

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

3  
4 APPLICATION: 2023-09-3522

5 ATLANTIC CANNABIS, LLC  
6

7  
8 APPLICANT SEEKS MINOR SITE PLAN APPROVAL  
9 ALONG WITH C VARIANCE RELIEF FOR ADULT USE RETAIL  
10 SALES OF CANNABIS.

11 THE PROPERTY IS LOCATED AT 2301 ATLANTIC  
12 AVENUE, ALSO KNOWN AS BLOCK 280, LOT 39 ON THE TAX  
13 MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN  
14 THE DUCKTOWN ARTS DISTRICT (DA).  
15

16 THURSDAY, NOVEMBER 2, 2023

17 10:09 A.M.  
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21

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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 Thursday,  
7 November 2, 2023 commencing at 10:09 a.m.

8  
9 APPEARANCES:

10  
11 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

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

16           ROBERT L. REID  
17           LAND USE ENFORCEMENT OFFICER

18 PROFESSIONALS TO THE BOARD:

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

21           G. JEFFREY HANSON, PE

22  
23 COUNSEL FOR THE APPLICANT:

24           DAMON G. TYNER, ESQ.  
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I N D E X

WITNESS	PAGE
JASON SCIULLO, PE, PP	
BY DAMON TYNER	10, 39
WILLIAM McLEES, RA	
BY DAMON TYNER	18
TENISHA VICTOR	
BY DAMON TYNER	26
MOURAD KATTAN	
BY DAMON TYNER	37
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: The second item on our  
6 agenda is Application 2023-09-3522, Atlantic  
7 Cannabis, LLC. The applicant seeks minor site plan  
8 approval with C variance relief for adult use  
9 retail sales of cannabis. The property is located  
10 at 2301 Atlantic Avenue, known as Block 280, Lot 39  
11 on the tax map of the City of Atlantic City and  
12 it's within the Ducktown Arts District.

13 Rob, we're good on notice there?

14 ROBERT REID: Yes. I reviewed the proof  
15 of service provided by the applicant and we have  
16 jurisdiction to hear the application.

17 LANCE LANDGRAF: Jeff, we're complete?

18 G. JEFFREY HANSON: We are complete.  
19 The applicant did request, I believe it's nine  
20 submission waivers from the minor site plan  
21 checklist. We don't have any objection to those  
22 waivers provided that the testimony given today and  
23 supplemental information that might be provided is  
24 sufficient.

25 LANCE LANDGRAF: And those waivers were

1 outlined in your --

2 G. JEFFREY HANSON: In our letter on  
3 page 2. It's 23 through 27, 32 and then 34  
4 through 36.

5 LANCE LANDGRAF: Okay. And they're  
6 minor items that they can address?

7 G. JEFFREY HANSON: Minor items. Some  
8 of them are not even applicable.

9 LANCE LANDGRAF: All right.

10 SCOTT COLLINS: Since we're referring to  
11 it you mine as well go ahead and mark that B-1.  
12 Jeff, that's your letter dated what?

13 G. JEFFREY HANSON: October 25th, 2023.  
14 Do you want to swear me in?

15 LANCE LANDGRAF: That would probably be  
16 good.

17 SCOTT COLLINS: Give me one second.

18 G. JEFFREY HANSON: I should probably be  
19 sworn in. I guess we can wait until Jason gets  
20 sworn, too.

21 LANCE LANDGRAF: Oh --

22 JASON SCIULLO: Yeah.

23 LANCE LANDGRAF: -- is he -- he's  
24 coming, okay.

25 All right. Why don't we swear him in

1 and then we'll get everything going there.

2 SCOTT COLLINS: Sure. Raise your right  
3 hand, please.

4 G. JEFFREY HANSON, PE, having been first duly sworn  
5 according to law, testified as follows:

6 G. JEFFREY HANSON: I do, and I have  
7 proof with regard to the completeness.

8 SCOTT COLLINS: And we'll just recognize  
9 you as an expert in the field of professional  
10 engineering.

11 LANCE LANDGRAF: And planning.

12 SCOTT COLLINS: And planning?

13 G. JEFFREY HANSON: I'm not a, I'm not a  
14 licensed planner. I'm an engineer. We had a  
15 licensed planner help me prepare the planning  
16 aspects. David Benedetti from our office, who's a  
17 PP, AICP, reviewed the planning aspects of the  
18 application.

19 LANCE LANDGRAF: Okay. Got it.  
20 Why don't we get everybody sworn in  
21 while we're waiting for the laptop. Make that  
22 easy.

23 SCOTT COLLINS: Sure.

24 LANCE LANDGRAF: Mr. Tyner.

25 DAMON TYNER: Sure. Mr. Landgraf, may

1 it please the board, my name is Damon Tyner. I'm  
2 an attorney representing Atlantic Cannabis, LLC and  
3 with me, I have our professionals. We have Jay  
4 Sciullo, both professional planner, we have Bill  
5 McLees, our local architect, and we also have  
6 Tenisha Victor, who is a consultant for Atlantic  
7 Cannabis, who's worked on many projects throughout  
8 the country. We have the representative of  
9 Atlantic Cannabis, Mourad Kattan.

10 LANCE LANDGRAF: I'm sorry. What was  
11 his name again? I'm sorry.

12 DAMON TYNER: Mourad.

13 MOURAD KATTAN: Mourad.

14 DAMON TYNER: Mourad, M-O-U-R --

15 MOURAD KATTAN: M-O-U-R-A-D.

16 DAMON TYNER: -- A-D. K-A-T-A-A-N.

17 MOURAD KATTAN: K-A-T-T.

18 DAMON TYNER: K-A-T-T.

19 LANCE LANDGRAF: Okay. We're gonna go  
20 with Mr. Kattan on that one.

21 DAMON TYNER: Mr. Kattan.

22 SCOTT COLLINS: Okay. If you could all  
23 just raise your right hand, please.

24 JASON SCIULLO, PE, PP, having been first duly sworn  
25 according to law, testified as follows:

1 WILLIAM McLEES, RA, having been first duly sworn  
2 according to law, testified as follows:

3 TENISHA VICTOR, having been first duly sworn  
4 according to law, testified as follows:

5 MOURAD KATTAN, having been first duly sworn  
6 according to law, testified as follows:

7 SCOTT COLLINS: Jay, you will be  
8 testifying as an expert in the field of  
9 professional engineering and planning?

10 JASON SCIULLO: Yes.

11 SCOTT COLLINS: And Lance, are we  
12 recognizing --

13 LANCE LANDGRAF: Yes. Continue to  
14 recognize his expertise in engineering and  
15 planning.

16 SCOTT COLLINS: Mr. McLees, you're  
17 the --

18 WILLIAM McLEES: Architect.

19 SCOTT COLLINS: Okay. Lance, we'll  
20 recognize him?

21 LANCE LANDGRAF: Yes.

22 SCOTT COLLINS: Okay. And the other two  
23 witnesses are fact witnesses, I understand?

24 DAMON TYNER: Yes, they are.

25 SCOTT COLLINS: Okay. Thank you, very



1 much.

2 LANCE LANDGRAF: Let me check on this  
3 laptop real quick. I'll be right back.

4 (A brief recess was taken.)

5 LANCE LANDGRAF: We'll restart the  
6 hearing. Sorry for the brief delay. We got our IT  
7 Department up and running and we got our laptop and  
8 we're ready to begin.

9 Mr. Tyner, the floor is yours.

10 DAMON TYNER: Thank you.

11 Good morning, Board. As previously  
12 indicated in the beginning of this meeting, this is  
13 an application for a minor site plan approval with  
14 C variances and the approval of former preexisting  
15 legal nonconforming variances for the property  
16 located at 2301 Atlantic Avenue. That's the corner  
17 of Atlantic and Mississippi Avenue, formerly known  
18 as Block 280, Lot 39 on the tax map of the City of  
19 Atlantic City.

20 Atlantic Cannabis is a group comprised  
21 of two owners, two female minority -- it's women  
22 minority owned business recognized by the State of  
23 New Jersey. One of the principal owners is a  
24 native of Atlantic City. She currently still  
25 resides in the City of Atlantic City and, in fact,

1 she went to St. Michael's School right down the  
2 street on Mississippi Avenue, so she certainly  
3 knows the community and the area very well.

4 We're here today obviously for the  
5 necessary approvals. This is a permitted use  
6 throughout the Green Zone, which was previously  
7 established by the CRDA, as well as the City of  
8 Atlantic City, and at this point I'm going to bring  
9 Mr. Jay Sciullo to discuss some of the particulars  
10 about the site plan and the unique location that  
11 makes this, I believe, a suitable location for the  
12 dispensary. We should also recognize that this is  
13 the former location of Formica Dry Cleaners, which  
14 has always had a high density walk up business,  
15 drive up business, so we're gonna be prepared to,  
16 you know, answer questions with respect to the  
17 continuing retail use of this facility.

18 Mr. Sciullo.

19 JASON SCIULLO, PE, PP, having been previously  
20 sworn, testified as follows:

21 DAMON TYNER: Mr. Sciullo, you've been  
22 previously sworn in as -- for your expertise as a  
23 professional planner, professional engineer. This  
24 board has accepted your testimony as an expert in  
25 these areas on several occasions prior to this one.

1           Could you talk about your involvement  
2 with the development of this particular site, the  
3 transition of it from Formica Dry Cleaner to what  
4 will be an adult use cannabis dispensary?

5           JASON SCIULLO: Sure. Good morning.

6           SCOTT COLLINS: Jay, I'm just going to  
7 interrupt you before you get started. I'd like to  
8 mark the application submission packet as A-1.

9           JASON SCIULLO: Okay. Good.

10          SCOTT COLLINS: And then do you  
11 anticipate referring to anything beyond what was  
12 previously submitted?

13          JASON SCIULLO: No. One set of photos  
14 that I put together for the existing conditions.  
15 So this first plan is part of the application  
16 package, the architectural plans that we're going  
17 to show are also part of the application package,  
18 and then there's four site photos.

