

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY
2 LAND USE REGULATION AND ENFORCEMENT DIVISION

3 APPLICATION 2023-03-3416

4 A PERFECT BUD, LLC

5
6 APPLICANT SEEKS MINOR SITE PLAN APPROVAL
7 ALONG WITH (C) VARIANCE RELIEF FOR ADULT USE RETAIL
8 SALES OF CANNABIS.

9 THE PROPERTY IS LOCATED AT 31 SOUTH
10 CHRISTOPHER COLUMBUS BOULEVARD, ALSO KNOWN AS BLOCK
11 161, LOT 9 ON THE TAX MAP FOR THE CITY OF ATLANTIC
12 CITY, LOCATED WITHIN THE RESORT COMMERCIAL DISTRICT
13 (RC).

14 BLOCK 161, LOT 9
15 31 SOUTH CHRISTOPHER COLUMBUS BOULEVARD
16 ATLANTIC CITY, NEW JERSEY

17 THURSDAY, AUGUST 3, 2023

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21
22 CSR COURT REPORTING SERVICES, LLC
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1 Public Hearing in the above-referenced
2 matter conducted at the CASINO REINVESTMENT
3 DEVELOPMENT AUTHORITY, 15 South Pennsylvania
4 Avenue, Atlantic City, New Jersey before Michelle
5 Gruendel, a Certified Court Reporter and Notary
6 Public of the State of New Jersey, on the above
7 date commencing at the time indicated on the
8 videographer's equipment.

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

11 CASINO REINVESTMENT DEVELOPMENT AUTHORITY

12 LANCE D. LANDGRAF, JR.
13 CHAIRMAN
14 DIRECTOR, PLANNING DEPARTMENT

15 ROBERT L. REID
16 LAND USE ENFORCEMENT OFFICER

17 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

18 SCOTT G. COLLINS, ESQUIRE
19 RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

20 G. JEFFREY HANSON, PP
21 FJT TECHNOLOGIES

22 COUNSEL FOR THE APPLICANT:

23 TARA VARGO, ESQUIRE
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I N D E X

WITNESS	PAGE NO.
JASON SCIULLO	
BY TARA VARGO	7
JACK CHRISTOPH	
BY TARA VARGO	19

EXHIBITS MARKED AND/OR REFERRED TO:

- A-1
- A-2
- B-1

1 [COURT REPORTER'S NOTE: THE FOLLOWING
2 TRANSCRIPT WAS PRODUCED FROM THE
3 AUDIO/VIDEO TAKEN BY THE VIDEOGRAPHER
4 PRESENT AT THE HEARING.]

5 LANCE LANDGRAF: Next application is
6 that of 2023-03-3416, A Perfect Bud, LLC.
7 Applicant seeks minor site plan approval, (C)
8 variance relief for adult use retail sales of
9 cannabis.

10 The property is located at 31 South
11 Christopher Columbus Boulevard, also known as Block
12 161, Lot 9 on the tax map of the City of Atlantic
13 City. It's located in the Resort Commercial
14 District and it is within the Green Zone.

15 Jay, do you need the screens?

16 JASON SCIULLO: Yeah.

17 LANCE LANDGRAF: You have to get right
18 in front of it.

19 JASON SCIULLO: Which one's the --

20 LANCE LANDGRAF: Both of them. You got
21 to get in front of it.

22 JASON SCIULLO: This one's the one
23 that --

24 LANCE LANDGRAF: Turn the other one on,
25 too.

1 While Mr. Sciullo is turning on our
2 audiovisual aides, Rob, we have proper notice on
3 this application?

4 ROBERT REID: Yes. I reviewed the proof
5 of service provided by the applicant and we do have
6 jurisdiction to hear the application.

7 LANCE LANDGRAF: Jeff, we're complete?

8 G. JEFFREY HANSON: We're complete, with
9 the exception of the FEMA flood zone and proposed
10 building elevation that wasn't provided. As long
11 as they're gonna give some testimony or some
12 supplemental information with regard to those
13 elevations, I'm fine.

14 LANCE LANDGRAF: Okay. All right. Is
15 Miss Vargo here?

16 TARA VARGO: Good morning.

17 LANCE LANDGRAF: Introduce yourself and
18 your application.

19 TARA VARGO: Sure. Tara Vargo on behalf
20 of the applicant, A Perfect Bud, LLC. This
21 application is for a classified micro business on
22 the property located at 31 South Christopher
23 Columbus Boulevard in Atlantic City.

24 I have with me two witnesses today that
25 will need to be sworn in. First is Jack Christoph,

1 who is the applicant, and the second is Jason
2 Sciullo, who is the engineer and planner for this
3 project.

4 LANCE LANDGRAF: All right. We'll have
5 them sworn in.

6 SCOTT COLLINS: Want to raise your right
7 hand and we can swear you at the same time?

8 JASON SCIULLO, having been first duly sworn
9 according to law, testified as follows:

10 JACK CHRISTOPH, having been first duly sworn
11 according to law testified as follows:

12 SCOTT COLLINS: And then I'm sorry.

13 JACK CHRISTOPH: Christoph.

14 SCOTT COLLINS: It's Jack Christoph?

15 JACK CHRISTOPH: Jack Christoph,
16 correct.

17 SCOTT COLLINS: And you are a member of
18 the applicant?

19 JACK CHRISTOPH: Yes. Correct.

20 SCOTT COLLINS: Let's get Jay out of the
21 way here. Jay is a licensed professional engineer
22 and planner. He's previously appeared and been
23 recognized.

24 LANCE LANDGRAF: We'll accept his
25 credentials as an expert in planning and

1 engineering.

2 SCOTT COLLINS: All right. Thank you.

3 LANCE LANDGRAF: Thank you.

4 TARA VARGO: This application, as I
5 said, it's for a micro business, classified
6 cannabis micro business and it has a couple of
7 unique features which we'll get into in further
8 detail. The one unique feature is that it has a
9 walk-up window for picking up orders that have
10 previously been placed, so we're going to get into
11 some detail about how that would work, and the
12 other issue that's probably -- that we're probably
13 gonna be spending some time discussing is the
14 loading zone. So the application has what is
15 typical for Atlantic City. A lot of variances are
16 needed because -- for preexisting conditions, such
17 as the lot size, the yard setbacks, parking, and
18 those things which are all detailed in both the
19 application and in the engineer's review letter.

20 So at this time I'd like to turn it over
21 to Jay Sciullo to present details of the project.

22 LANCE LANDGRAF: Okay. Thank you.

23 Mr. Sciullo.

24 JASON SCIULLO: Good morning, everybody.
25 So the first exhibit that we'll refer to is one

1 that was submitted with the application. It's a
2 general bird's-eye view aerial photo of the
3 existing conditions. You'll see on this view the
4 road that runs generally left to right is Missouri
5 Avenue, the end of Columbus Boulevard, and the one
6 that runs top to bottom is Pacific. The property
7 in question is a smaller building. I'll hang over
8 to here, at 31 South Christopher Columbus
9 Boulevard. Next to that is 27 South Christopher
10 Columbus Boulevard. They're the only buildings
11 that front this section other than Caesars garage
12 that wraps the entirety of the remainder of the
13 block, short of the part against Atlantic, but
14 behind us is all this garage. Across from us is
15 the old Trump Plaza garage. You'll see Caesars and
16 their main entrance, porte-cochere on the other
17 side of Pacific.

18 The existing condition generally is the
19 building, the building, the entire lot but it has a
20 good portion of it against the roadway, as is the
21 neighboring piece. They share a small alley
22 between them, and then we have on the right side of
23 our building, the south side towards the beach
24 there's an alley that is wide enough for passage to
25 get to the rear entrance that goes, or middle

1 entrance that goes up to the second floor, which is
2 an existing apartment that will stay. We're not
3 proposing any changes to that. And then the far
4 rear, which I'll show on the floor plan, is where
5 the trash is stored for the cannabis. The frontage
6 of the property, which is gonna be the focus of the
7 discussion, we'll get into the architectural
8 material if you want a little bit with the
9 applicant, too, but generally the application as
10 submitted had within it some things that had to be
11 clarified and explained a little bit.

12 So we understand there's concern based
13 on the review letter and other discussions in other
14 applications, how can we make, make occur in the
15 front of the building and secure loading and just
16 general operations of the facility. So I'm going
17 to show a couple street view pictures to kind of
18 clarify. And these are all -- these are new, so
19 Scott, I just want to enter these as separate
20 exhibits.

21 SCOTT COLLINS: Yeah. Let's mark the
22 application submission A-1 and then that is
23 exhibit -- an array of photos or --

24 JASON SCIULLO: Pictures, four different
25 ones I'm going to show. They're all street view

1 pictures in a couple different angles and I'll
2 explain as we go through them.

