
16 dryer units might be a little --
17 ROBERT REID: That's a little
18 short.
19 LANCE LANDGRAF: It's not something
20 that we control, but you might want to --
21 ROBERT REID: Yeah, but --
22 LANCE LANDGRAF: -- just from the
23 saleability standpoint -- or rentability.
24 Is that a word?
25 CHRISTINE COFONE: Yeah, it is.

1 LANCE LANDGRAF: Rentability?

2 CHRISTINE COFONE: I think
3 saleability and rentability are both --

4 LANCE LANDGRAF: Saleability is.
5 Rentability, I don't know.

6 BEN KAUFMAN: Marketability?

7 LANCE LANDGRAF: We're making stuff
8 up as we go.

9 ROBERT REID: Is there going to be
10 a trash chute, or just a trash room?

11 DANIEL IVERSEN: There's an
12 existing linen chute, which was used for the
13 hotel, which is no longer needed, and they want
14 to convert that to a trash chute.

15 ROBERT REID: A trash chute. So,
16 --

17 DANIEL IVERSEN: And then keep the
18 recycling --

19 ROBERT REID: -- on the ground
20 floor, they'll have a compactor, I assume?

21 DANIEL IVERSEN: I believe it
22 terminates on the mezzanine, which is the second
23 level, --

24 ROBERT REID: Okay.

25 DANIEL IVERSEN: -- which is all

1 back of the house floor --

2 ROBERT REID: Yeah.

3 DANIEL IVERSEN: -- at the
4 Showboat.

5 And --

6 So, they would have to put --

7 Right now, it would -- the linens
8 would dump right onto the floor.

9 ROBERT REID: Mmm-hmm.

10 DANIEL IVERSEN: They would have to
11 get some sort of vessel there to contain the
12 trash. And then have the ability to get that
13 out of the building somehow.

14 ROBERT REID: Yeah. Because --

15 I'm only asking about that. That's
16 -- it's --

17 It would be horrible, people
18 lugging trash through the hallway. So, I'm glad
19 there's a trash chute. That's good.

20 LANCE LANDGRAF: Okay.

21 DANIEL IVERSEN: And then the last
22 board. I don't know if you can see it from
23 where you're sitting, but this is the fence that
24 goes at the parking lot. This is in the corner,
25 right here, this little L-shape. I don't

1 know -- it's pretty small from where you're
2 sitting. Maybe I'll just bring this up. Is
3 that okay?

4 LANCE LANDGRAF: We've seen it. We
5 have the plans.

6 DANIEL IVERSEN: Okay. And so this
7 is just an elevation of signs. It's got some
8 dimensions. It shows that it's, you know, like
9 4 x 4 wood post supported.

10 And then at the north end of the
11 tower, we're showing a banner sign affixed to
12 the tower there that would be some sort of
13 advertising.

14 LANCE LANDGRAF: Now, that will
15 comply, as well, with our signage areas. You've
16 got enough facade area there. I think it --

17 DANIEL IVERSEN: Yeah.

18 LANCE LANDGRAF: It should be fine.

19 Do we have a name for these --
20 these apartment units yet or --

21 BEN KAUFMAN: Not yet.

22 LANCE LANDGRAF: Yeah? Okay.

23 ROBERT REID: Lance, Ben and I had
24 previously discussed this, regarding signage.
25 At some point, we were promised an inventory of

1 existing signage. Because of the new signage
2 regulations, we wanted them to identify the
3 pre-existing signage package that's on the
4 building. So, that could be as a matter of
5 record of what they had on the property at the
6 time they -- at the time the regulations
7 changed, reducing the signage that's permitted
8 on these type of structures. Just so we can
9 identify this as pre-existing.

10 And I would ask that they still do
11 that as a condition of this approval so that we
12 have a record of what was there before the rules
13 changed.