19          SCOTT COLLINS: Okay. So we'll mark  
20 that as A -- the site photos as A-2 collectively.

21          JASON SCIULLO: Collectively, okay. And  
22 I'll refer to them as such when I get to them.

23          The first exhibit that I'll refer to is  
24 the site plan that was submitted as part of the  
25 application. It is, as Damon mentioned -- I'm

1 gonna zoom in on the aerial view here. As Damon  
2 mentioned, it's an existing facility, existing  
3 building on the corner of Atlantic and Mississippi.  
4 It used to be Formica Cleaners and the general  
5 space is walk up entrance on Atlantic Avenue.  
6 Today there's two doors. We're going to  
7 consolidate that to one door for secure access  
8 which will be on the frontage of Atlantic Avenue.

9 I'll let Bill get into the specifics of  
10 the architecture, but in general terms, we have the  
11 waiting space inside the building and the trash  
12 storage is inside the building, and that's an  
13 existing condition. Also in the rear there's an  
14 enclosed trash area which I'll show on the site  
15 photo that we're going to utilize. And then the  
16 loading zone will be an existing public loading  
17 zone that's signed for such and has been for a long  
18 time on the corner of Mississippi directly outside  
19 this building where we can secure it with cameras  
20 and security guards that are both the security  
21 guard that works at this facility, plus the  
22 security guard that will be with the driver for the  
23 delivery company. There's also a bus stop in front  
24 of the facility so there's no parking directly in  
25 front of us. Damon mentioned that the existing use

1 or former use as a dry cleaners, that had a  
2 demand -- or a parking requirement of six spaces,  
3 which is a grandfathered shortfall. This proposed  
4 arrangement needs eight spaces under the current  
5 version of the land use rules so we're requesting,  
6 respectfully, a variance for two parking spaces to  
7 be able to utilize not only some of the street  
8 spaces that exist but also the surface lots that  
9 are across Atlantic Avenue from this, both opposite  
10 corner and then down Mississippi Avenue, most  
11 likely for employees. We anticipate the business  
12 to be walk up, as many of the other infill  
13 storefront cannabis retailers will have. This  
14 neighborhood is generally walkable. Atlantic  
15 Avenue is relatively quiet in this section of town,  
16 but overall we feel that this location obviously is  
17 permitted but will also work out well being on the  
18 corner with visibility and walkability from The  
19 Walk side and then down Atlantic Avenue towards the  
20 other side of Ducktown.

21 I'll get into the signage because that's  
22 also some relief but I'd like to do that after Bill  
23 goes through it, actually, if that's possible, but  
24 I'm happy to answer any questions if you don't have  
25 familiarity with the site.

1 I'll show you some existing conditions  
2 just to, you know, get some context. So --

3 LANCE LANDGRAF: And these are what  
4 we've marked as A-2?

5 JASON SCIULLO: A-2.

6 LANCE LANDGRAF: Yup.

7 JASON SCIULLO: So the first photo -- as  
8 I mentioned, there will be four of them. These are  
9 Google Street View so simple stuff. The first  
10 photo is generally standing in the intersection  
11 looking west towards the building and you'll see  
12 the existing building that's brick, here. That's  
13 the one that's subject of this application. You'll  
14 see the green awnings that are across the front of  
15 it. It has a sign on the Mississippi Avenue  
16 awning. There's another sign which I'll show in  
17 another photo below. On Atlantic Avenue it has a  
18 building mounted sign that runs across the top on  
19 Atlantic Avenue and then this roof sign that's up  
20 on the corner kind of splits the edge, both facing  
21 Mississippi and Atlantic. And this is another view  
22 from Atlantic Avenue looking north. You'll see  
23 again the roof sign up top, the awnings and then  
24 that building mounted sign. So you'll see the  
25 signage that's on the building now isn't anything

1 that's overwhelming or were out of place but the  
2 current version of the land use rules permits up to  
3 10 square feet in the Ducktown Arts District, which  
4 is where this exists. In the zoning reg -- or the  
5 land use rules it's considered predominantly  
6 residential, which is interesting, because this  
7 section of Atlantic Avenue clearly isn't. It has  
8 some residential uses next door in mixed use  
9 buildings, but overall this is surely commercial.  
10 Even so, we don't propose as much signage as what's  
11 existing. We're reducing it from existing  
12 conditions, both in number of signs and the area,  
13 so I want to make sure that was known.

14 Separately, this is the view from  
15 Mississippi Avenue. You'll see on this side the  
16 loading zone that's here, painted off. There is a  
17 loading door, an existing door that's here and then  
18 this is the back enclosed space that I mentioned,  
19 where trash will be stored and deliveries will be  
20 taken, between those two doors.

21 I wanted to just come in on this last  
22 view, which is the loading zone, and this happens  
23 to work out. The delivery vehicle that we  
24 anticipate and that all the cannabis distributors  
25 or -- sorry, retailers anticipate, have to by law,

1 is a van for delivery. So you can see how in this  
2 case they pulled up a little farther because other  
3 people were parked in the zone, but you see the van  
4 fits well. It's got -- I'll zoom in here -- the  
5 existing sign for the loading zone, which is, you  
6 know, by ordinance from the city.

7 So any -- if you guys have any  
8 questions, I'm happy to talk about the site itself,  
9 and then after Bill gets up and talks about signage  
10 I'll delivery a little more about --

11 LANCE LANDGRAF: Okay. He's gonna talk  
12 about the signs?

13 JASON SCIULLO: Yeah.

14 LANCE LANDGRAF: That was my question.  
15 Okay.

16 One question --

17 JASON SCIULLO: Yeah.

18 LANCE LANDGRAF: -- on the cleaners  
19 site, was that just a pick up and drop off  
20 location? Do you know if it was actually --  
21 product was cleaned there? Was there any  
22 contaminants on the site or anything of that  
23 nature?

24 JASON SCIULLO: So the -- there's no --  
25 well, when these guys purchased it -- and you do



1 own it now?

2 MOURAD KATTAN: Yeah.

3 DAMON TYNER: Yes.

4 JASON SCIULLO: When they purchased it  
5 they went through the process and there's no  
6 contamination that's known. There's no deed  
7 restrictions or grants on --

8 LANCE LANDGRAF: You did a phase one  
9 environmental impact assessment?

10 UNIDENTIFIED SPEAKER: And it was signed  
11 off by some -- it was a lawyer that --

12 DAMON TYNER: They utilized Cathy Ward,  
13 apparently.

14 LANCE LANDGRAF: Okay.

15 G. JEFFREY HANSON: That was going to be  
16 one of my questions.

17 LANCE LANDGRAF: Yeah. So they did a  
18 phase one and it came out clean so you're not --  
19 okay. Good. Most likely just a pick up location,  
20 because immediately across the street --

21 JASON SCIULLO: Manhattan, yeah.

22 LANCE LANDGRAF: Manhattan Cleaners is a  
23 hot spot. It's underneath that parking lot.

24 All right. Thank you. No questions at  
25 this time.

1 JASON SCIULLO: Thank you.

2 DAMON TYNER: Thank you, Jay.

3 JASON SCIULLO: You're welcome.

4 WILLIAM McLEES, RA, having been previously sworn,  
5 testified as follows:

6 WILLIAM McLEES: Good morning.

7 LANCE LANDGRAF: Good morning.

8 WILLIAM McLEES: So what we're looking  
9 at here are the floor plans that were included in  
10 the submission. Just to orient you, Atlantic  
11 Avenue would be running along the right-hand side  
12 of this plan and the right-hand side of this plan.  
13 The plan that I'm pointing at now here is basically  
14 the existing conditions plan. If you look, you'll  
15 see in the proposed plan we're really not modifying  
16 the shell of the building. We're looking to  
17 rehabilitate it to bring it back into useful  
18 service, repair any -- anything that needs to be  
19 repaired on the exterior and replace the awnings.

20 Just to kind of walk you through the  
21 plan, we're making use of this entrance right here,  
22 which will bring you into a vestibule area. We've  
23 got queuing space located in the plan on the corner  
24 here, sales floor with display and point of sale,  
25 and then beyond this load-bearing wall, which runs

1 through the space, we have all of the support  
2 spaces, so we have storage, we have security break  
3 and management office, and from here you can see  
4 the connection that rear entrance here is, which is  
5 off of Mississippi that brings you in and that kind  
6 of brings you into the rear entrance space.

7 LANCE LANDGRAF: Secure area?

8 WILLIAM McLEES: Correct.

9 So from a planning standpoint it seems  
10 to flow pretty well. We bring, you know,  
11 administrative supply -- deliveries and trash are  
12 kind of coming through here. Administrative space  
13 is isolated here and the public really is coming  
14 off of here, working their way through and we have  
15 an exit door on to Mississippi, so it's kind of a  
16 clean flow of traffic coming through the space.

17 LANCE LANDGRAF: So all the patrons will  
18 come in off Atlantic and exit off of --

19 WILLIAM McLEES: Exit on to Mississippi.

20 LANCE LANDGRAF: Okay. So it looks like  
21 the roll top door is going away?

22 WILLIAM McLEES: Correct.

23 LANCE LANDGRAF: Okay. The loading roll  
24 top door?

25 WILLIAM McLEES: Correct. Correct.

1 LANCE LANDGRAF: Okay.

2 WILLIAM McLEES: So just to take a quick  
3 look at the exterior, again, we're repairing tile  
4 that's there. The storefront that's there will be  
5 obscured so you can't see into the space. The  
6 awnings will be replaced. And if I can zoom in  
7 here for you, we can talk a little bit about  
8 signage and I'll let Jay elaborate from there. The  
9 intent really here was to repurpose the signage  
10 that's on the property now, so we were trying to  
11 make use of the existing sign that was put on the  
12 roof as part of the facade improvement program,  
13 however many decades ago that was. So obviously  
14 we're looking to kind of remove that, rehab and  
15 replace it with a new signage, which you can see  
16 both on Atlantic and on Mississippi here, and then  
17 in addition, the wall sign that's there currently  
18 for Formica, we're obviously gonna replace with a  
19 new sign for our business. The signage that was on  
20 the awnings we're foregoing. We're just going to  
21 replace it with plain awnings.