3 SCOTT COLLINS: Okay. Call those A-2.

4 JASON SCIULLO: Okay. So on exhibit A-2
5 here you'll see this one is taken generally from
6 standing in front of the street, or in front of the
7 store, really in the travel lanes. This is a
8 Google Earth or Google street view image. So
9 you'll see the storefront of the building in
10 question here with the old signage on it. That has
11 since been removed. That's 31 South Columbus.
12 You'll see the sidewalk clear in front of it and
13 then the striped area directly adjacent to it.
14 That's used as a loading zone for this facility and
15 the one directly adjacent to us, going back towards
16 Atlantic, which you can see the edge of on the left
17 side of the picture here. The pick-up window that
18 was discussed is gonna replace this window here.
19 The main entrance to the building from the general
20 public is this door here, on the left. The loading
21 operation and the delivery space, delivery door is
22 on the side of the building down this alley, not
23 alley, but down this walkway that has a gate on it.
24 So the anticipated delivery method would be for the
25 delivery truck coming in from the Expressway,

1 Missouri Avenue, one way towards the beach, gonna
2 come in heading south, pull into this loading zone
3 and then unload. Again, these are smaller delivery
4 vans that are owned by the growers that supply. We
5 don't have any control over the delivery drivers or
6 the vehicles themselves. The security they provide
7 is for the CRC regulations required to be by the
8 delivering entity. They own and possess that all
9 the way until it comes into the building and is
10 signed by the receiving entity, being in this case
11 A Perfect Bud, so they have responsibility for the
12 vehicle delivery method. The idea would be that
13 they would come in and go down the alley, secure
14 alley to be able to deliver to our side door. We
15 have the ability because of the angle of the
16 building and this delivery zone, we're going to put
17 a camera on the front of the building to look
18 directly at that loading space, along with our
19 front facade, so it would be secure from every
20 angle.

21 The queuing space that was discussed in
22 the review letter and was mentioned in the
23 architectural plans, which I'll go to next. Again,
24 this was submitted as part of the application.
25 This is the plan set that was submitted as part of

1 the application prepared by the project architect
2 and I'll go to the floor plan, which is this view
3 in the middle here. This is on sheet A1 and this,
4 I think, creates some confusion and Jack will
5 explain a little bit if we need to, but it shows
6 here that the, you know, the door I was mentioning
7 is here on the left and the pick-up window here,
8 that one that's on the front of the building now,
9 and you'll see that they show two lines for
10 queuing. That's not the way this will actually
11 operate. So the program in this space, in this
12 micro is a lot different than some of the other
13 applications that you've heard over the last few
14 months. We've all learned a lot through these
15 applications and how the process works and there's
16 been different concerns raised as things go on.
17 Mr. Christoph has done a lot of research, and I say
18 a lot, I mean, more than I was expecting from any
19 other applicant. He's very much in tune with not
20 only the CRC regulatory process but also what this
21 board or the CRDA has done on previous applications
22 and he asked a lot of really good questions. The
23 architect put this together and then after we
24 started talking about what the actual function of
25 the space would be, as I mentioned, this doesn't

1 really reflect it. So we don't anticipate, like a
2 lot of the other street side retail distributors or
3 dispensaries, that there's gonna be a long line
4 waiting in the morning. Of course, when we first
5 open and everything is new -- because right now we
6 only have one operating. The second one is about
7 to be fully operating shortly but the one that is
8 operating happens to be two doors down from my
9 offices. I see it every single day and I know
10 exactly how they go, and that's the MPX temporary
11 space, which is not unlike this in that it doesn't
12 have a big display area inside. They're not a
13 micro so they're not limited on the amount of
14 product or staff they can have, so they can pretty
15 much take everybody that comes in and they line the
16 edge of the sidewalk in front of their building and
17 that sidewalk is 9 feet wide, very similar to this,
18 and they have one row of patrons and we all make it
19 work because we're good neighbors and there's other
20 businesses on the block. Here there's nobody else
21 except the neighboring cannabis operation, which is
22 doing the exact same thing, just in the other
23 direction, or if they think they're gonna go in
24 front of us, I don't know how that's gonna work,
25 but either way, we don't anticipate the line being

1 long after opening and everybody gets over the
2 novelty of this. Separate from that, we're
3 prepared for it in that we'll have a security guard
4 out there an hour before opening for that part of
5 it, but to the extent that there is a line, we
6 anticipate it being relatively small. What I mean
7 by relatively small, less than half of probably
8 what you see at the other operators. The reason
9 for that is this isn't going to be a retail space
10 like you would see, like where somebody's going to
11 be able to browse and look around. There's really
12 no display. It's a very small space. It's really
13 just a small fulfillment center. Everything is
14 going to be done on-line, most everything. Most
15 everything will be done on-line. So it's -- the
16 pick-up window is put there to be just that. It's
17 not a sales window. People aren't going to stand
18 in the street and discuss what they want to do with
19 the person at the window. They're going to place
20 an order on-line, they're gonna know exactly what
21 it is they're picking up. They're gonna be given a
22 time to come pick it up. They're gonna park across
23 the street, or wherever they find parking, they're
24 gonna walk up to the window and they're gonna give
25 their ID and their name and their order number,

1 they're gonna get fulfilled and they're gonna
2 leave. It's curbside pick-up without our people
3 going out across the street or down the street or
4 the parking lot or wherever to make the order to do
5 the delivery. A lot of --

6 LANCE LANDGRAF: Well, let's be clear.
7 We've never allowed off site curbside pick-up, so
8 when you say they're going across the street to
9 drop off product, that's never been approved.

10 JASON SCIULLO: Okay. The one
11 application discussed picking up in the parking
12 lot --

13 LANCE LANDGRAF: Correct.

14 JASON SCIULLO: -- in front of it so --

15 LANCE LANDGRAF: Correct.

16 JASON SCIULLO: But either way, we don't
17 have any of our customer or our -- sorry, excuse
18 me -- our employees out on the street taking
19 orders, doing anything related to curbside pick-up
20 like you see at some other places. This is
21 strictly pick-up.

22 LANCE LANDGRAF: Yeah. I'm -- I don't
23 see that pick-up window working at all. I just
24 don't. This is an extremely pedestrian heavy
25 corridor. It comes from The Walk directly to

1 Caesars and the boardwalk. I drive --

2 JASON SCIULLO: Have you -- that
3 intersection of Atlantic, where now it's going to
4 be Dave & Buster's and the driveway into Caesars,
5 you take your life in your hands when you're
6 crossing it.

7 LANCE LANDGRAF: Well --

8 JASON SCIULLO: Those pedestrians --

9 LANCE LANDGRAF: -- I drive and you know
10 I drive home that street every day. I see groups
11 of people waiting to cross to go take a picture in
12 front of the horses at Caesars. There's
13 pedestrians there every day waiting to cross that
14 street --

15 JASON SCIULLO: Oh, absolutely. Yeah.
16 Yeah.

17 LANCE LANDGRAF: -- on Pacific Avenue,
18 so -- and this is right in front of that. I'm not
19 sure that -- and I'll have to look at it to see if
20 the state even allows a pick-up window. I don't
21 see this as being something that I can get behind.
22 I don't see this working. I don't see me
23 supporting it. I'm not taking that to my board the
24 way -- you're using the public sidewalk to force
25 queuing there to pick up product. That's just --

1 we don't even like it when we work with applicants
2 for when they're waiting to open up. We have extra
3 security requirements for that. To encourage
4 people to line up on the sidewalk, that the entire
5 two lanes will take up almost the entire sidewalk
6 just to me doesn't seem like a very good planning
7 option for this pick-up. I would rather see them
8 come in the front door and have the designated
9 point of service, POS station for those pick-ups,
10 instead of doing it at a window. I just don't see
11 that working for me.

12 TARA VARGO: I'd like to jump in here
13 for a second. The state law allows what's called
14 curbside retail sales and New Jersey Administrative
15 Code 17:30-14.4 says that you can get approval
16 through the Regulatory Commission for curbside, for
17 curbside retail sales is what the -- what it's
18 entitled and it basically goes through the process
19 for that, the standard operating procedures where
20 people can make advanced orders and then come and
21 pick up, so it is -- has been contemplated and has
22 been allowed in this state.

23 LANCE LANDGRAF: In a public
24 right-of-way? I don't see that.

25 JASON SCIULLO: Curbside isn't defined

1 what typically occurs --

2 LANCE LANDGRAF: To me that's got to be
3 on your site, in a parking lot, a controlled
4 environment. This is using the public right-of-way
5 to queue patrons up to pick up product. I don't
6 think that's --

7 JASON SCIULLO: Well, did you -- in
8 previous testimony I explained that they're given a
9 delivery window.

10 LANCE LANDGRAF: I understand that.

11 JASON SCIULLO: They're told to be
12 ready at --

13 LANCE LANDGRAF: I understand that.

14 JASON SCIULLO: -- 10:15 and they come
15 and get it at that point.

16 LANCE LANDGRAF: All right. There's one
17 out there on -- your attorney can call you up any
18 time. You don't have to raise your hand.