14 As you know, Hard Rock had to come
15 in for sign variances --

16 LANCE LANDGRAF: Yeah. If --

17 ROBERT REID: -- for numerous
18 signs.

19 BEN KAUFMAN: The inventory is
20 completed.

21 LANCE LANDGRAF: Okay.

22 BEN KAUFMAN: I can submit that
23 next week.

24 LANCE LANDGRAF: Great. That --
25 that's --

1 Truthfully, it's mostly helpful to
2 us.

3 BEN KAUFMAN: Sure.

4 LANCE LANDGRAF: Down the road, if
5 you change signage, we could say, all right,
6 you're swapping that one out for that. You
7 don't need to come in and get 82 variances, like
8 Hard Rock did.

9 CHRISTINE COFONE: Like Hard Rock
10 did.

11 LANCE LANDGRAF: So...

12 ROBERT REID: We're trying to be
13 helpful.

14 CHRISTINE COFONE: We're not even
15 exaggerating there. I think it was 82 or 70 --
16 high 70s.

17 BEN KAUFMAN: It's already done.
18 I'll drop it off next week.

19 LANCE LANDGRAF: Great. Thank you.

20 ROBERT REID: Thank you.

21 LANCE LANDGRAF: A couple of
22 questions from my standpoint.

23 What are we looking at for -- for
24 rental rates, things of that nature, for the one
25 and two bedrooms?

1 BEN KAUFMAN: So, the -- the rates
2 are not set yet, but they'll be in the ballpark
3 starting around 1,200 for a studio, up to 2,000
4 for a two-bedroom.

5 LANCE LANDGRAF: Okay. So, market
6 rate?

7 BEN KAUFMAN: Market rate.

8 LANCE LANDGRAF: Okay. Which is
9 certainly needed in the -- in the town.

10 Timeline? What's your timeline for
11 getting these up and operating?

12 BEN KAUFMAN: The timeline is
13 spring.

14 LANCE LANDGRAF: Okay.

15 BEN KAUFMAN: And to that point, I
16 would ask that, should the board vote to approve
17 our application today, we would request approval
18 to proceed to construction at our own risk.

19 LANCE LANDGRAF: Okay. Just to be
20 clear, we don't vote today.

21 BEN KAUFMAN: Oh. Right.

22 LANCE LANDGRAF: What happens today
23 is, a recommendation comes out of this body to
24 our board.

25 Our next meeting will be

1 November -- the board meeting, where the action
2 is taken, is November --

3 SCOTT COLLINS: The third Tuesday.
4 Right?

5 LANCE LANDGRAF: Yeah.

6 SCOTT COLLINS: The 20th.

7 LANCE LANDGRAF: Yeah. So,
8 November 20th you'll be in line to get on that
9 agenda.

10 And it's -- it's typical with --
11 What we do is we have to wait for
12 the governor's veto period.

13 BEN KAUFMAN: Right.

14 LANCE LANDGRAF: We typically give
15 a letter to proceed at your own risk to --

16 BEN KAUFMAN: At the November 20th
17 --

18 LANCE LANDGRAF: November 20th.
19 Yes.

20 Yep. And it's a permitted use.
21 You're not requesting any relief. There are
22 really no issues here.

23 BEN KAUFMAN: Right.

24 LANCE LANDGRAF: And as you're
25 aware, we did try to fit this into a -- an

1 administrative approval.

2 BEN KAUFMAN: Right.

3 LANCE LANDGRAF: However, the
4 parking demand kicked it into a site plan.
5 Meanwhile, --

6 ROBERT REID: And the lot size.

7 LANCE LANDGRAF: --
8 recognizing that you meet the --

9 And the lot size. Thanks, Rob.

10 ROBERT REID: Yeah.

11 LANCE LANDGRAF: -- you meet all
12 the requirements for parking.

13 It's a permitted use. The signage
14 all complies. It should be a fairly smooth
15 process going through there.

16 Do you have anything else you want
17 to add?

18 CHRISTINE COFONE: I would agree.

19 No. Nothing else to add.

20 LANCE LANDGRAF: Are you good?

21 SCOTT COLLINS: I'm good.

22 LANCE LANDGRAF: Just a couple
23 comments.

24 You know, I think this is a great
25 adaptive reuse of a structure. Housing in this

1 marketplace is -- there's no market rate
2 apartments, really, available, new ones, other
3 than Boraie that's going to open up in the next
4 few weeks. So that it's great to see this mixed
5 use here.