22 LANCE LANDGRAF: One question on the  
23 awnings.

24 WILLIAM McLEES: Sure.

25 LANCE LANDGRAF: Are they in the

1 right-of-way of the --

2 WILLIAM McLEES: I can almost guarantee  
3 you they are.

4 LANCE LANDGRAF: Okay. So what we'll  
5 need is a letter -- or not a letter. A license  
6 from the city --

7 WILLIAM McLEES: Correct.

8 LANCE LANDGRAF: -- a license and then  
9 they will be maintained in there. It's something  
10 that happens with a lot of these stores.

11 WILLIAM McLEES: Right.

12 LANCE LANDGRAF: And the city has been  
13 very good at issuing those, so it just puts them on  
14 notice that --

15 WILLIAM McLEES: That they don't --

16 LANCE LANDGRAF: -- that there's  
17 something in their right-of-way.

18 WILLIAM McLEES: Yeah.

19 So the signage itself, we gave two  
20 elevations just to dimension it and kind of give  
21 you a sense of in terms of square footage what  
22 those sizes are and the thought would be that they  
23 would be internally lighted.

24 LANCE LANDGRAF: And this is a lot less  
25 than what's out there now?

1                   WILLIAM McLEES:   Significantly less in  
2 number and area.

3                   G. JEFFREY HANSON:   Three total signs,  
4 right?   The two roof signs?

5                   WILLIAM McLEES:   That's correct.

6                   G. JEFFREY HANSON:   You define them as  
7 roof signs because that's what they would fall  
8 under?

9                   WILLIAM McLEES:   Right.   Yeah.

10                  G. JEFFREY HANSON:   And then the facade  
11 sign on Atlantic, that's it?

12                  WILLIAM McLEES:   That's correct.

13                  G. JEFFREY HANSON:   Okay.

14                  LANCE LANDGRAF:   You're gonna mimic that  
15 kind of corner signage, right?

16                  WILLIAM McLEES:   Exactly.

17                  JASON SCIULLO:   Sorry.   It was a little  
18 confusing.   We did this in our plan but we didn't  
19 talk about it directly, you know.   We want to -- we  
20 talked about a blade sign, too, over the door.

21                  WILLIAM McLEES:   You did mention that,  
22 yeah.

23                  JASON SCIULLO:   Yeah.   So a small  
24 projecting sign under the awning so when you're  
25 walking down Atlantic you'll be able to see the

1 space, so it would be four total.

2 G. JEFFREY HANSON: Okay.

3 LANCE LANDGRAF: So I think that's  
4 consistent with what the city's redevelopment plan  
5 looks for, something like that, pedestrian friendly  
6 signage.

7 DAMON TYNER: That's actually similar to  
8 other applications within --

9 G. JEFFREY HANSON: Yup. Do you know  
10 what the size of that is, Jay?

11 JASON SCIULLO: You know what, this will  
12 be different than a lot of the other ones that have  
13 much more permissive signage area. So we don't  
14 have that square footage.

15 G. JEFFREY HANSON: Will it comply  
16 with the --

17 JASON SCIULLO: Well, by itself it would  
18 but the overall permitted sign area in the zone is  
19 10 square feet so we're over that already and this  
20 will add to it.

21 G. JEFFREY HANSON: Okay. This is on  
22 Atlantic?

23 JASON SCIULLO: On Atlantic.

24 G. JEFFREY HANSON: Okay. So we'll just  
25 need that. If you can give me that number so we

1 can get the right number in the land use report --

2 JASON SCIULLO: Yeah.

3 LANCE LANDGRAF: In our resolution, our  
4 report.

5 G. JEFFREY HANSON: -- for our  
6 resolution so we know the exact area.

7 JASON SCIULLO: All right.

8 LANCE LANDGRAF: That would be helpful.

9 JASON SCIULLO: Of course. Yeah.

10 DAMON TYNER: So that's the  
11 architectural. If you have any questions, I'm  
12 happy to address them.

13 LANCE LANDGRAF: The exterior facade, is  
14 it going to remain brick? What are we -- I mean --

15 WILLIAM McLEES: That's the thought,  
16 yeah. There's some tile on Atlantic Avenue  
17 frontage that we'll repair, but yeah, it would  
18 remain brick and then just Mississippi on this  
19 side.

20 LANCE LANDGRAF: And the glass would  
21 just be opaqued?

22 WILLIAM McLEES: Correct.

23 LANCE LANDGRAF: With the film on it?

24 WILLIAM McLEES: Correct. Any damaged  
25 glass, obviously cracked, whatever, would be



1 replaced, but yeah, opaque glass.

2 LANCE LANDGRAF: All right. Is that it  
3 on your end? Anything on security? You have  
4 someone to talk about the security plan?

5 DAMON TYNER: We didn't submit a  
6 security plan. There will be one, obviously,  
7 that's going to address all the alarm requirements,  
8 you know, cameras, covering entry and exit doors,  
9 as well as point of sales.

10 LANCE LANDGRAF: So we're gonna need  
11 that --

12 DAMON TYNER: That's fine. We can  
13 submit that with the --

14 LANCE LANDGRAF: -- for the hearing  
15 officer report so --

16 DAMON TYNER: Okay.

17 LANCE LANDGRAF: That's typically  
18 something we see now, because a lot of -- one of  
19 the things that we require is that an hour,  
20 45 minutes before opening we have security officer  
21 there and an hour afterwards, to make sure that  
22 someone's there.

23 DAMON TYNER: Umm-hum.

24 LANCE LANDGRAF: And that plan will have  
25 to be approved by the city, the Atlantic City

1 Police Department.

2 DAMON TYNER: Correct.

3 LANCE LANDGRAF: Certainly the state.

4 DAMON TYNER: Right.

5 LANCE LANDGRAF: But that's something  
6 that should have been submitted with this  
7 application.

8 DAMON TYNER: Mr. Landgraf, we do have  
9 Tenisha Victor who can testify more to the security  
10 plan and what will ultimately come to you as a  
11 condition of any proposed --

12 LANCE LANDGRAF: I would like to see  
13 some testimony on that, please.

14 DAMON TYNER: Absolutely. So I'll leave  
15 this plan up to refer to.

16 TENISHA VICTOR, having been previously sworn,  
17 testified as follows:

18 DAMON TYNER: Good morning, Miss Victor.  
19 Miss Victor has been previously sworn.

20 Miss Victor, could you please  
21 familiarize yourself with the board and with  
22 respect to your experience in this area?

23 TENISHA VICTOR: Sure. Yes. So I've  
24 been in cannabis for a little bit over 10 years now  
25 at this point. I've worked in nine different

1 markets across the country, including this,  
2 including this state here. I'm from New Jersey  
3 originally, both medical and adult use markets and  
4 cultivation, manufacturing and dispensing. I've  
5 built probably over 50 facilities, facilities  
6 across the country, as well, and completed some  
7 projects in New Jersey here, as well, so --

8 LANCE LANDGRAF: And your role with the  
9 applicant is you're an owner?

10 TENISHA VICTOR: No. I am an  
11 operational consultant.

12 LANCE LANDGRAF: Okay.

13 DAMON TYNER: Now, Miss Victor, with  
14 respect to the Atlantic City market --

15 TENISHA VICTOR: Umm-hum.

16 DAMON TYNER: -- which entities have you  
17 had experience with?

18 TENISHA VICTOR: MPX, I was formerly  
19 involved with them prior to being purchased by  
20 iAnthus. I actually wrote that application with a  
21 team of women and was involved with the ownership  
22 before they were operational here.

23 DAMON TYNER: We've heard the plans from  
24 the planner and from the architect.

25 TENISHA VICTOR: Umm-hum.

1                   DAMON TYNER: With respect to the  
2 architectural plans, I would like you to take the  
3 board through a common patron coming into the  
4 Atlantic Cannabis location and what they should  
5 expect.

6                   TENISHA VICTOR: Sure. So you'd be met  
7 by physical security at the front that would be  
8 checking IDs through RFID scanner. They would scan  
9 and then we'd also have a back-up book that meets  
10 all the standards to cross verify in the event that  
11 they might find something nefarious with the ID.  
12 Anybody under the age of 21 will be refused  
13 entrance. Any ID that can't be verified, they'd  
14 also be refused. We only take state issued or  
15 government issued IDs, passport, driver's license.  
16 At that point, once the person's age was verified  
17 and that they're over the age of 21, they would be  
18 allowed to be entered into the vestibule.  
19 Everything is control access through the front door  
20 and through the second door when you're entering on  
21 to the sales floor. On the sales floor you would  
22 be queued into that area. At that time a  
23 salesperson would come up to that person, bring  
24 them over and walk through product selections with  
25 them, make their selections, ask them if they have

1 a prior order to put into place. If they do, they  
2 would go up to the point of sale and, you know,  
3 cross verify all of those products, make their  
4 payment and then see their way out through that  
5 same, that same process. The security guard does  
6 perimeter checks on a regular basis to ensure that  
7 there's absolutely no loitering or consumption  
8 anywhere around our general vicinity and just  
9 assuring that there's a constant solid flow of  
10 individuals coming in and out of the business and  
11 that nobody is loitering, but not only, that  
12 nobody's queuing, if avoidable, on the sidewalks.