19 JACK CHRISTOPH: Sorry. I'm not
20 familiar with this process. This is my first time.

21 LANCE LANDGRAF: I understand.

22 It's just -- your plan that you've
23 submitted shows the use of 8 feet of a 9 foot wide
24 sidewalk as queuing space.

25 TARA VARGO: Well, Mr. Chairman, I think

1 that was the point that Jay was trying to make, was
2 that the architect showed it one way but when we
3 discussed what was gonna actually happen, it's not
4 gonna actually be --

5 LANCE LANDGRAF: Okay.

6 TARA VARGO: -- this way, where you're
7 gonna have two sets of people.

8 So Jack, would you like to come up and
9 explain your process?

10 JACK CHRISTOPH: Yeah. I just wanted to
11 briefly explain. The goal and objective is to not
12 have, you know, a great amount of people waiting in
13 line to -- outside customers are not -- customers
14 are not necessarily interested in waiting in line
15 for a long period of time, as well. Our process,
16 our process is gonna be where you make the order,
17 you make the order on-line and then this is just
18 pick-up. There are several dispensaries in the
19 State of New Jersey that are offering curbside
20 pick-up that are also offering a pick-up window. I
21 just wanted to just mention that.

22 LANCE LANDGRAF: So I've seen it where
23 they're drive-through.

24 JACK CHRISTOPH: Yeah. Yeah.
25 Drive-through --

1 LANCE LANDGRAF: But those pick-ups are
2 occurring on that cannabis site's property. This
3 is not. This is happening in the public
4 right-of-way.

5 TARA VARGO: So the regulation that I
6 referenced also says that the cannabis retailer
7 shall notify the municipality in which it's located
8 and local law enforcement that it intends to
9 conduct curbside retail sales, so I think --

10 LANCE LANDGRAF: Has that been done?
11 Have you talked to the City of Atlantic City and
12 their police department?

13 TARA VARGO: No. We haven't gone that
14 far yet because we don't, we don't have an approval
15 yet.

16 LANCE LANDGRAF: I understand that, but
17 I would have liked to have heard what Atlantic City
18 Police Department feels about the sale of cannabis
19 product in their right-of-way.

20 JASON SCIULLO: Well, it comes back to
21 they're not -- it's not sales pick-up. It's
22 related to it but no one's standing and making an
23 order and waiting at the window, so that --

24 LANCE LANDGRAF: Okay. The sales
25 transaction happens when they get the product.

1 JASON SCIULLO: Well, they -- it's
2 prepaid.

3 LANCE LANDGRAF: I understand that, but
4 the final aspect of that is they're handing a
5 product through a window.

6 JASON SCIULLO: They're handing a
7 product through a window, yeah.

8 LANCE LANDGRAF: I just, I have a real
9 problem with that. If this was in a parking lot, I
10 got no issue, no issue at all. It's a product
11 that -- or a parking lot that you control. Similar
12 to the one in front of -- I forget the name of it.
13 It's in, it's in the Claridge. I think you worked
14 on that. No, not -- the other one.

15 JASON SCIULLO: Oh, that wasn't us but I
16 know who you're talking about.

17 LANCE LANDGRAF: High Roller has a
18 curbside pick-up. They have designated parking
19 spaces. When you get in you call, they bring it up
20 or you come up and pick it up, however they do it,
21 but that's on their property. This is in the
22 right-of-way. You see where I'm having a problem?

23 SCOTT COLLINS: I see.

24 JASON SCIULLO: So you -- so then you've
25 mentioned if we designated one of the points of

1 sale as a pick-up space, where they would come in
2 the building for the pick-up --

3 LANCE LANDGRAF: Right.

4 JASON SCIULLO: -- rather than the
5 window, that you'd be okay with that?

6 LANCE LANDGRAF: Absolutely.

7 JASON SCIULLO: So Jack, that one spot
8 that has the pick-up sales has a seat -- sitting
9 room, so if, I mean, if that's the -- a decision
10 has to be made.

11 LANCE LANDGRAF: Again, I don't, I don't
12 vote. I don't make the decision. I'm telling you
13 my concerns that I would -- if this moves forward
14 in that direction, I would inform our board of that
15 concern. What if -- I mean, I don't want to do
16 your project for you.

17 JASON SCIULLO: It's a --
18 (indiscernible) -- you're working with us on it
19 because --

20 LANCE LANDGRAF: Because I think, I
21 think it would be -- you know, it's kind of a cool
22 aspect, but doing it in the right-of-way is where I
23 have a problem.

24 So how wide is that little alleyway
25 where you're gonna get deliveries?

1 ROBERT REID: 2.4 feet.

2 LANCE LANDGRAF: It's not quite that
3 large. See where I was going with that? If you
4 could do it on that side --

5 JASON SCIULLO: Yeah. That access is
6 where the trash is in the back. That's where the
7 pedestrians will be.

8 LANCE LANDGRAF: Right. Gotcha.

9 JASON SCIULLO: Bringing the delivery,
10 we didn't want to kind of --

11 LANCE LANDGRAF: I understand. I
12 understand.

13 JACK CHRISTOPH: If you're concerned
14 that -- the potential of having a line out there?

15 LANCE LANDGRAF: It's not even the line.
16 It's not your property, that you're gonna have
17 someone come up to a window. I mean, there's -- I
18 go to my experiences in other things. During the
19 pandemic -- a lot of people know where I -- I live
20 in Ventnor, I'm the mayor of Ventnor City. We
21 allowed one of our ice cream places to cut a hole
22 in the wall so they could deliver out to the
23 sidewalk. They needed our approval to do that,
24 because it's not allowed. You can't sell product
25 right through the wall or window of a building.

1 I'm concerned the city hasn't seen this yet. What
2 I would suggest is you pull it right in there,
3 right inside the building and then my concern goes
4 away, one of my concerns. The other is loading and
5 I think we can address that with some other issues
6 there, as well, but I think queuing up any number
7 of people, one or two even out there, and then I
8 think you're gonna have more -- I hope you have a
9 ton of people there. I hope you're successful.
10 That's why the city wants the cannabis sales in the
11 city, is to renovate buildings and create new
12 businesses and new tourism, but I think having that
13 on the sidewalk is a problem. Look, if the city
14 doesn't have an issue with it, maybe I would have a
15 different feel, but we don't know that sitting here
16 today. I don't know what else to say about it.

17 SCOTT COLLINS: Does it work without
18 that? I mean, I was furiously writing when you
19 guys were explaining the inside. There is an
20 entrance to go inside, for customers to go in,
21 correct?

22 JACK CHRISTOPH: Correct.

23 SCOTT COLLINS: Is there space inside
24 there to conduct the same transaction?

25 JACK CHRISTOPH: We have limited space

1 in the, in the -- in this dispensary.

2 LANCE LANDGRAF: Where is the floor
3 plan?

4 JACK CHRISTOPH: We have limited space,
5 and also, we also have limited product that we're
6 able to keep. The goal and objective was to
7 provide this as a way to mitigate some of those
8 costs and hopefully be able to expedite, you know,
9 expedite our sales process without necessarily
10 having to have patrons come inside.

11 LANCE LANDGRAF: I'm saying that's not
12 how it's gonna -- we're going back and looking at
13 the plan again. So let's step back, before I start
14 making comments about it.

15 What are -- what do you think the plan
16 is going to be besides that, because that to me
17 doesn't work? What I'm pointing at is the
18 architectural rendering with the queuing lanes out
19 on the sidewalk. What would be your plan to queue
20 people out there?

21 TARA VARGO: Well, the regulations say
22 that if you're going to do the on-line ordering
23 thing, whatever, you have to -- you give an
24 appointment time for the person to come and do the
25 pick-up. That's why I'm saying that the idea that

1 there's four people queuing for a window is not, is
2 not really accurate, because --

3 LANCE LANDGRAF: It's not walk-up sales.
4 It's not walk-up sales.

5 JACK CHRISTOPH: Exactly. It's
6 basically, the customer makes the order on-line,
7 pays on-line, we give them a scheduled time to come
8 and pick up their order, they come, the transaction
9 takes seconds to complete, they take their --
10 obviously we go through the CRC process of
11 verifying the identification --

12 LANCE LANDGRAF: Right.

13 JACK CHRISTOPH: -- and verifying that
14 it's the right person that made the order that's
15 coming to pick up the order, verifying that, you
16 know, that they have the correct order number and
17 then transaction complete and then they go.