6 I mean, this is -- this will be
7 dynamite. This is actually what we've actually
8 looked to and zoned the southeast inlet for;
9 mixed use. Commercial on the first floor. This
10 is a rather large portion of commercial, but --
11 and residential blending right in.

12 You know, to use, I think, Art's
13 phraseology -- I wrote it down -- "seamless
14 integration of the uses." I think this is --

15 The building blends right into that
16 use, and I think it will be a "well" use of the
17 -- "well" -- good use of the building on that
18 site. You've got plenty of parking.

19 ROBERT REID: The question I have,
20 when you say "seamless," will the residents of
21 that tower be able to walk to the rest of the
22 facility, internally?

23 BEN KAUFMAN: Yeah. Yes. There is
24 already a hallway that connects them.

25 ROBERT REID: Yeah. So, they can

1 walk into the rest of the facility?

2 BEN KAUFMAN: Right. So, you can
3 access the facility even -- I mean, you could
4 access the residential tower even from the main
5 entrance. You turn left and then --

6 We're going to have a leasing
7 office.

8 ROBERT REID: That's great.

9 And Showboat employees might like
10 it.

11 BEN KAUFMAN: It would be
12 convenient for them.

13 LANCE LANDGRAF: Yeah. It would be
14 a nice commute. Right?

15 ROBERT REID: Yeah. What a
16 commute.

17 CHRISTINE COFONE: Yeah.

18 LANCE LANDGRAF: Nice commute.

19 All right. With that, Ben, if
20 you're -- you've completed your presentation?

21 BEN KAUFMAN: That's it.

22 LANCE LANDGRAF: I'll open the
23 application up to the public. If anyone wishes
24 to speak, please stand, state your name and ask
25 your questions or make your statements.

1 UNIDENTIFIED MALE SPEAKER FROM THE
2 AUDIENCE: Jeff Rosenberger, Beachgate resident.
3 And I adjoin your property -- or adjoin
4 Mr. Blatstein's property.

5 Firstly, I'm in favor of this. So,
6 let me start there.

7 Secondly, Art, I have issue with
8 something you said about the chain link fence
9 along New Jersey Avenue --

10 ARTHUR PONZIO: Mmm-hmm.

11 MALE SPEAKER FROM THE AUDIENCE
12 (JEFFREY ROSENBERGER): -- being in good
13 condition.

14 I walk by it all the time, and I
15 wouldn't --

16 It's not a complement to the
17 street. It was put there temporarily in the
18 beginning, from what I understand, and it's not
19 a complement to the street or to that building.

20 Further, along the edging of the
21 parking lot on New Jersey Avenue, there's all
22 sorts of stones. That isn't paved. And that
23 becomes trash into the street.

24 The record on the property is, as
25 it's been getting up and running over the last

1 many years, it's not that end of the building.

2 He's --

3 We've had trash on that end of the
4 building. We've had Dumpsters there for many
5 years. So, I think that's all part of the
6 process of cleaning it up.

7 But, I'd like the board to give
8 consideration to a different fence around the
9 perimeter of that property that's somewhat
10 attractive instead of that chain link thing, and
11 to figure out what's going on with the parking
12 lot and the area that's stoned as opposed to
13 paved.

14 LANCE LANDGRAF: Is the stone on
15 -- are you saying in the street or on -- on the
16 site?

17 MALE SPEAKER FROM THE AUDIENCE
18 (JEFFREY ROSENBERGER): It extends kind of
19 beyond the fence at different points, if I
20 remember. It's on the site, Lance.

21 LANCE LANDGRAF: Okay.

22 MALE SPEAKER FROM THE AUDIENCE
23 (JEFFREY ROSENBERGER): I believe it's on the
24 site.

25 LANCE LANDGRAF: All right.

1 MALE SPEAKER FROM THE AUDIENCE

2 (JEFFREY ROSENBERGER): And I'm not sure if it
3 was left there for drainage in the beginning.