13 G. JEFFREY HANSON: How many, how many  
14 customers are able to be queued inside the queuing  
15 area?

16 TENISHA VICTOR: What's our --

17 G. JEFFREY HANSON: Roughly.

18 TENISHA VICTOR: Well, whatever our  
19 allowance is from a, like --

20 DAMON TYNER: Jay, could you --

21 LANCE LANDGRAF: I think the question is  
22 more in the vestibule, how many?

23 G. JEFFREY HANSON: How many can you --  
24 how many -- I'm more worried about people  
25 congregating outside or being stuck -- not stuck

1 outside. Waiting to get in. I mean, how many  
2 people could you --

3 TENISHA VICTOR: Sure. Understood. So  
4 we would probably take about 10. 10 individuals  
5 could probably --

6 JASON SCIULLO: Not in that vestibule,  
7 no.

8 TENISHA VICTOR: No. No. From once  
9 you're in, not in the vestibule.

10 JASON SCIULLO: Well, they're asking --

11 TENISHA VICTOR: Oh, I'm sorry.

12 JASON SCIULLO: -- about when they come  
13 through this door and into this door --

14 TENISHA VICTOR: Yeah.

15 JASON SCIULLO: -- how far --

16 TENISHA VICTOR: What do you think?  
17 Three?

18 JASON SCIULLO: It's gonna be, yeah,  
19 three or four.

20 TENISHA VICTOR: Three or four.

21 LANCE LANDGRAF: Is there a desk in  
22 there the security guard's going to be at or --

23 TENISHA VICTOR: There's not going to be  
24 a desk, not a physical desk.

25 LANCE LANDGRAF: So the security guard

1 is going to be outside --

2 TENISHA VICTOR: Yeah.

3 LANCE LANDGRAF: -- or inside?

4 TENISHA VICTOR: We'll have him outside.

5 LANCE LANDGRAF: Okay.

6 DAMON TYNER: One of the things you  
7 mentioned, you kind of glossed over it a little  
8 bit --

9 TENISHA VICTOR: Umm-hum.

10 DAMON TYNER: -- talk about the  
11 possibility for online orders so that --

12 TENISHA VICTOR: Sure.

13 DAMON TYNER: -- some people will just  
14 be picking up.

15 TENISHA VICTOR: Sure. So pick up  
16 orders are -- those transactions are under five  
17 minutes. We're looking probably about eight to  
18 10 minutes for people who don't have pick up orders  
19 but -- well, we encourage those to purchase online  
20 ahead of time and then they're just coming in to  
21 simply complete their transaction and we don't take  
22 any adjustments to those orders that are ordered  
23 online prior.

24 LANCE LANDGRAF: Okay. I guess my  
25 concern is -- the IDs are going to be checked while

1 they're outside?

2 TENISHA VICTOR: Correct. Well, we  
3 could bring them into the vestibule, if that's  
4 preferred. That's fine.

5 LANCE LANDGRAF: Yeah. I'd rather not,  
6 I'd rather not --

7 TENISHA VICTOR: Because there's still  
8 secure access --

9 LANCE LANDGRAF: When we got the tour of  
10 MPX, right, there may be queuing out there and  
11 there's a security guard out there maintaining  
12 that, but the ID checks happen inside.

13 TENISHA VICTOR: We can absolutely do  
14 that in the vestibule.

15 LANCE LANDGRAF: I think any interaction  
16 should be inside the building. That would be my  
17 preference.

18 TENISHA VICTOR: And that's fine. You  
19 know, it's really based on the municipal  
20 preference. Sometimes they prefer for us to do it  
21 opposite but we're happy to accommodate and  
22 absolutely take --

23 LANCE LANDGRAF: I would think that  
24 should occur inside the building.

25 TENISHA VICTOR: Yeah. Sure. We can



1 absolutely do that and we'll -- you know, in  
2 addition, we'd still have that protection of that  
3 additional door with secure access before they're  
4 let into the actual dispensary.

5 LANCE LANDGRAF: Right.

6 TENISHA VICTOR: So they're not in the  
7 dispensary space, just to be clear, they're just in  
8 the vestibule, and as he mentioned, we can queue  
9 about four people in there so that's not a problem.

10 LANCE LANDGRAF: And it looks like  
11 there's a waiting area there, as well. Once they  
12 get in the sales floor they --

13 TENISHA VICTOR: There is, yes, those  
14 who were verified. That's correct.

15 G. JEFFREY HANSON: Okay. That's what  
16 I -- that was part of my question.

17 TENISHA VICTOR: Sure.

18 G. JEFFREY HANSON: I just wanted to  
19 make sure more than three or four people will be  
20 able to be waiting inside. So once they get  
21 through the vestibule, it looks like there's  
22 sufficient area --

23 TENISHA VICTOR: Yeah.

24 G. JEFFREY HANSON: -- if you have, you  
25 know, 10 to a dozen people waiting to fulfill their

1 order, they would be inside and not waiting outside  
2 on the sidewalk.

3 TENISHA VICTOR: And a majority of those  
4 people would be shopping the dispensary floor and  
5 not necessarily sitting in that area.

6 G. JEFFREY HANSON: Okay.

7 DAMON TYNER: I know in preparation for  
8 this we used a term, it's sort of like the Apple  
9 store.

10 TENISHA VICTOR: Right.

11 DAMON TYNER: That it's the concept that  
12 they are walking through --

13 TENISHA VICTOR: Yup.

14 DAMON TYNER: -- and looking at what the  
15 offerings are before they're actually --

16 TENISHA VICTOR: Yup.

17 DAMON TYNER: -- handled by an  
18 attendant?

19 TENISHA VICTOR: Absolutely. Yup. And  
20 we'll have iPads available if they'd like to scan  
21 the menu and things like that and then our staff  
22 will be trained to kind of efficiently move people  
23 through the menus and be able to highlight things  
24 quickly.

25 G. JEFFREY HANSON: So the bottom line

1 is you're not going to have people waiting out --

2 TENISHA VICTOR: No.

3 G. JEFFREY HANSON: -- on the sidewalk?

4 TENISHA VICTOR: No. No. And like I  
5 said, I don't see transactions go past 10 minutes  
6 and then, honestly, once you're a second and third  
7 visitor and you're familiar with our -- with what  
8 our offerings are, and typically people check the  
9 menu prior to even coming into any stores, anyway,  
10 whether they're placing an online order or not,  
11 we're able to efficiently move through people.

12 G. JEFFREY HANSON: Okay. Thank you.

13 TENISHA VICTOR: Yeah.

14 LANCE LANDGRAF: All right. And you'll  
15 submit a full security plan that --

16 DAMON TYNER: We will.

17 TENISHA VICTOR: Yeah, comprehensive.

18 LANCE LANDGRAF: -- complies with CREAMM  
19 and all that?

20 TENISHA VICTOR: Absolutely. Umm-hum.

21 LANCE LANDGRAF: And that will have  
22 been -- cameras will be tied to ACPD?

23 DAMON TYNER: Absolutely.

24 TENISHA VICTOR: Yup.

25 G. JEFFREY HANSON: Security plan will

1 go to the police department, too, obviously for  
2 their --

3 TENISHA VICTOR: Absolutely. Yes.

4 G. JEFFREY HANSON: Okay.

5 SCOTT COLLINS: And do we get the  
6 security one hour ahead of time?

7 LANCE LANDGRAF: Yes.

8 SCOTT COLLINS: Okay. Thank you.

9 TENISHA VICTOR: Umm-hum. We typically  
10 do that regardless for the safety of our employees,  
11 because they're usually --

12 LANCE LANDGRAF: Coming --

13 (Multiple parties speaking.)

14 TENISHA VICTOR: -- change before, so as  
15 long as there are -- any staff is on site, security  
16 will be on site, as well. Umm-hum.

17 LANCE LANDGRAF: Okay. Good. Thank  
18 you.

19 TENISHA VICTOR: Yes.

20 LANCE LANDGRAF: I think that's all I  
21 have question wise. Why don't we go through --  
22 Damon, do you have anything else?

23 DAMON TYNER: Not for this witness. I'd  
24 bring up Elliot -- I'm sorry, Mourad Kattan to just  
25 discuss a little bit about his mom, who is a part

1 owner and what their goal is as a family owned  
2 business.

3 LANCE LANDGRAF: Okay. Then we have to  
4 get back to Jay for the planning testimony.

5 DAMON TYNER: Yup. And that will wrap  
6 it up.

7 Mourad.

8 MOURAD KATTAN, having been previously sworn,  
9 testified as follows:

10 DAMON TYNER: Mr. Kattan, you've been  
11 previously sworn. Could you tell me a little bit  
12 about your mom, Rhonda, who is a principal  
13 applicant in Atlantic Cannabis and what she hopes  
14 to accomplish with this business here?

15 MOURAD KATTAN: Sure. Hi. Nice to meet  
16 you all.

17 LANCE LANDGRAF: Good morning.

18 MOURAD KATTAN: My mom is a resident of  
19 New Jersey, as am I. We live in Monmouth County.  
20 My mom has been an owner and operator of a  
21 commercial check cashing business for over  
22 20 years, licensed by the New York State Banking  
23 Department with over four retail locations in New  
24 York. She's been operating that, as well as  
25 majority owner of that for over 20 years. We feel

1 that, you know, with her experience and background  
2 in retail and compliance and given this opportunity  
3 here, we feel that it would be a great opportunity  
4 for her to, you know, shine her colors and provide  
5 the City of Atlantic City, you know, with all that  
6 needs to be done within compliance and providing a  
7 service for the people here.

8 DAMON TYNER: Okay. Now, just briefly,  
9 you mentioned that your mom's current business is  
10 licensed by the State of New York. Have there ever  
11 been any issues with violations or anything of that  
12 nature?

13 MOURAD KATTAN: No. No. There's a very  
14 short leash. I've actually worked there and I  
15 could tell you it's the same perspective of  
16 security, compliance, regulations and all that.  
17 It's probably more robust than even this.

18 DAMON TYNER: All right. Thank you,  
19 very much, Mr. Kattan.

20 MOURAD KATTAN: And she's sorry she  
21 couldn't make it. She was just in Israel and she  
22 got stuck there and had a delay coming back.

23 LANCE LANDGRAF: Hopefully she's safe.

24 MOURAD KATTAN: Yeah. No. She just  
25 made it back so she was a little bit off guard.

1 She apologizes, she told me.

2 DAMON TYNER: Thank you, very much.

3 That's actually an interesting story of  
4 itself for off the record, but Mr. Sciullo.

5 JASON SCIULLO, PE, PP, having been previously  
6 sworn, testified as follows:

7 JASON SCIULLO: Sure. So just for the  
8 purpose of the record, I want to get a couple of  
9 the variance proofs put in. I don't know if you  
10 even got a shot of these buildings going up but --  
11 he's too modest.