18 LANCE LANDGRAF: Yeah.

19 JASON SCIULLO: We anticipate the only
20 line that will be out there, if there is one, will
21 be before opening, which will be controlled by a
22 security guard like everybody else has to do.

23 LANCE LANDGRAF: Right. So what I would
24 maybe like to see is the option to come inside and
25 then -- and this is gonna be a crazy mess to

1 handle. Sorry, Scott.

2 SCOTT COLLINS: Yeah.

3 G. JEFFREY HANSON: We'll help.

4 LANCE LANDGRAF: And that if -- that
5 we -- I don't want to table it and hold anything up
6 but I'd like to hear what the city has to say about
7 it. I'd like to take this to Chief Sarkos or his
8 officers that review these things and see what they
9 would have to say about a window like that. It's
10 hard to write up as an option A or B.

11 SCOTT COLLINS: We can carry the
12 hearing. I don't want to hold anything up but --

13 LANCE LANDGRAF: Yeah. Well, let me
14 think about that aspect. Let's go through the rest
15 of your presentation. My concern is that it is
16 happening in the right-of-way, because the property
17 line is right there and that would be something
18 new, to allow that to occur off site. To me
19 it's -- you know, you're handed product out into
20 the street and that just doesn't seem to be the way
21 it should occur. If someone tells me I'm wrong,
22 I'm wrong, but I just think that's problematic for
23 me.

24 JASON SCIULLO: I appreciate the concern
25 and I'm looking forward to when --

1 LANCE LANDGRAF: We okay with the video
2 and audio?

3 THE VIDEOGRAPHER: I lost audio over
4 here. I think I just need to put batteries in.

5 LANCE LANDGRAF: We'll pause.

6 THE VIDEOGRAPHER: I didn't know you
7 were about to talk. Sorry.

8 LANCE LANDGRAF: All right. We'll
9 pause.

10 (A brief recess was taken.)

11 LANCE LANDGRAF: Go ahead. Thank you.
12 We're good?

13 THE VIDEOGRAPHER: Yeah.

14 LANCE LANDGRAF: Jack, one question for
15 you, through your attorney, and our attorney asked
16 the question. He said how -- what are your
17 intervals of pick-ups? What time do you give
18 people? Like, is it every five minutes?
19 10 minutes?

20 JACK CHRISTOPH: Oh, five, five to 10
21 minutes sounds about right. It depends.
22 Obviously, like, we would like to have tons of
23 orders and then it would be profitable, but we have
24 to be able to assess the scene, you know, how that
25 service is gonna be utilized and if we're

1 getting -- we anticipate and hope to get a lot of
2 orders for pick-up but we will stagger it five to
3 10 minutes.

4 TARA VARGO: I think what I hear you
5 saying right now is you don't exactly know what the
6 time interval is going to be, you're going to
7 develop that time interval with experience.

8 JACK CHRISTOPH: Exactly. Yeah. We'll
9 develop that so we can -- as we have the
10 experience.

11 JASON SCIULLO: But in the end you'll
12 make it so that the intervals are such that you
13 won't have people waiting?

14 JACK CHRISTOPH: Exactly. Yeah.

15 JASON SCIULLO: So it won't be like a
16 doctor's office where they schedule two people
17 every 15 minutes.

18 JACK CHRISTOPH: Absolutely.

19 LANCE LANDGRAF: I've never had that
20 happen.

21 JASON SCIULLO: You either got to go
22 super early --

23 LANCE LANDGRAF: Right.

24 SCOTT COLLINS: You have two people
25 early, two people late, next thing you know you

1 have five or six people standing outside. That's
2 what I was thinking.

3 LANCE LANDGRAF: That was -- the one I
4 saw was a drive-through and that was the concern,
5 you know, if someone gets in line and they're ahead
6 or behind their time, that's a problem when you're
7 in a car. Here you say go back on line, it's
8 easier, but --

9 JACK CHRISTOPH: And you'll also have
10 security out there queuing and making sure that we
11 don't have anybody milling around and just hanging
12 out outside.

13 LANCE LANDGRAF: And again --

14 SCOTT COLLINS: Security will be out
15 there all the time?

16 JACK CHRISTOPH: Correct.

17 TARA VARGO: Are you saying it's going
18 to be out there during your entire hours of
19 operation or just in the morning?

20 JACK CHRISTOPH: Well, we're going to
21 have the security -- based on the CRC regs we need
22 to have security present on the property.

23 LANCE LANDGRAF: So there would be a
24 security guard outside while your open and an hour
25 before?

1 JACK CHRISTOPH: Correct.

2 LANCE LANDGRAF: 45 minutes, whatever
3 that would be?

4 JASON SCIULLO: So the change that we'll
5 see from a planning perspective is there will be
6 one queue shown and it will really probably only be
7 in the morning before they open, the short time
8 where people figure out that this is the place to
9 do that, which we're prepared for but the sidewalk
10 is almost 9 feet wide. It's a little over
11 8-and-a-half feet wide, completely clear of
12 obstructions so while the 3 foot wide queuing area
13 is against the building, it will leave more than 5
14 feet clear for people to pass while they're
15 waiting, which is very similar to how MPX operates
16 currently but that one actually, there's a light
17 pole and trees and a fire hydrant. Like,
18 everything that -- (indiscernible). We make it
19 work. We get around it, but for this one --

20 LANCE LANDGRAF: I mean, I'm down that
21 street enough. I don't see lines there.

22 JASON SCIULLO: At MPX?

23 LANCE LANDGRAF: Yeah.

24 JASON SCIULLO: Really? No. They're
25 there. They're there when I left. They're

1 there --

2 ROBERT REID: I saw it when I --

3 (Multiple parties speaking.)

4 LANCE LANDGRAF: Well, yeah, on 420, you
5 know, the line was to the boardwalk.

6 JASON SCIULLO: No. No. No. So they
7 opened -- they've been opening at noon. Today,
8 actually, they opened earlier. There was a line
9 there this morning and it's controlled. It's not
10 bad.

11 LANCE LANDGRAF: When I was down there
12 yesterday afternoon, two days ago, because I parked
13 in that, I had a meeting with the Cardinal so I
14 parked in that and nobody was there.

15 JASON SCIULLO: Yes. Once they open --

16 LANCE LANDGRAF: It was 2:00 in the
17 afternoon.

18 (Multiple parties speaking.)

19 JASON SCIULLO: Because they were open
20 two hours by then. It's only right before they
21 open, and again, that's because they're the only
22 game in town right now. Once everybody's open --

23 LANCE LANDGRAF: Right.

24 JASON SCIULLO: -- we hope everybody's
25 successful, but there's not going to be 5,000

1 people a day for cannabis in the morning.

2 LANCE LANDGRAF: Okay.

3 JASON SCIULLO: So -- but yeah, we will,
4 we have the space, we will do one row without --

5 LANCE LANDGRAF: So here's what my
6 thought was, and I'll go into it now before we get
7 to any other items. We would put two options in
8 our recommendation to the board. One, that it's --
9 that pick-up is inside, no walk-up window at this
10 point. Should the City of Atlantic City come back
11 and say we're okay with this, then we would have
12 the option in that letter for them to activate that
13 walk-up window. Does that sound --

14 SCOTT COLLINS: That sounds workable.

15 LANCE LANDGRAF: Okay. All right.

16 G. JEFFREY HANSON: We can do a
17 resolution and word it that way?

18 LANCE LANDGRAF: Yeah. That's why I'm
19 looking at Scott. He's not kicking me under the
20 table so --

21 JASON SCIULLO: That does sound
22 reasonable to me. I mean, that's -- in the end we
23 have to work our security plan with them so
24 that's --

25 LANCE LANDGRAF: Yeah. That's where --

1 G. JEFFREY HANSON: You still have to go
2 for the Green Zone and stuff, too.

3 LANCE LANDGRAF: Right.

4 JASON SCIULLO: There's a lot of
5 comments in your letter about that. We'll get into
6 it in a sec.

7 LANCE LANDGRAF: I think it's unique.
8 It could be kind of a cool experience, you know,
9 popping up there and doing that but it's just the
10 aspect of --

11 G. JEFFREY HANSON: Public safety.

12 LANCE LANDGRAF: -- public safety and
13 those issues, you know, with the walk-up.

14 JASON SCIULLO: I was hoping to get that
15 point across. Programatically this isn't -- this
16 is a micro. We'll walk through it in a second.
17 The way that they want to do it, it's not gonna
18 compete with the other walk-up shops. This is
19 gonna be different. It's gonna be more fulfillment
20 than it is walk-up retail. There's gonna be people
21 that walk in and make a transaction but they're
22 gonna know what they want. There's no display.
23 There's going to be consulting, if it's needed, but
24 it's not going to be browsing in the shop and
25 asking, what does this do, what does that do.