4 ARTHUR PONZIO: Yeah. I -- I can
5 answer that, too.

6 LANCE LANDGRAF: Okay.

7 ARTHUR PONZIO: Mmm-hmm. The
8 perimeter all along the edge of --

9 Here. I'll show you where we're
10 talking about here. If you notice, the edge of
11 --

12 The property line is here. The
13 edge of the paving is here.

14 LANCE LANDGRAF: Right.

15 ARTHUR PONZIO: There's a space,
16 16, 18 feet, something like that. That edge was
17 left for -- for runoff to retain some of the
18 water. It was a requirement at the time from
19 the DEP when this lot was initially paved.

20 So, the grading, as I mentioned a
21 few moments ago, it's relatively sharp and it
22 pitches to the side.

23 So, rather than have sheet flow all
24 across the sidewalk, the DEP required that area
25 to be crushed stone, which is what it is.

1 MALE SPEAKER FROM THE AUDIENCE

2 (JEFFREY ROSENBERGER): Is there a way to get
3 bushes or something more natural in there? And
4 --

5 ARTHUR PONZIO: Well, it's not
6 going to grow in that stone, but --

7 MALE SPEAKER FROM THE AUDIENCE

8 (JEFFREY ROSENBERGER): Well, can you remove the
9 stone?

10 LANCE LANDGRAF: No.

11 ARTHUR PONZIO: Again, that was put
12 there for the runoff.

13 LANCE LANDGRAF: It's DEP
14 stormwater -- stormwater management.

15 MALE SPEAKER FROM THE AUDIENCE

16 (JEFFREY ROSENBERGER): So, you can't put a lawn
17 in or something like that instead of stone?

18 ARTHUR PONZIO: Correct.

19 MALE SPEAKER FROM THE AUDIENCE

20 (JEFFREY ROSENBERGER): Jesus.

21 LANCE LANDGRAF: Stone --

22 I'm not a fan of how the DEP has
23 forced the state to handle stormwater
24 management.

25 MALE SPEAKER FROM THE AUDIENCE

1 (JEFFREY ROSENBERGER): I watch little kids all
2 the time tripping over the stones and cutting
3 their feet -- not cutting their feet. Just
4 ouching.

5 LANCE LANDGRAF: Maybe we can look
6 to some edging out there to -- to kind of keep
7 it in a little bit better.

8 MALE SPEAKER FROM THE AUDIENCE

9 (JEFFREY ROSENBERGER): Yeah. Even a curb or
10 something to try and --

11 But, that's an ongoing problem.

12 That sidewalk, when the CRDA put
13 the sidewalk in on that side of the street, they
14 did not put in a wide enough sidewalk. It's a
15 five-foot sidewalk. We needed a ten foot on
16 that side. So, you've got stuff that doesn't
17 function for the street already.

18 But, the improvement is the
19 improvement. I'm glad to see it.

20 ARTHUR PONZIO: Thank you, Jeff.

21 How about if we look at that? And
22 I'll get back to Bill on it, Mr. England, and
23 we'll come up with some recommendation to see if
24 that satisfies that. Does that work?

25 LANCE LANDGRAF: That would be

1 great.

2 ARTHUR PONZIO: Okay.

3 LANCE LANDGRAF: Just to improve
4 that streetscape there a little bit.

5 ARTHUR PONZIO: Yeah.

6 LANCE LANDGRAF: I know, on a
7 different note, the other portion of New Jersey
8 Avenue, going between the two Boraie properties,
9 will be paved soon.

10 ARTHUR PONZIO: Mmm-hmm.

11 LANCE LANDGRAF: That will help
12 clean up that area a little bit.

13 MALE SPEAKER FROM THE AUDIENCE
14 (JEFFREY ROSENBERGER): I don't know how they're
15 getting that open in a couple weeks. You said a
16 couple of weeks. It looks like a couple of
17 months, still.

18 CHRISTINE COFONE: Mr. Ponzio, will
19 you be looking into the changing of the fence as
20 well from a chain link fence?