12 The interior as proposed here, in  
13 addition to the exterior improvements, is pretty  
14 high-end. We've seen, as you guys know, a bunch of  
15 these and the idea of the Apple store -- and to be  
16 clear, I'm an Android guy. I don't go to Apple  
17 stores. I have no idea what this stuff is like,  
18 but I hear that it's, you know --

19 LANCE LANDGRAF: I carry three cell  
20 phones. They're all Androids.

21 JASON SCIULLO: Well, yeah.

22 LANCE LANDGRAF: I can't do an iPad.  
23 Can't do an i --

24 JASON SCIULLO: No, but I hear that it's  
25 a pretty high-end retail experience and that's what

1 they anticipate doing here.

2           So the specific relief that's requested,  
3 we touched on the signage a little bit, and Jeff's  
4 letter does a really good job of laying this stuff  
5 out. So I don't know how much -- you've been  
6 through a bunch of these, too, Scott and Lance. If  
7 you want to talk about some of the existing  
8 nonconformities, again, this site predates the  
9 regulation and we have existing nonconformities  
10 related to lot area, lot depth, lot width, lot  
11 frontage, building coverage, impervious coverage,  
12 minimum front yard and minimum rear yard, all a  
13 product of the site being developed under the old  
14 city standards, not under the CRDA land use rules.  
15 So if we do need to legalize those existing  
16 nonconforming conditions, we don't propose any  
17 changes to them. They don't have a negative impact  
18 because the site has been there since before the  
19 reg and what we propose fits well in this space.  
20 Most of these dispensaries aren't very large, as  
21 you've seen, and don't really need to be. This  
22 space works really well for that purpose. So to  
23 the extent that relief is needed to legalize those  
24 existing nonconforming conditions, I feel that they  
25 fall under the C(1) hardship criteria because it's



1 an existing condition that if we tried to make it  
2 compliant, it would involve demolition of the  
3 building, which is a hardship and unnecessary for  
4 this particular use.

5 DAMON TYNER: And Jay, just to make it  
6 clear, whether the proposed use --

7 JASON SCIULLO: Anybody would have it.

8 DAMON TYNER: -- was a dispensary or a  
9 convenience store or whatever it was --

10 JASON SCIULLO: Keep it the cleaners  
11 that's there, it would be nonconforming. They'd  
12 all have the same relief potentially needed.

13 DAMON TYNER: Okay. And I would submit  
14 that rehabilitating the use and having a current  
15 business is better than having a vacant storefront,  
16 correct?

17 JASON SCIULLO: Oh, 100 percent, yes.  
18 Absolutely.

19 And then the parking, I mentioned that  
20 the existing condition, or previous condition of a  
21 service use requires one space for every 400 square  
22 feet or six parking spaces. The proposed use is  
23 retail. It's one space for every 300 square feet  
24 or eight spaces so the grandfathered shortfall is  
25 six spaces. It results in a request for variance

1 relief for two parking spaces not to be on site and  
2 for us to be able to utilize nowhere that's been  
3 specifically retained through lease or any other  
4 kind of agreement but that there are certain spaces  
5 available in the vicinity between the surface lots  
6 across Atlantic that I mentioned and other walkable  
7 spaces and, you know, a block away the CRDA garage,  
8 that anyone who would visit the general area  
9 between The Walk and here and up and down Atlantic  
10 could potentially use those spaces. That two space  
11 shortfall isn't, in my view, going to have a  
12 negative impact on function of the area for traffic  
13 or pedestrian circulation.

14 For the signage, we mentioned that in  
15 the existing condition there are more signs than  
16 what's proposed currently. So the existing  
17 condition has eight signs between the wall sign  
18 that we showed in that other rendering, which I'll  
19 pull back up, for the site photos. Excuse me.  
20 There is also window signage, an awning sign, there  
21 are two awning signs, actually, and then the roof  
22 sign, which in Jeff's letter the roof sign -- you  
23 have it called two signs or just the one?

24 G. JEFFREY HANSON: There was one on  
25 each front edge --

1 JASON SCIULLO: Yeah.

2 G. JEFFREY HANSON: -- so that was --

3 JASON SCIULLO: It's visible. It goes  
4 from -- yeah. So the existing sign and proposed  
5 sign both have -- they're on the corner of the  
6 building so they have a viewable face from both  
7 Atlantic and Mississippi and what we propose is a  
8 different shape but the same area of that roof sign  
9 so that won't have a change. The building wall  
10 sign, as mentioned, is smaller than existing  
11 conditions but still over what's permitted by  
12 regulation and then we're removing those awning  
13 signs and replacing them generally with blank  
14 awnings and that blade sign, projecting sign over  
15 the sidewalk.

16 G. JEFFREY HANSON: There won't be any  
17 advertising on the awnings, though?

18 JASON SCIULLO: No.

19 G. JEFFREY HANSON: Do you consider  
20 those --

21 JASON SCIULLO: No.

22 G. JEFFREY HANSON: Okay. Just want to  
23 make sure.

24 JASON SCIULLO: Just change that to be a  
25 new fabric.

1 G. JEFFREY HANSON: Okay.

2 JASON SCIULLO: Yeah. So the existing  
3 condition has a total of eight signs. The proposed  
4 condition will have four, as I mentioned, if we  
5 count the roof sign.

6 G. JEFFREY HANSON: Including the blade  
7 sign?

8 JASON SCIULLO: Including the blade  
9 sign.

10 G. JEFFREY HANSON: Okay.

11 JASON SCIULLO: We have no window  
12 signage. We have no awning signage. So that's the  
13 change in general. So the total area permitted for  
14 the facade and wall signs and then we'll say  
15 including the roof signs is 10 square feet and what  
16 we propose -- on our plans we showed 33 square feet  
17 and in your review letter you have 24 and change.  
18 Based on pulling the dimensions off of Bill's plan  
19 it's gonna land in between those, because I guess  
20 the way that it was measured, but it's -- with the  
21 blade sign being added it will be under 30 square  
22 feet in total signage.

23 G. JEFFREY HANSON: Okay. We've got it  
24 at 24.33 for the roof on Atlantic and then -- well,  
25 for both roof signs is 24.33 and then the facade

1 sign is 18.03. Are you gonna give me the exact --

2 JASON SCIULLO: Yeah. I'll square that  
3 up.

4 G. JEFFREY HANSON: Okay. I know we're  
5 gonna be over 10 either way but we just want to  
6 get --

7 JASON SCIULLO: Yeah. Yes. So I'm  
8 sorry. I misspoke. So we'll be at 45 or 48 square  
9 feet in total.

10 G. JEFFREY HANSON: Okay.

11 JASON SCIULLO: Which is less than  
12 existing, which we could, if you wanted to figure  
13 out what that is, but it's well over 50 square feet  
14 as it sits today.

15 G. JEFFREY HANSON: Okay. And then the  
16 roof sign height you need a variance for, as well?  
17 You're gonna be over 15 feet?

18 JASON SCIULLO: Well, it's -- yeah.

19 G. JEFFREY HANSON: On the ground level?

20 JASON SCIULLO: Since it's changing, I  
21 suppose. So even though the existing condition is  
22 gonna be a little higher than proposed to the  
23 extent --

24 G. JEFFREY HANSON: It's a new sign.

25 JASON SCIULLO: It's a new sign, you're

1 right, so we should --

2 G. JEFFREY HANSON: You should get a  
3 variance for that.

4 JASON SCIULLO: -- get it for that, as  
5 well.

6 So then to summarize it, we have a  
7 variance relief request for sign area, for having a  
8 roof sign and for the height of that roof sign, and  
9 I believe that -- and the number of signs. Excuse  
10 me. So the Green Zone Redevelopment Plan permits  
11 two per site. We propose four because it's a  
12 corner location.

13 G. JEFFREY HANSON: Just for  
14 clarification, we're going to consider -- I know  
15 since there's no roof signs permitted by right in  
16 DA or -- and the wall sign area permitted is 10 max  
17 per facade, I think we should aggregate the roof  
18 sign into that for the relief and just consider it,  
19 we would consider it one variance, the overall  
20 signage.

21 JASON SCIULLO: Yeah. I would agree.

22 G. JEFFREY HANSON: Would you agree that  
23 we --

24 JASON SCIULLO: Yeah.

25 (Multiple parties speaking.)

1           LANCE LANDGRAF: He's saying it's gonna  
2 be about 48 square feet total.

3           G. JEFFREY HANSON: If a roof sign is  
4 not permitted then how do I --

5           LANCE LANDGRAF: Right.

6           G. JEFFREY HANSON: -- have a variance  
7 for something that's not even permitted --

8           LANCE LANDGRAF: Yeah.

9           G. JEFFREY HANSON: -- as far as the  
10 area goes so we'll just, we'll aggregate --

11          LANCE LANDGRAF: We'll just do total  
12 square footage.

13          G. JEFFREY HANSON: -- total square  
14 footage per facade, if that, if that's agreeable.

15          LANCE LANDGRAF: I like that.

16          G. JEFFREY HANSON: Okay.

17          ROBERT REID: And I think I want to also  
18 add that in the other -- throughout the rest of the  
19 Atlantic City you're allowed to have up to  
20 25 percent of the building facade to be signage and  
21 that would be -- over 300 square feet would be  
22 permitted here versus any other zone in town.

23          JASON SCIULLO: Yeah. This -- and the  
24 way this zone actually cuts through, it's Central  
25 Business District on one side, Central Business

1 District on the other and DA cuts right through the  
2 middle it.

3 ROBERT REID: Yeah.

4 JASON SCIULLO: So the section on  
5 Atlantic Avenue, I'm not saying it should have been  
6 zoned differently but the continuation of that same  
7 treatment -- like, if you go half a block away you  
8 could have, as you just mentioned, hundreds of  
9 square feet of the signage so --

10 ROBERT REID: Yeah.

11 LANCE LANDGRAF: The Ducktown Arts  
12 District came out of the old Neighborhood  
13 Commercial District and that's why it's carved out  
14 in there.

15 JASON SCIULLO: Yeah.

16 LANCE LANDGRAF: And we took a lot of  
17 the signage requirements from that and we're  
18 looking at all of that. We're gonna amend -- we've  
19 got some amendments posted for our regs so --

20 DAMON TYNER: I mean --

21 LANCE LANDGRAF: -- signage is gonna be  
22 one of them we're gonna look at.

23 DAMON TYNER: Yeah. Just driving the  
24 site, I mean, if you go, you know, two stores,  
25 three stores down you got the cell phone store,



1 some other stuff, you know. It's crowded, to say  
2 the least.