1 LANCE LANDGRAF: Right. So there
2 isn't -- there's no display areas in the sales
3 floor. It's really just -- you've already picked
4 on-line what you're gonna get or you're gonna look
5 at. Is there a screen there they can look at and
6 see what they want to buy?

7 JACK CHRISTOPH: Yeah.

8 JASON SCIULLO: Yes.

9 LANCE LANDGRAF: Tell me the experience
10 of somebody coming in who did not already choose
11 what they want on-line.

12 JACK CHRISTOPH: So it's a small shop.
13 They would enter, we have a few POS systems behind.
14 The plan is to have a screen up there with special
15 items, like sales and so on and so forth. We may
16 have a small display but it's not gonna be a large
17 display where you're gonna have so many different
18 types of options, and if we want to, if you need
19 any sort of consultation, you would speak to one of
20 the budtenders and you do your transaction.

21 LANCE LANDGRAF: So at -- so if someone
22 comes in, they would sit down there and say look,
23 I'm not sure what I want, talk to one of the
24 budtenders and say, you know, they give options
25 what I'm looking for, whether it's whatever brand

1 they're looking for, whatever it is, whatever the
2 type of cannabis they're looking for, they would
3 have those options on the screen right there that
4 they can look at?

5 JACK CHRISTOPH: Exactly.

6 LANCE LANDGRAF: Then they would choose
7 that and they would pay right there and get their
8 product?

9 JACK CHRISTOPH: Correct.

10 LANCE LANDGRAF: Okay.

11 JACK CHRISTOPH: But our goal is to
12 steer customers to the on-line platform, because I
13 think that that gives us the best chance,
14 considering the, you know, we don't have as much
15 space as some of these other big dispensaries
16 that's opening up in Atlantic City, so to try to
17 encourage folks to utilize the on-line platform we
18 may have special promotions on the, on the platform
19 that's gonna incentivize them to utilize it and
20 that way we can try to get folks to preorder and do
21 the pick-ups.

22 LANCE LANDGRAF: Okay.

23 JACK CHRISTOPH: Also, in regards to
24 lines and queuing and those concerns, Jay mentioned
25 MPX as an example of the dispensary that is open in

1 Atlantic City. There's only a couple, a couple of
2 shops in town, right, like, that's active and I
3 think you mentioned that you don't see that many
4 lines when you do drive past the area.

5 LANCE LANDGRAF: Well, MPX is the only
6 one that's open that does retail sales.

7 JACK CHRISTOPH: Well, I think that that
8 is kind of indicative -- the fact that you don't
9 see large lines now, when all -- when these other
10 operations open up, I think it actually mitigates a
11 lot of those concerns regarding lines because
12 there's many different places where customers can
13 go to get their products.

14 JASON SCIULLO: Said differently, no one
15 really wants to wait in line.

16 JACK CHRISTOPH: Yeah.

17 JASON SCIULLO: I don't -- it's crazy
18 they do it at all but, you know, I think the board
19 options, you're right -- (indiscernible) -- a
20 little less. This is one of those situations, it's
21 all new to everybody and, you know, the perceived
22 security issue, the perceived lines, it's
23 interesting, I hope we look back in two years and
24 say all those concerns were definitely reasonable
25 but ended up not being concerns.

1 LANCE LANDGRAF: Well, they're being
2 addressed. Hopefully they're being addressed.

3 JASON SCIULLO: Yeah.

4 LANCE LANDGRAF: Jack, I just noticed,
5 and it's kind of apropos, your street address is
6 Amsterdam. That's kind of funny. The world's
7 capital of retail sales of cannabis, right?

8 All right. So Jay, you -- we got stuck
9 on that topic. Why don't continue with the rest of
10 your presentation.

11 JASON SCIULLO: It was a really good
12 conversation. I'm glad we had it. Very good
13 questions. Some of the other comments that were
14 made were also very good.

15 In the letter from Jeff's office, I'm
16 gonna try to hit some of it during our normal
17 presentation but, of course, I'll look to Jeff. So
18 we talked about loading already a little bit. I
19 think we're good with that.

20 LANCE LANDGRAF: No. Let's focus on the
21 loading a little bit. Show me where that's gonna
22 be and --

23 TARA VARGO: Can you go to that aerial
24 shot?

25 JASON SCIULLO: Yup.

1 All right. So you come in the
2 Expressway most days, right? I come in every day
3 through there and as I mentioned --

4 LANCE LANDGRAF: I come in the
5 Expressway?

6 JASON SCIULLO: I thought you said that
7 you come in Pacific.

8 LANCE LANDGRAF: No. I'm not going out
9 to the Expressway from Ventnor.

10 JASON SCIULLO: No. You were saying you
11 go by this sign, my bad --

12 LANCE LANDGRAF: Yeah.

13 JASON SCIULLO: -- through this
14 intersection, but now coming down Missouri, I
15 mentioned it's one way towards the beach and the
16 loading zone that would be utilized is the striped
17 area that's near the intersection, near this --
18 it's 25 feet from our front door and less than
19 15 feet to the gate that goes to the delivery door
20 in the back.

21 LANCE LANDGRAF: And the city has that
22 designated as a loading area?

23 JASON SCIULLO: There's no sign there.

24 LANCE LANDGRAF: All right.

25 JASON SCIULLO: But it's been used by

1 these other facilities since it was put in and it's
2 striped off, as you see in the pictures, so that's
3 where we utilize, and it's wide more than it --
4 it's at least 12 feet wide. I parked in it. There
5 were 3 feet on each side of the truck so plenty
6 wide, and again, these are going to be small
7 delivery vans, as you heard in other applications,
8 like a Sprinter type van, as required by CRC, so it
9 will be an easy maneuver for them to make. Luckily
10 both the neighboring business that will utilize the
11 same space and us, there's enough space for two
12 vehicles to be there with no problem if there are
13 two deliveries, which is unique. A lot of the
14 loading zones that were -- are gonna be utilized in
15 other places, they were on corners or less width
16 and shorter. This is actually better than a lot of
17 the existing combinations. The -- and it's, again,
18 outside of any pedestrian conflict because the
19 sidewalk is around it and to the intersection that
20 you'll see in the photo here with the crosswalk.

21 LANCE LANDGRAF: If we asked your client
22 to go to the city and have that area signed and
23 designated as a loading zone, would you be amenable
24 to that?

25 JASON SCIULLO: We can ask, but I'm

1 curious if for some reason they feel it's not
2 necessary or they don't want to --

3 LANCE LANDGRAF: We wouldn't put it as a
4 requirement. It would be --

5 JASON SCIULLO: We'll ask, absolutely.
6 We want to make sure that it not only --

7 LANCE LANDGRAF: That's been, not
8 necessarily this site as much but I don't see cars
9 parked there when I come in and out of there, of
10 the city, but in another application in another
11 location there are always cars parked there that
12 aren't loaded.

13 JASON SCIULLO: Probably just leave
14 them.

15 LANCE LANDGRAF: They're just parked
16 there.

17 JASON SCIULLO: Yeah.

18 LANCE LANDGRAF: So some signage might
19 help and require the city to pass ordinances but --

20 JASON SCIULLO: I mean, ironically that
21 one has a sign that you're talking about and they
22 still do it.

23 LANCE LANDGRAF: Yeah.

24 TARA VARGO: We actually have. The
25 applicant actually has reached out to the city --

1 LAND LANDGRAF: Okay.

2 TARA VARGO: -- to try to confirm that,
3 that loading zone, so we are in discussions with
4 the city about that.

5 LANCE LANDGRAF: Okay. Good.

6 JASON SCIULLO: Okay. So --

7 LANCE LANDGRAF: So we would word that
8 in the resolution that you would be amenable to
9 asking for that area to be designated by the city.
10 It's not a requirement but a request.

11 JASON SCIULLO: Okay.

12 TARA VARGO: Yes.

13 SCOTT COLLINS: Much like the pick-up
14 window.

15 LANCE LANDGRAF: Yeah. We got a theme
16 now, yeah. We got a theme.

17 JASON SCIULLO: One of the other items
18 that has been discussed in a lot of the
19 applications is related to trash storage. So for
20 cannabis waste it's -- I think you're aware, if
21 there's any products that get returned, recalled
22 from whatever, they have to go back to the grow
23 facility, the supplier, so they get stored inside
24 securely. The other waste that's produced at the
25 site will not be kept -- (indiscernible) -- it's

1 typical domestic waste, you know, cardboard, trash
2 and put back to -- you can see it on the survey a
3 little bit. The plan was prepared recently.