21 ARTHUR PONZIO: That's -- Ben, I
22 guess that's an owner's call. So, you've got to
23 look at that.

24 CHRISTINE COFONE: If you could.
25 Yeah.

1 BEN KAUFMAN: We'll certainly look
2 into it.

3 CHRISTINE COFONE: A chain link
4 fence doesn't exactly have --

5 BEN KAUFMAN: Sure.

6 CHRISTINE COFONE: -- great curb
7 appeal.

8 BEN KAUFMAN: Sure.

9 MALE SPEAKER FROM THE AUDIENCE

10 (JEFFREY ROSENBERGER): There --
11 It's ugly.

12 BEN KAUFMAN: Sure.

13 CHRISTINE COFONE: It doesn't have
14 great curb appeal, to me.

15 MALE SPEAKER FROM THE AUDIENCE

16 (JEFFREY ROSENBERGER): It's ugly.

17 CHRISTINE COFONE: Okay.

18 LANCE LANDGRAF: Jeff, you've got
19 to soften it. You've got to use --

20 MALE SPEAKER FROM THE AUDIENCE

21 (JEFFREY ROSENBERGER): There's no soft parts to
22 me.

23 LANCE LANDGRAF: We've learned
24 that. We have learned that.

25 And I appreciate you coming out

1 today.

2 CHRISTINE COFONE: Yeah.

3 LANCE LANDGRAF: You're always at
4 our board meetings, but I don't get to see you
5 here. So, I appreciate the -- the neighbors
6 coming out and making comments. So...

7 MALE SPEAKER FROM THE AUDIENCE

8 (JEFFREY ROSENBERGER): It's a concern.

9 LANCE LANDGRAF: I appreciate that.

10 MALE SPEAKER FROM THE AUDIENCE

11 (JEFFREY ROSENBERGER): Thank you.

12 LANCE LANDGRAF: All right. Anyone
13 else from the public wishing to speak, please
14 step forward.

15 Seeing no one, we'll close the
16 public portion.

17 And anything from you guys? Are
18 you good?

19 CHRISTINE COFONE: Yeah.

20 SCOTT COLLINS: I think we might
21 have missed it. Just, we would like to mark
22 A-4, the signage plan that was --

23 LANCE LANDGRAF: Okay.

24 SCOTT COLLINS: -- referred to.

25 LANCE LANDGRAF: All right. We

1 have all these in our file, so --

2 There's also a --

3 ARTHUR PONZIO: A-4 is the signage?

4 SCOTT COLLINS: So, I have A-3 as
5 the typical floor plan.

6 What would you call the other floor
7 plan?

8 LANCE LANDGRAF: Detail floor plan.

9 SCOTT COLLINS: Detail floor plan?

10 We'll call that A-5.

11 ARTHUR PONZIO: And A-5 would be
12 the blowup?

13 LANCE LANDGRAF: Yeah. The detail
14 floor plan.

15 Okay. Anything from you? You're
16 good?

17 ROBERT REID: No. I'm good.

18 LANCE LANDGRAF: All right. Ben?

19 BEN KAUFMAN: That's it for me.

20 LANCE LANDGRAF: All right. As I
21 indicated, we will -- we will get this on our
22 November 20th board meeting.

23 We should have plenty of time to do
24 that.

25 We'll close the testimony on this

1 matter.

2 For the public's benefit, this will
3 be our last hearing in this room. On November
4 1st, we will be moving to city hall. We already
5 have started with our land use regulation
6 officer being over in city hall. He's there
7 three days a week; Monday, Wednesday and
8 Fridays, to help make that a one-stop shop for
9 land development in the City of Atlantic City.
10 We're excited to partner with Atlantic City for
11 that purpose; to make it a one-stop shop.

12 So, our next meeting will be at
13 10 A.M. on November 1st at Atlantic City city
14 hall, in council chambers.

15 With that, no further public
16 comment, our meeting is adjourned.

17 Thank you.

18

19 (This public hearing concluded at
20 10:37 A.M.)

21

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