3 LANCE LANDGRAF: We'll work on  
4 getting --

5 DAMON TYNER: This will clean it up.

6 LANCE LANDGRAF: -- better signage, less  
7 signage so you don't have sign pollution, as they  
8 say, so --

9 JASON SCIULLO: I think that this --  
10 even the existing condition, although it's over  
11 what's permitted, it's tasteful, it's not  
12 overwhelming and it's done well and this proposed  
13 condition will be even better than that, so to me  
14 it advances a bunch of purposes of zoning related  
15 to desirable visual impact. It will, it will  
16 lessen sign clutter, as you mentioned, so I feel  
17 that variance relief is not only warranted but, you  
18 know, it's probably desired at a location like this  
19 to make sure that the corner is actually used  
20 prominently as it should be to have visibility from  
21 both streets.

22 DAMON TYNER: Okay.

23 LANCE LANDGRAF: All right. Is that  
24 everything --

25 JASON SCIULLO: Yup.

1 LANCE LANDGRAF: -- from your side?

2 JASON SCIULLO: Thank you.

3 LANCE LANDGRAF: Jeff?

4 SCOTT COLLINS: Could I just jump in  
5 real quick?

6 LANCE LANDGRAF: Scott.

7 SCOTT COLLINS: Jay, maybe Jeff, you  
8 could help me, too. I just want to make sure I  
9 have this right. On signage for variances, it's  
10 gonna --

11 G. JEFFREY HANSON: Go ahead. I was  
12 gonna go through it when I go through the letter.

13 SCOTT COLLINS: Okay. That's fine, too,  
14 though.

15 G. JEFFREY HANSON: Okay.

16 SCOTT COLLINS: I'll follow up.

17 G. JEFFREY HANSON: Okay. You want me  
18 to do that?

19 LANCE LANDGRAF: Yes. Go through your  
20 letter, please.

21 G. JEFFREY HANSON: All right. Thanks,  
22 Lance.

23 I have a report dated October 25th,  
24 2023. The first page of the report lists the  
25 applicant's contact information, the owner, the

1 engineer, the various professionals. The documents  
2 submitted with the application are listed on  
3 page 2. I think we covered the completeness review  
4 and the submission waivers that are sought. We  
5 talked about the project description, which I think  
6 the applicant and Jay and Bill McLees did a really  
7 good job of -- and Tenisha did a good job of  
8 outlining what's being proposed here so I won't  
9 regurgitate that.

10           Regarding the variance review on page 3  
11 of letter, there were two discrepancies between  
12 what we saw on the survey and the zoning chart on  
13 the plan and you'll fix those, Jay?

14           JASON SCIULLO: Yes, I will.

15           G. JEFFREY HANSON: I think one was the  
16 lot frontage and then the rear yard setback were --  
17 need to be, need to be revised to match the  
18 existing condition.

19           JASON SCIULLO: Correct.

20           G. JEFFREY HANSON: Number two, Jay  
21 covered the, I believe it was the eight, make sure,  
22 eight existing nonconformities. I don't -- do you  
23 want me to --

24           LANCE LANDGRAF: No. They're in your  
25 letter.

1           G. JEFFREY HANSON: They're as Jay  
2 presented, as well.

3           LANCE LANDGRAF: We'll incorporate them  
4 in our hearing officer report.

5           G. JEFFREY HANSON: Okay. Number three,  
6 it talks about how there's not a loading zone, per  
7 se, required for uses under 10,000 square feet.  
8 They did testify it will be used and there's no on  
9 site loading zone. That's an existing --  
10 (inaudible) -- condition, obviously. They  
11 testified that the loading zone along Mississippi  
12 Avenue will be utilized for deliveries and pick ups  
13 of cash, everything will go through that loading  
14 zone.

15           JASON SCIULLO: Correct.

16           G. JEFFREY HANSON: Correct?

17           And they have --

18           LANCE LANDGRAF: Just to comment on  
19 that, and while you're correct, our regs do not  
20 require that, that loading area on a building this  
21 small, it is my opinion, and I've been very  
22 consistent about this, cannabis is a different  
23 entity, a different operation with how it  
24 functions. It is -- for the time being it is a  
25 cash business. So while it may not require it --

1 G. JEFFREY HANSON: We need one.

2 LANCE LANDGRAF: -- it needs to have  
3 one.

4 G. JEFFREY HANSON: I didn't mean to  
5 allude --

6 LANCE LANDGRAF: No. No. No. This is  
7 me stating this and this is for the record. All  
8 these applications, we have been very consistent.  
9 You need to have a loading space for cannabis in  
10 the City of Atlantic City, so that's been  
11 consistent all along, and that loading space needs  
12 to be secure, either on site or immediately  
13 adjacent, so that's, that's what we will require.  
14 That will be added to our regulations, if I have to  
15 do that as a special one-off to our regs, we will  
16 be adding something like that. I'm working with  
17 our legal side and our board to get that done,  
18 because it's something that's important. You have  
19 a very expensive product that is being delivered on  
20 a daily, or at least weekly basis that creates an  
21 opportunity for nefarious activity, I'll put it,  
22 and then cash, so if it's something that I think is  
23 critical to these uses and very specific to these  
24 uses, and that's why we are requiring it whether  
25 it's in our regs or not.

1 G. JEFFREY HANSON: Absolutely.

2 Jay, number four in my letter, on  
3 page 3, talked about the two extra spaces that are  
4 going to be needed, because we go from one space  
5 per 400 for the prior use to one space for 300 for  
6 the cannabis use, so they requested the variance  
7 for the two additional parking spaces that are  
8 required, eight versus six.

9 As far as the signage goes, I believe  
10 we're gonna have three variances here, Scott. One  
11 would be for the total area of signage along  
12 Atlantic Avenue. It will exceed the 10 that's  
13 permitted. Jay's gonna get me the exact number.  
14 There's a blade sign, there's a facade sign and a  
15 roof sign there. It's gonna be roughly 45 square  
16 feet, you said, Jay?

17 JASON SCIULLO: So we'll --

18 G. JEFFREY HANSON: At the end of the  
19 day?

20 JASON SCIULLO: Are we going to present  
21 it as two different variances?

22 G. JEFFREY HANSON: Facade.

23 JASON SCIULLO: Both to the facade?

24 G. JEFFREY HANSON: Facade or sign area  
25 for Atlantic.

1 JASON SCIULLO: Yeah.

2 G. JEFFREY HANSON: There's gonna be  
3 another sign area, it will be 24.33 along  
4 Mississippi Avenue.

5 JASON SCIULLO: Okay.

6 G. JEFFREY HANSON: So we'll have two  
7 sign area variances, one for each facade. Then  
8 there will be variances to permit roof signs on  
9 each facade, because roof signs aren't permitted in  
10 Ducktown Arts.

11 JASON SCIULLO: Yup.

12 G. JEFFREY HANSON: And then we'll also  
13 have a roof sign height variance, because 15 feet  
14 is the maximum allowed height of the sign in DA and  
15 these are going to be over 15 feet from ground  
16 level. I believe that, I believe that cover --  
17 well, there's also a variance, total number of  
18 signs is going to be four on this site, two are  
19 permitted in Ducktown Arts, as well, so I believe  
20 that's the last variance. I didn't miss anything?

21 JASON SCIULLO: No.

22 G. JEFFREY HANSON: That's all of them,  
23 so that would be five variances, actually. Two  
24 sign areas, two to permit roof signs, two height  
25 variances and then -- actually, seven variances,

1 and then number of signs, four where two is  
2 permitted.

3 JASON SCIULLO: All of which are an  
4 improvement from existing but still relief because  
5 it's changing.

6 G. JEFFREY HANSON: We dictated -- or we  
7 got testimony that the awnings won't have any --

8 JASON SCIULLO: Correct.

9 G. JEFFREY HANSON: -- signage or  
10 advertising.

11 DAMON TYNER: That is correct, as well  
12 as the applicant will get revocable licenses from  
13 the City of Atlantic City.

14 G. JEFFREY HANSON: That was my next --  
15 number six on page 4 talks about the blade sign.  
16 Jay already touched on that.

17 Moving on to page 5 of the letter, he  
18 just said that they will get the licensing  
19 agreement for the blade sign, the awnings, anything  
20 else that's going to project into the city's  
21 right-of-way, they'll need that signed licensing  
22 agreement for that.

23 We ask that the board make the decision  
24 to replace any deteriorated or damaged sidewalk  
25 along your frontage.



1 JASON SCIULLO: We will.

2 G. JEFFREY HANSON: The testimony  
3 regarding the storage of waste and recycling was  
4 that you were going to utilize the area out back  
5 here. I see on the survey that it looks like the  
6 concrete area out back is on your property and  
7 it's --

8 JASON SCIULLO: Yes.

9 G. JEFFREY HANSON: -- not in the city  
10 owned alley?

11 JASON SCIULLO: Correct.

12 G. JEFFREY HANSON: So there won't be  
13 any encumbrance on to the alley with that at all?

14 JASON SCIULLO: No, and to clarify, any  
15 cannabis related waste is stored inside as required  
16 by CRC regs. Domestic waste will be outside --

17 G. JEFFREY HANSON: Okay.

18 JASON SCIULLO: -- in that enclosed  
19 area.

20 G. JEFFREY HANSON: Okay.

21 JASON SCIULLO: Not visible from the  
22 street.

23 G. JEFFREY HANSON: And then, you know,  
24 whatever you want to call it, not cannabis waste --

25 JASON SCIULLO: Yeah.

1 (Multiple parties speaking.)

2 G. JEFFREY HANSON: -- in accordance  
3 with CRDC.

4 JASON SCIULLO: Yes. Yup.

5 G. JEFFREY HANSON: You'll go to the  
6 City of Atlantic City for the Green Zone design  
7 standards?

8 JASON SCIULLO: Yeah. The architectural  
9 review, yes.

10 G. JEFFREY HANSON: The window  
11 treatments and the vestibule and all the various  
12 lighting and the signage and all that, you'll get  
13 signed off --

14 JASON SCIULLO: That's the next  
15 application to be made.

16 G. JEFFREY HANSON: Okay. And then we  
17 recommend that may be considered to put a street  
18 tree on Atlantic Avenue along Mississippi to try to  
19 dress it up.