4 There's an area in the back here.

5 LANCE LANDGRAF: Yup.

6 JASON SCIULLO: That's shown there and
7 then also in the, in the plan right here you can
8 see in the back there's already -- it's a place
9 that garbage and recycling is stored from the
10 existing use or previous use and the apartment.
11 They're both behind the building. This is
12 completely surrounded by retaining walls from the
13 parking garage and none of it's on the street.
14 That's where we will continue to store domestic
15 waste. It's rolled out to the street for pick-up
16 on trash day.

17 The signage is compliant, as referenced
18 in the letter, review letter, and we have the
19 elevation view that shows what the plan is. So the
20 facade treatment, the existing building is being
21 cleaned up. The color, I don't know if Jack's
22 gonna paint it, but in the end the architectural
23 impact, the architectural finishes will be the
24 same, just maybe change the color for the Green
25 Zone Development standards. And then the signs, as

1 you see here, will be what's proposed and this is,
2 again, all complying.

3 G. JEFFREY HANSON: You said the window
4 treatments are gonna comply?

5 JASON SCIULLO: That's the intent. If
6 it's a pick-up window it's gonna be treated
7 differently. It will be open.

8 G. JEFFREY HANSON: Of course.

9 LANCE LANDGRAF: And you'll -- the
10 condition you'll put on is that you'll have to go
11 to the city for the redevelopment and architectural
12 review --

13 JASON SCIULLO: Absolutely.

14 LANCE LANDGRAF: -- standard review.

15 JASON SCIULLO: It's still a little
16 cumbersome but we're figuring it out.

17 LANCE LANDGRAF: Yeah, it is, but
18 they're getting there.

19 JASON SCIULLO: We have a checklist now
20 so we're --

21 LANCE LANDGRAF: There's a reason why we
22 kicked it to them.

23 G. JEFFREY HANSON: We're basically
24 kicking all the Green Zone Redevelopment Design
25 stuff of the city that I mentioned in the letter,

1 just like the other applications.

2 LANCE LANDGRAF: Yeah.

3 JASON SCIULLO: One of the things that's
4 interesting, and I'm bringing it up here, it's not
5 just specific to this application, but one of the
6 things that seems to be delaying a lot of the Green
7 Zone Redevelopment Plan processing is the -- they
8 won't accept it for review until the resolution is
9 actually provided to them, the approval from here.

10 LANCE LANDGRAF: Ours?

11 JASON SCIULLO: Yes. So what's
12 happening now is like we still have -- we just had
13 an August meeting, or we're not having an August
14 meeting, but the board stuff that was heard earlier
15 in the summer isn't gonna get there until not only
16 is it delivered to the governor's office, the
17 review period expires and then --

18 LANCE LANDGRAF: Till October.

19 JASON SCIULLO: -- you guys go over it,
20 issue the, right, resolution, so that's just one
21 thing. It may be something to coordinate with them
22 and maybe get ahead of it. Like, once the vote's
23 made, that they can at least start, because in the
24 end even if they go through the process --

25 LANCE LANDGRAF: They should be able to

1 review it before that. That doesn't make --

2 JASON SCIULLO: There's always --
3 there's all kinds of other things that could be --
4 but that's what their hold up is. But in the end,
5 yes, we will submit to the city through their
6 process that's been established recently for
7 architectural review. To the extent any licensing
8 agreement is needed for the projecting signs,
9 there's already -- there was one on the building.
10 We don't know yet if there was a license, we're
11 gonna research that, but this one is a little bit
12 smaller. If we need it, though, we will get it as
13 part of the review process.

14 LANCE LANDGRAF: I've talked to the city
15 about setting something up that allows the
16 projections maybe in more of a -- I don't want to
17 say -- what do you call the -- what we do for the
18 condos, the --

19 SCOTT COLLINS: A blanket.

20 LANCE LANDGRAF: A blanket, something
21 that covers that, but that's difficult. Try to
22 work through it because there's a lot of signs that
23 do it, that do project into the right-of-way and it
24 is something that -- and it is attractive but it's
25 a nice way that when you're walking down the street

1 you can't see the front sign, so you see it hanging
2 over. It's a nice addition. I have mentioned that
3 to Jack Howard and he seemed to be amenable to it.
4 It's just the mechanism and abilities is the hard
5 part, so --

6 JASON SCIULLO: I mentioned that the
7 second floor apartment will stay and the access to
8 that -- go back to the architectural floor plan --
9 is second floor set of steps that's in the middle
10 of the building there.

11 LANCE LANDGRAF: Correct.

12 JASON SCIULLO: There's a door on the
13 side that goes up to it. None of that would
14 change. That has a COUC and it's --

15 LANCE LANDGRAF: That's occupied?

16 JASON SCIULLO: Is it rented now?

17 JACK CHRISTOPH: No, it's not.

18 JASON SCIULLO: No, it's not.

19 SCOTT COLLINS: It's gonna remain
20 residential, you said?

21 JASON SCIULLO: Yes.

22 ROBERT REID: Does it only have access
23 from inside the cannabis store, though?

24 LANCE LANDGRAF: No.

25 TARA VARGO: No.

1 LANCE LANDGRAF: How do you get out?

2 JASON SCIULLO: The floor plan doesn't
3 show it well.

4 TARA VARGO: Start from the sidewalk.
5 There's a gate and then an alleyway.

6 JACK CHRISTOPH: There's a gate and then
7 a walkway and then there's a door near where you
8 see the stairs.

9 LANCE LANDGRAF: I see it, right there.

10 JASON SCIULLO: Well, this one is
11 receiving.

12 LANCE LANDGRAF: Okay.

13 JASON SCIULLO: Then there's another
14 door.

15 LANCE LANDGRAF: There's a door right
16 there at the bottom of the steps.

17 JACK CHRISTOPH: The second door,
18 correct.

19 (Multiple parties speaking.)

20 LANCE LANDGRAF: If you could revise
21 that just so we see it on there.

22 JASON SCIULLO: And then there was a
23 question raised about the flood hazard elevation.
24 So this site is in zone A9. I'll go back to the
25 survey that was recently done. You can see the

1 finished floor is 9.8, so if there's -- it's
2 already over a flood hazard elevation but the city
3 standard is if we have substantial improvement and
4 we have to comply with their current version of the
5 flood hazard regulator, or flood damage prevention,
6 so maybe some flood-proofing would be necessary.
7 To the extent that it would be, it's a building
8 permit issue and it will be addressed at that
9 point.

10 G. JEFFREY HANSON: So you'll
11 flood-proof as per whatever the --

12 JASON SCIULLO: If we have to, yeah. If
13 we have less than 50 percent value of improvement,
14 then we wouldn't have to, but yes.

15 G. JEFFREY HANSON: Okay.

16 JASON SCIULLO: Again, it's a micro so
17 it's treated a little bit differently by way of the
18 amount of product they can move, the amount of
19 employees they can have. We talked about that a
20 little bit.

21 LANCE LANDGRAF: How many employees and
22 what are the hours?

23 JACK CHRISTOPH: We're limited to 10
24 employees at a max and hours, we're looking at
25 between 10 and 7, depending on the season and how

1 operations go. Like, if we find that the 10:00
2 hour is not necessarily profitable, we would open
3 up a little bit later, but it all depends on the
4 season and profitability.

5 LANCE LANDGRAF: Okay.

6 G. JEFFREY HANSON: Seven days a week?

7 JACK CHRISTOPH: Yes. Correct. With
8 the option to --

9 LANCE LANDGRAF: Okay. Do you own --
10 you're buying the building or --

11 JACK CHRISTOPH: I own, I own the
12 building.

13 LANCE LANDGRAF: You already own it,
14 okay.

15 JACK CHRISTOPH: Correct.

16 TARA VARGO: So Jack, let me just
17 clarify one thing here. You said you plan to be
18 open from say to 10 to 7 but the law allows you to
19 be open from 10 a.m. to 10 p.m., correct?

20 JACK CHRISTOPH: Correct. Yes.

21 TARA VARGO: I don't want you to limit
22 yourself to 7 if you think that in the future you
23 might have the business need to be open till 10.

24 JACK CHRISTOPH: Correct.

25 LANCE LANDGRAF: We wouldn't put a

1 restriction on it. We would just --

2 TARA VARGO: Okay.

3 LANCE LANDGRAF: Just for our records.

4 JACK CHRISTOPH: So, so yes, that is
5 correct. The goal would be to hopefully be able to
6 stay open from the time that we're allowed to stay,
7 to open and close at the time that we're allowed to
8 close.

9 LANCE LANDGRAF: Okay. I know the
10 city's recent passing of ordinances that limit
11 certain retail outlets, and honestly, I don't think
12 it addresses any of the cannabis. It's other
13 businesses they're having problems with. They shut
14 them down at 8:00.