20 JASON SCIULLO: I forgot to touch on  
21 this. So as you see in front of us on Atlantic  
22 Avenue, it's cluttered with all sorts of other  
23 public improvements related to the mailbox, the  
24 signage, the trash cans.

25 G. JEFFREY HANSON: That was my planner.

1 JASON SCIULLO: Yeah. It's not gonna  
2 work.

3 (Multiple parties speaking.)

4 JASON SCIULLO: I mean, pretty much  
5 everything that could be there short of a --

6 G. JEFFREY HANSON: It looks like it  
7 might be --

8 LANCE LANDGRAF: You got to start  
9 with -- (inaudible).

10 G. JEFFREY HANSON: So definitely not on  
11 Atlantic.

12 LANCE LANDGRAF: Maybe if we remove the  
13 phone.

14 ROBERT REID: There's actually a phone  
15 booth?

16 LANCE LANDGRAF: Yeah.

17 ROBERT REID: No.

18 DAMON TYNER: I think it's on the  
19 building and it's --

20 LANCE LANDGRAF: Right on the corner,  
21 yeah. Look at that.

22 G. JEFFREY HANSON: I don't know. A  
23 tree there, that might be --

24 (Multiple parties speaking.)

25 G. JEFFREY HANSON: It will probably be

1 a sight triangle issue.

2 LANCE LANDGRAF: Let's look at -- can  
3 you show us the Mississippi side?

4 JASON SCIULLO: So I don't have a shot  
5 going down the sidewalk but the width of that  
6 sidewalk is 8 feet, 8-and-a-half feet.

7 G. JEFFREY HANSON: So it might be a  
8 circulation issue.

9 JASON SCIULLO: I mean, and the loading  
10 zone is right there, too, and we --

11 G. JEFFREY HANSON: Okay.

12 JASON SCIULLO: So way back when I was  
13 at a former firm, two ago, we did roadway  
14 improvements for Mississippi Avenue when it was one  
15 way going towards Atlantic and street trees were  
16 there and we took them out --

17 G. JEFFREY HANSON: Okay.

18 JASON SCIULLO: -- because of issues  
19 with circulation. Then they widened it and put it  
20 towards the other side, widening it towards the  
21 Bass Pro Shops and now it's two way and there were  
22 going to be street trees on that side. I don't  
23 know if they've made it. So I don't know that it's  
24 a great idea.

25 LANCE LANDGRAF: You might infringe on

1 the loading area there.

2 JASON SCIULLO: Yeah.

3 LANCE LANDGRAF: I'm okay with no trees  
4 on this.

5 JASON SCIULLO: And there's no other  
6 ones down that side of Mississippi, anyway.

7 G. JEFFREY HANSON: Okay. That makes  
8 sense.

9 Just to clarify, in the back there where  
10 the recycling and the household waste is going to  
11 be stored, that's all screened there?

12 JASON SCIULLO: Yeah. That block wall  
13 that you see there.

14 G. JEFFREY HANSON: On Mississippi?

15 JASON SCIULLO: Yeah.

16 G. JEFFREY HANSON: Okay.

17 JASON SCIULLO: And that -- this gate  
18 right now is open chain link but it will have some  
19 kind of opaque face on it --

20 G. JEFFREY HANSON: Okay.

21 JASON SCIULLO: -- when this is done.

22 G. JEFFREY HANSON: That's all I have,  
23 unless anybody has any questions or comments from  
24 me.

25 LANCE LANDGRAF: Any questions?

1 ROBERT REID: Nope.

2 LANCE LANDGRAF: You're good on the sign  
3 stuff?

4 ROBERT REID: Yeah. I got that all.

5 LANCE LANDGRAF: With that, Mr. Tyner,  
6 if you're done, we're gonna open it up to the --

7 DAMON TYNER: Yeah. We'll reserve  
8 closing for after any public comment.

9 LANCE LANDGRAF: All right. I'll open  
10 this up to the public. If you want to make a  
11 comment, please step forward, state your name and  
12 provide your comments.

13 FRANK PALAZZO: Good morning. My name  
14 is Frank Palazzo. My family and I have been part  
15 of Atlantic City for over 50 years. I'm a retired  
16 veteran, 35 years.

17 I believe one of the goals and  
18 objectives of the CRDA is to help Atlantic City  
19 develop into a first class family tourist  
20 attraction. Recreational marijuana stores are not  
21 a panacea for Atlantic City's challenges. The  
22 location, proposed location is about 109 feet from  
23 St. Michael's School and Church or, like, 36 yards  
24 and it's gonna have an impact and a disruption on  
25 four of the present programs that the school of St.

1 Michael's and the church is running and I'll let my  
2 colleagues speak on those four different programs.  
3 It's a quality of life issue and we live with these  
4 issues and challenges every day, for those of us  
5 who live in Atlantic City. Your decision today  
6 will have a positive and negative impact and the  
7 greatest resource this country has are young  
8 people. I ask you to make your legacy a positive  
9 impact on their lives and deny this proposal.

10 That's all I have at this time.

11 LANCE LANDGRAF: Thank you.

12 FRANK PALAZZO: My colleagues will  
13 impact on those four present programs Atlantic  
14 City's St. Michael's School has running currently.

15 LANCE LANDGRAF: Mr. --

16 FRANK PALAZZO: Palazzo.

17 LANCE LANDGRAF: -- Palazzo, have you  
18 taken your concerns to the City of Atlantic City at  
19 all?

20 FRANK PALAZZO: Yes, sir, we have, on  
21 numerous occasions.

22 LANCE LANDGRAF: Because they set up  
23 these rules.

24 FRANK PALAZZO: I understand that, sir,  
25 but I think one of the criteria is that part of

1 that site proposal is within 200 feet of a school.  
2 St. Michael's School and Church is 109 feet away  
3 or, like, 36 yards from the proposal.

4 LANCE LANDGRAF: If that's the case,  
5 then they would not be able to be located here, if  
6 the city did put that in place.

7 FRANK PALAZZO: I believe so, sir,  
8 200 feet is the criteria. I might be out in left  
9 field on that issue.

10 DAMON TYNER: Actually, it has been  
11 relieved. It's a thousand feet, is the criteria.

12 LANCE LANDGRAF: Well, no. Not the drug  
13 free school zone.

14 DAMON TYNER: I understand.

15 LANCE LANDGRAF: Drug free school zone  
16 is not impactful because this is a legal drug now.

17 DAMON TYNER: Correct.

18 LANCE LANDGRAF: So my understanding is  
19 that the city did put a 200 foot buffer around  
20 schools, or no?

21 DAMON TYNER: As far as --

22 FRANK PALAZZO: Yes, sir.

23 DAMON TYNER: As far as, as far as I  
24 know, Saint Michael's School is no longer  
25 operational. It hasn't been operational in



1 probably over 20 years. I know that because,  
2 although I went to Our Lady Star of the Sea down  
3 the street, my wife graduated from St. Michael's  
4 School many years ago. The diocese, when they  
5 consolidated, you know, eliminated that school.

6 LANCE LANDGRAF: Right.

7 DAMON TYNER: There's only one Catholic  
8 school on the island and that is Our Lady Star of  
9 the Sea.

10 LANCE LANDGRAF: Okay. Thank you.

11 FRANK PALAZZO: I'll let my colleagues  
12 talk and support St. Michael's Church and School on  
13 this issue when they get a chance.

14 LANCE LANDGRAF: All right. Thank you,  
15 sir.

16 Anyone else?

17 RICHARD NEGRO: Yeah. I have a, I have  
18 an e-mail that I received this morning. If you  
19 look at that slide that's up there right now, the  
20 property owner to the right, that's Yummy's  
21 Restaurant, if you're familiar with that area.

22 SCOTT COLLINS: Could we just get your  
23 name, sir?

24 RICHARD NEGRO: The restaurant --

25 LANCE LANDGRAF: What's your name, sir?

1           RICHARD NEGRO: Richard Negro. I'm  
2 sorry. Lifelong resident of Atlantic City. Went  
3 to St. Michael's School and Church. Went to Holy  
4 Spirit. Lived there all my life. I lived at 223  
5 North Mississippi Avenue as a child, then lived at  
6 2310 Arctic Avenue as an adult and now I live at  
7 2-and-a-half North Mississippi Avenue, which is  
8 right next door to Yummy's Restaurant and that's  
9 why I'm here.

10           This is the second letter that I've  
11 gotten in reference to a cannabis store that wants  
12 to open in Ducktown, so it's my second time here.

13           LANCE LANDGRAF: We remember from last  
14 time.

15           RICHARD NEGRO: I'm kind of a little bit  
16 perplexed as to why the city or CRDA would  
17 authorize two cannabis stores in Ducktown. Do we  
18 really need two stores there to sell cannabis?

19           LANCE LANDGRAF: The city did not put  
20 any restrictions on locations from one to another.  
21 There's two that have been proposed that are right  
22 next to each other on Christopher Columbus  
23 Boulevard.

24           RICHARD NEGRO: Okay. But that's not  
25 Ducktown, you know. That's not Ducktown.

1                   LANCE LANDGRAF: But it makes no  
2 difference.

3                   RICHARD NEGRO: Miss Tenisha, did you go  
4 to St. Michael's for real?

5                   TENISHA VICTOR: No, I didn't.

6                   RICHARD NEGRO: Who did?

7                   DAMON TYNER: My wife did.

8                   RICHARD NEGRO: Oh. Do you remember any  
9 of the teachers or anybody from St. Michael's?

10                  DAMON TYNER: That was years -- she  
11 graduated -- I won't want to date her but she  
12 graduated in the `80s.