15 SCOTT COLLINS: Which ones?

16 LANCE LANDGRAF: It was --

17 JASON SCIULLO: The Corner Store, the --
18 (indiscernible).

19 LANCE LANDGRAF: Yeah.

20 JASON SCIULLO: The Congregation of --

21 LANCE LANDGRAF: Correct.

22 SCOTT COLLINS: Really?

23 LANCE LANDGRAF: It's -- yeah. They all
24 showed up at the last council meeting.

25 All right. So Jay --

1 JASON SCIULLO: The last thing is just
2 going to be --

3 LANCE LANDGRAF: Existing nonconforming?

4 JASON SCIULLO: Yeah. If it's needed,
5 and it's the same discussion on a lot of them,
6 because we have an existing nonconforming building
7 and the lot was created prior to the CRDA approving
8 and adopting. There's a lot of nonconformities
9 that are changing and they're listed in Jeff's
10 letter. I can get them if you'd like, but
11 generally it's going to be a hardship to try to be
12 conforming, obviously lot size and lot coverage.
13 It would take a full rebuilding and probably still
14 would never be compliant because of how small the
15 lot is.

16 LANCE LANDGRAF: I think we can
17 reference them in Jeff's letter dated July 26th.
18 We'll mark that as B-1. We'll get to -- Jeff, you
19 can go through that in a few minutes.

20 G. JEFFREY HANSON: Okay.

21 LANCE LANDGRAF: Is there parking issue
22 here?

23 JASON SCIULLO: Since there's no change
24 in the parking demand between the existing and
25 proposed conditions, with the retail on the ground

1 floor and residential upstairs, a grandfathered
2 shortfall. There is a lot of parking around us, as
3 you know from the garages. Some of it's pay to
4 park. There's street parking on the other side of
5 Pacific, on Missouri. The anticipation is that the
6 patrons will likely utilize the same parking space
7 that they use to go to any other businesses in the
8 area in the same fashion. B&B has a bunch of lots
9 around the area that are pay to park, \$5 or
10 something.

11 LANCE LANDGRAF: Okay. We would note
12 that patrons would not be able to park in that
13 loading zone.

14 JASON SCIULLO: No.

15 LANCE LANDGRAF: That's something that
16 we would --

17 JASON SCIULLO: Security wouldn't permit
18 that, assuming they're coming to our space.

19 LANCE LANDGRAF: Right.

20 JASON SCIULLO: It hasn't been an issue
21 thus far.

22 LANCE LANDGRAF: All right. We have
23 anything else?

24 JASON SCIULLO: I think that's it. I'd
25 be happy to answer any questions.

1 LANCE LANDGRAF: Okay. Jeff, you want
2 to go through your letter? We'll mark that as B-1,
3 as I said. It's dated July 26th.

4 G. JEFFREY HANSON: Yup. July 26, 2023,
5 as you alluded to. The first page just lists the
6 applicant's information. Moving on to the second
7 page is the documents submitted with the
8 application, our completeness review. There are
9 submission waivers required from items six, 20, 21,
10 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 of the
11 minor site plan checklist and seven, 13 and 20 of
12 the (C) variance checklist. Regarding six and 20
13 from the minor site plan checklist, Jay just gave
14 that information to flood -- his flood zones eight
15 and nine and finished floor elevations, 9.81, and
16 that they'll flood-proof as deemed necessary by the
17 Atlantic City Building Code Department who has
18 jurisdiction.

19 Just note on page 3, this is in the RC
20 District and also within the Green Zone
21 Redevelopment Area. First floor is the proposed
22 operations. Second floor is going to remain the
23 residential use. We list the existing
24 nonconformities, none of which are being
25 exacerbated by this application, to the best of my

1 knowledge.

2 That's correct, right, Jay?

3 JASON SCIULLO: Yes.

4 G. JEFFREY HANSON: Number eight at the
5 bottom there, they're gonna seek approval from
6 the -- I'll just reiterate, that they're gonna
7 seek -- I think Mr. Christoph already said that he
8 reached out to Atlantic City about having a loading
9 zone duly designated and signed. We talked about
10 the queuing of the patrons, number 10 on page 4, I
11 think we talked about that sufficiently. I believe
12 number -- going to site plan review and general
13 comments, number one, two, three, and four with
14 respect to the Green Zone Redevelopment Plan will
15 be through the -- the city will give it a thorough
16 review of that and we would recommend that any
17 comments that they have have to be addressed and
18 reconciled. We talked about the trash storage will
19 be out in the rear of the building. Number six is
20 the same as one through four, it's the city's
21 jurisdiction with respect to the Green Zone
22 Redevelopment Plan Design Standards. Number seven,
23 we just list the existing and proposed signage. It
24 appears to be compliant with the Green Zone
25 Redevelopment Plan and it doesn't need any variance

1 relief based upon our review. How about -- you run
2 the security and surveillance measures through the
3 Green Zone Redevelopment review with the city and
4 also through the police department and make sure
5 you're all on the same page and get written
6 approval of same?

7 JASON SCIULLO: Yes.

8 G. JEFFREY HANSON: That covers number
9 nine and 10. 11, we talked about the queuing.
10 Number 12 has been covered. You're gonna get a
11 licensing agreement for any projections into the
12 right-of-way for signage, awnings, etcetera,
13 correct. We talked about getting review of the
14 queuing and the window will be -- they're gonna
15 request that from the city and we'll defer to them
16 on that, I think is what we decided, correct?

17 LANCE LANDGRAF: That's what I recall,
18 yes.

19 G. JEFFREY HANSON: That pretty much
20 covers everything in my letter. I'd be happy to
21 answer any questions or comments.

22 LANCE LANDGRAF: Okay. Just a couple
23 things. We did talk about the trash that's in the
24 rear. The vestibule -- item number six, under C6,
25 no vestibule entrance. That's something that's

1 required in the redevelopment plan, correct?

2 G. JEFFREY HANSON: Correct.

3 LANCE LANDGRAF: So that may be an issue
4 with the city's review of that.

5 G. JEFFREY HANSON: I figured the city
6 would probably be -- would comment on that,
7 correct?

8 LANCE LANDGRAF: Yeah. I think so.

9 G. JEFFREY HANSON: There is no
10 vestibule, though. You just go right in. From
11 what I can tell, you go right into the --

12 LANCE LANDGRAF: Right.

13 G. JEFFREY HANSON: -- sales point, the
14 point of sales.

15 LANCE LANDGRAF: So typically these
16 places have a security guard as you come into a
17 vestibule and that doesn't seem like that's
18 happening here. How -- who -- when someone comes
19 in that door is someone outside checking their ID
20 to make sure they're -- because that's typically
21 the requirement that I understand. It's a state
22 requirement. Before they come in to the sales area
23 they have to be IDd and that's why there's
24 typically a vestibule there.

25 JACK CHRISTOPH: The security officer,

1 the security guard, SORA certified security guard
2 outside will be checking the IDs before using
3 the --

4 LANCE LANDGRAF: That's, again, causing
5 queuing outside so that's, again, a concern and I
6 think that's the reason for the vestibule, is that
7 there's a space that a couple people can come in
8 and get their IDs checked and then they go into the
9 retail space. I mean, that's how -- I mean, I've
10 been in MPX because we got a tour of it the day
11 they opened and they had that. It's a small space
12 but you can have two or three people in there
13 waiting to get into the retail space, so I think
14 that's another concern, queuing up that side.
15 You're gonna have them checking IDs, and you may or
16 may not know this, maybe the architect would have
17 known it. What's the capacity of that retail space
18 occupancy load wise? Do we know that? How many
19 people can be in there? You have four points of
20 service -- point of sales, excuse me, but how many
21 people can mill around in there while -- are you
22 gonna -- are people gonna have to wait outside if
23 they're coming in to purchase?

24 TARA VARGO: If we don't know the
25 occupancy load just say we don't know. I don't

1 know if the architect -- these were prepared by an
2 architect -- well, the site plan, which is
3 different than --

4 LANCE LANDGRAF: Yeah. We usually have
5 that person here to answer these questions.

6 TARA VARGO: Right. Right.

7 JASON SCIULLO: The life safety plan
8 usually talks about that.

9 LANCE LANDGRAF: All right. We're gonna
10 take a five minute break, if we could, and then
11 we'll come back. We'll be right back.

12 TARA VARGO: Okay.

13 (A brief recess was taken.)

14 LANCE LANDGRAF: We're back on the
15 record.

16 Some of the concerns we're coming up
17 with seems to function around the size of the space
18 inside. At each turn we're seeing activities being
19 pushed out on to the sidewalk. Whether the walk-up
20 window works or not by the city, I'm not
21 comfortable without a vestibule. I'm not
22 comfortable with the IDg happening outside the
23 building. I'm not sure that -- I'd have to look at
24 what the state requires for that. I thought the
25 requirement was it had to be inside, in the

1 vestibule space. What I'm going to suggest is
2 maybe going back to the floor plan design and
3 looking at pushing things back a little further to
4 get some space in that, that retail space in that
5 POS area to create the vestibule. If we can work
6 through that walk-up window, I really have a
7 concern about all the activity that's being pushed
8 out on to the sidewalk. I think I'm good with the
9 loading space, as long as you reach out to the
10 city. It's in very close proximity to the
11 building. You're gonna put a camera up to monitor
12 that. You're gonna have a security guard, doing
13 all of that, but it's right there and it's not, you
14 know, too far away. It's visible from the -- from
15 both the entrance to the building -- it's not
16 visible to the loading area because you have a --
17 how tall is that wall? Like 9 foot?

18 JASON SCIULLO: That wall is set back,
19 because it starts on the curb so you can go back to
20 the street view.

21 LANCE LANDGRAF: Okay.

22 JASON SCIULLO: You can see how it's --
23 the wall behind, it just looks straight out. The
24 camera -- so the height of the wall is pretty high
25 but the camera is gonna be mounted on the

1 projection.

2 LANCE LANDGRAF: You had another picture
3 up there that showed the wall more clearly.

4 JASON SCIULLO: You can see it there a
5 little bit.

6 LANCE LANDGRAF: No. There's one --

7 JASON SCIULLO: Let's see. Probably the
8 aerial, the satellite view.

9 LANCE LANDGRAF: You know what, it was
10 on the plans.

11 JASON SCIULLO: No. That's not --

12 LANCE LANDGRAF: It was on the plan.

13 Yeah. You had something on the front of the plan
14 that we were looking at. Anyway, doesn't matter.
15 I was just curious.

16 Is there any way you would be willing to
17 maybe table this and look at some different options
18 with the floor plan?

19 JASON SCIULLO: So you want us to come
20 back to present that plan, not just
21 administratively?

22 LANCE LANDGRAF: Yeah. I think we need
23 to see that. In the meantime, we can go to the
24 city and say are you guys okay with this walk-up
25 window. That could be, that could be a meeting

1 with the police department and us, because I'd like
2 to hear what their thoughts are on that.

3 It was in Jeff's report. I knew I saw a
4 picture. That wall is about 9 foot tall.

5 G. JEFFREY HANSON: It's pretty high.
6 Is there a reason for having a wall that high?

7 LANCE LANDGRAF: I'm gonna bet it was
8 part of the building.

9 G. JEFFREY HANSON: Oh, yeah.

10 PUBLIC MEMBER: (Out of microphone
11 range.)

12 LANCE LANDGRAF: Interesting.
13 (Indiscernible) -- 9 foot wall.

14 JASON SCIULLO: This is one of the
15 situations where the people on these lots wouldn't
16 sell so they --

17 LANCE LANDGRAF: Gotcha. But they let
18 them put the wall on Caesars' property, on the
19 adjoining property. The wall is a foot-and-a-half
20 over the line.

21 JASON SCIULLO: Yeah. Caesars built
22 that wall.

23 LANCE LANDGRAF: Oh, did they?

24 JASON SCIULLO: Yeah. I was saying
25 there was --

1 LANCE LANDGRAF: Oh, okay.

2 JASON SCIULLO: They wouldn't -- these
3 two lots wouldn't sell to Caesars.

4 LANCE LANDGRAF: All right. What are
5 your guys thoughts on trying to redesign this floor
6 plan to make it -- try to make it functional?

7 TARA VARGO: We discussed it with the
8 applicant and, you know, there's significant -- we
9 already admitted that we have a little situation
10 with the way we showed the queuing out front so we
11 have to address that. Like you said, maybe we can
12 get the city's -- clarification from the city on
13 whether they would allow a walk-up window and stuff
14 like that, so I think we have some work to do and I
15 think it would be beneficial to have a pause, you
16 know.

17 LANCE LANDGRAF: Okay. Do you want to
18 do it for our September -- 21st, did I say?

19 G. JEFFREY HANSON: Sounds right.

20 ROBERT REID: The date would be
21 September 21st.

22 TARA VARGO: Sure.

23 LANCE LANDGRAF: Okay.

24 ROBERT REID: Can you submit something
25 in time for that?

1 JASON SCIULLO: Can we respectfully ask
2 to hear from anyone from the public now?

3 LANCE LANDGRAF: We'll do that now,
4 yeah. Sure.

5 JASON SCIULLO: Okay.

6 LANCE LANDGRAF: We're going to open it
7 up to the public. If anyone here wishes to speak,
8 please come forward, state your name and ask your
9 questions.

10 ELENI LEMONIOTIS: Hello. My name is
11 Eleni Lemoniotis and I own the property at 27 South
12 Christopher Columbus so it's nice to see everyone
13 again. I don't like to say anything negative. I
14 want to be a good neighbor on this, but I am
15 concerned, I was concerned when I saw the drawing,
16 as well, but I believe you've all addressed
17 everything that I was thinking has been discussed.
18 I did try -- I was just letting him know that I did
19 try when he was purchasing the property to let him
20 know we were already putting a cannabis there and
21 what we were dealing with for the real estate agent
22 but it appears they didn't tell him. So we, too,
23 are a micro business and we did change the two
24 stores into one, as you saw. I don't know if you
25 recall the plan.

1 LANCE LANDGRAF: I do.

2 ELENI LEMONIOTIS: To ensure that there
3 would be very limited, if any, customers outside so
4 along one portion, all one store, which was the
5 psychic shop, if you recall it, it was a while ago
6 so it's hard, that is just literally just going to
7 be open space passed the vestibule with security
8 checks, just to have the customers come in because,
9 one, I know you had a concern. It is a busy
10 street. Just from being there over 12 years, it is
11 a very busy street, especially in the summer, and
12 that was the way we addressed it, and especially
13 knowing that our big neighbor, Caesars, didn't
14 really want us there, so that was even a bigger
15 reason to make sure that we were very quiet and
16 neighborly and our business would not really be on
17 the outside in any way. I was just concerned when
18 I saw the line and so that I come here, I did not
19 want to put any negative way, I wanted to be a good
20 neighbor, I was just worried, because knowing how
21 we were when we had our trust situation with
22 Caesars, the letter I received, I just can't
23 imagine getting another letter over customers
24 outside that probably won't be mine, you know. I
25 don't know what I would even do with that so I just

1 wanted to make sure that I kind of mentioned it, to
2 please just all try to find a way to work around
3 that.

4 LANCE LANDGRAF: Right.

5 ELENI LEMONIOTIS: I mean, the on-line
6 portion, we're on-line, too. Most cannabis places
7 will have to do on-line because it is a better way
8 to go to avoid the customers in the area, you know.
9 You know, it's inside, it's one of the POS stations
10 inside. After we -- (indiscernible) -- we even
11 took the one display, which wasn't really gonna
12 display anything, just pictures, because we're not
13 allowed to display anything and kind of pushed it
14 to the wall so we can have more people inside,
15 within capacity, of course, of what we're allowed
16 to have, but that was just my concern and I just
17 wanted to -- but you all addressed everything so --

18 LANCE LANDGRAF: It's all right. Glad
19 you came out. Appreciate it. Thank you.

20 ELENI LEMONIOTIS: Thank you.

21 LANCE LANDGRAF: Anyone else in the
22 public?

23 Seeing none, we'll close the public
24 portion. We are gonna carry this application to
25 our September 21st hearing. No further notice will

1 be required. Correct? If you want us involved
2 meeting with the city, we're happy to coordinate
3 and be there.

4 JASON SCIULLO: Maybe we can double up
5 and talk about the architectural review and the
6 resolution stuff and get moving. So the delay now
7 we'll make up with that.

8 LANCE LANDGRAF: We'll see about that.

9 SCOTT COLLINS: Let's hope, right.

10 LANCE LANDGRAF: All right. So we'll
11 hear no more testimony on this application. Our
12 next Land Use hearing will be August 17th at 10
13 a.m., and as talked about earlier today, our next
14 board meeting will be September 19th, 2023. We do
15 not have a board meeting in August of this year.

16 So with that, we'll close the meeting.
17 Thank you, very much.

18 (This public hearing concludes at the
19 time noted on the videographer's
20 equipment.)

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CERTIFICATE

I, MICHELLE GRUENDEL, a Certified Court Reporter and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically and digitally at the time, place and on the date hereinbefore set forth, to the best of my ability.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

Michelle Gruendel



MICHELLE GRUENDEL, C.C.R.
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Notary Public of the
State of New Jersey

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