13                  RICHARD NEGRO: Okay. Well, I never  
14 left that neighborhood. I'm really concerned about  
15 the neighborhood and what direction it's going. We  
16 have a lot of problems and I think the sisters will  
17 elaborate on that. We have a homeless situation  
18 going on and the sisters are running a homeless  
19 shelter there, which will go into effect soon.  
20 There is a narcotics problem already on Georgia  
21 Avenue. As a matter of fact, a few nights ago  
22 there was, like, some kind of a raid there, that  
23 the police had to come and clean up the area.  
24 There's a youth program going on at St. Michael's.  
25 I mean, if you notice that school is closed but

1 it's been repurposed. There are educational  
2 programs going there and the sisters run one every  
3 Thursday night. So I'm thinking to myself, if I  
4 was a parent with children, would I want them to go  
5 there? I'm trying to send them to a place where  
6 they all learn some good about life. Like, the  
7 youth today are, like, distracted, all over the  
8 place, and the sisters are already trying to do  
9 something to get these young kids on the right  
10 track. Besides that, there's a Narcotics Anonymous  
11 group that meets every Tuesday night in Quaremba  
12 Hall. They've been meeting there for the past  
13 eight years. I know that because I was there when  
14 they first opened. I live there. I breathe there.  
15 I -- every day I'm walking through the neighborhood  
16 and I see what's going on. There's a movement in  
17 Ducktown to try to improve the neighborhood.  
18 There's a facade program right now that's underway.  
19 They're trying to get residents and businesses to  
20 improve the looks of the town. When I hear that  
21 another cannabis store opening up in the vicinity  
22 of that area, in that neighborhood, I really find  
23 that I'm perplexed. Some things -- you should be  
24 able to intercede with that, even if the city --  
25 LANCE LANDGRAF: Well --

1 RICHARD NEGRO: -- is allowing it.

2 LANCE LANDGRAF: -- Mr. Negro, I just  
3 want to be very clear.

4 So --

5 RICHARD NEGRO: Okay. Be clear.

6 LANCE LANDGRAF: -- the city came to the  
7 CRDA for a redevelopment plan, which is the Green  
8 Zone Redevelopment Plan. They proposed that. We  
9 asked them to make changes to that. They refused.  
10 One would have been buffers to behavioral health  
11 facilities, such as you just talked about. We  
12 asked them to buffer some other issues, churches.  
13 That also was not done. We have very little to say  
14 in that redevelopment plan. So we've asked them to  
15 make changes. We are talking to them about those  
16 changes now. Hopefully they're moving forward. As  
17 recent as last night I had a conversation with the  
18 mayor about trying to change that redevelopment  
19 area to limit the number, all over the  
20 redevelopment area, not just in Duckytown. So right  
21 now it is a permitted use so we have very limited  
22 authority over permitted uses. I know that doesn't  
23 solve your problem. It doesn't answer your  
24 question. I'm just telling you what hand we've  
25 been dealt and what we have to deal with with this.

1 Is two in Ducktown too many, I don't know. Is 25  
2 in the city too many, I think 25 of anything is too  
3 many. 25 Dunkin' Donuts in a community is too  
4 many, so -- and I've said that in public before so  
5 this isn't anything, you know, earth-shattering.  
6 It is a concern that we have at the CRDA, that  
7 there are too many of these coming into the city.  
8 Now, we've voiced that to the City of Atlantic  
9 City.

10 RICHARD NEGRO: I'm glad. Well, I hope  
11 they listen to you and make some kind of an  
12 amendment to that. I live right next door to that  
13 so I'm dealing with people walking up and down,  
14 inside of Yummy's all day long, parking, double  
15 parking, and one of the -- you may be interested in  
16 hearing this. When there is an event at Boardwalk  
17 Hall, which is under the jurisdiction of the CRDA,  
18 you can't go up Mississippi Avenue. I can't find a  
19 place to park there. People are double parking.  
20 They're very arrogant if you ask them to move up.  
21 I had an incident when there was the last concert  
22 there, Boardwalk Hall. I was in front of my home  
23 and a lady preferred to double park and not pull  
24 into where that truck is right there in the slide  
25 and I went up to her and I said, you know, why

1 don't you just pull over, the traffic is backed up  
2 to the tunnel. She refused to move.

3 LANCE LANDGRAF: Did you call the city  
4 police department?

5 RICHARD NEGRO: Well, by that time she  
6 picked up her order and left but she was there for  
7 a long time. Somebody went in, she double parked  
8 her car and didn't move, so I'm thinking --

9 LANCE LANDGRAF: Those are police  
10 matters that we really don't have a lot of input  
11 on.

12 RICHARD NEGRO: Right.

13 LANCE LANDGRAF: I would suggest you  
14 call ACPD when that happens.

15 RICHARD NEGRO: Well, I will do that,  
16 but I'm just letting you know.

17 With another store opening up -- there's  
18 one opening up where Pizza DiRoma is but they --

19 LANCE LANDGRAF: Right.

20 RICHARD NEGRO: Now, they have parking  
21 facilities there. I was here to talk about that.

22 LANCE LANDGRAF: I remember.

23 RICHARD NEGRO: I don't know if you  
24 remember.

25 LANCE LANDGRAF: I remember.

1                   RICHARD NEGRO: Okay. But I was here  
2 and I brought up some of the same arguments about  
3 what was happening in Ducktown. I walk those  
4 streets every day and it's not -- this will not  
5 help the drug problem and homeless problem in  
6 Atlantic City. That's my take on this. I'm just  
7 thinking we should be a little more strict and when  
8 these people come up and apply for a cannabis  
9 store, I think it's up to you to pursue what's  
10 going on in my neighborhood, not wait until this  
11 for me to say that. I think your, your -- what is  
12 actually happening? How is this going to affect  
13 the residents? What other businesses are being  
14 proposed? I mean, this is a pretty good location.  
15 Does it have to be a cannabis store or can it be  
16 something else? Is that the only thing we're good  
17 for in Atlantic City, is promoting it as the  
18 cannabis capital of the world? Is that what we  
19 really want to do, with the ocean and with stores  
20 opening up? Just recently a store opened up around  
21 the corner. I think it was Rosita's Bakery. Now  
22 we're having a multi-cultural neighborhood, which  
23 is kind of great. So we have a Spanish store. We  
24 have an Italian restaurant. Tony's Baltimore Grill  
25 was moving into the neighborhood, too. I don't



1 know if you know that. They're gonna be at the old  
2 Angeloni's, so we have some nice, positive things  
3 happening in Ducktown. Do we really need another  
4 cannabis store?

5 LANCE LANDGRAF: I don't think Tony's  
6 Baltimore is moving. I think they're keeping their  
7 site and they're gonna reopen Angeloni's.

8 RICHARD NEGRO: So we'll have two.

9 LANCE LANDGRAF: You can't move Tony's  
10 Baltimore. Sorry.

11 RICHARD NEGRO: No. No. Like you can't  
12 move St. Michael's, you know. So we're having a --  
13 we're developing this neighborhood. We're trying  
14 to take it in another direction. I understand  
15 cannabis is legal, people can smoke whatever they  
16 want, but I think we're going to be creating some  
17 other problems if you don't, you know, look a  
18 little more closer to what's gonna happen in the  
19 neighborhoods that are trying -- I mean, there's  
20 five neighborhoods now in the city. They're all  
21 like CDLs or whatever they're called, CDCs.

22 LANCE LANDGRAF: Community development  
23 corporation, CDC.

24 RICHARD NEGRO: Right. There's five  
25 them, right?

1 LANCE LANDGRAF: Yes.

2 RICHARD NEGRO: Midtown, Chelsea,  
3 Ducktown. I don't think they're all on the same  
4 page as far as trying to make their neighborhoods  
5 save and clean, so I think it's a good time for us  
6 to be really careful as to what kind of stores or  
7 businesses we want to have in the neighborhood. As  
8 far as the parking, I think I already talked on  
9 that. I'm concerned. I have a hard time finding a  
10 place to park. When I come home I have to go and  
11 park sometimes in the school yard. I still refer  
12 to it as the school yard, behind St. Michael's  
13 Church, because I'm a volunteer there and I still  
14 volunteer so I know what's happening in that  
15 neighborhood. I see it on a day-to-day basis. We  
16 have our own concerns with homeless people  
17 congregating there and we're trying to implement a  
18 plan where we can get that somehow under control.  
19 We care about them, you know. We have --

20 LANCE LANDGRAF: It shows.

21 RICHARD NEGRO: We do.

22 LANCE LANDGRAF: It shows you care about  
23 your neighborhood. We appreciate you coming in.

24 RICHARD NEGRO: I do, and I'm sure the  
25 sisters do, too. They been my neighbor now for six

1 years, when they first moved in, and they're trying  
2 to do a lot of good and their hands are, you know,  
3 full with things that they're trying to do, taking  
4 care of the youth, trying to give them some  
5 education as far as staying on the right course,  
6 with all these distractions the youth have today.  
7 I don't know if any of you have children, so you  
8 know, you know what's out there, with social media,  
9 they're spending more time talking to people they  
10 don't even know on their laptops and everything or  
11 on their iPads. The sisters are trying to instill  
12 some good things in these youth and having this  
13 kind of store in the vicinity of what they're  
14 trying to do takes away from that.

15 LANCE LANDGRAF: Okay.

16 RICHARD NEGRO: Especially with the  
17 Narcotics Anonymous people. We're putting a carrot  
18 out there. That number has grown for the past  
19 seven years. It has grown, that they're actually  
20 bussing people trying to get off narcotics, bussing  
21 them to Quaremba Hall so they can vent and say, oh,  
22 I've been clean for five years, I've been clean for  
23 two years, or I just joined the program and here,  
24 we are, within walking distance, less than a  
25 hundred feet, there's going to be a cannabis store

1 right on the same block where they congregate, and  
2 another one across the street where Pizza DiRoma  
3 used to be, so I'm thinking you should, you know,  
4 maybe there's -- if there's anything you can do to  
5 put a little pressure on the city to kind of, you  
6 know, do maybe a more thorough job when you do  
7 their investigation of where these buildings want  
8 to go and how it impacts people, I think you should  
9 do that. I think you should be persistent in it.  
10 I have a letter that my neighbor --

11 LANCE LANDGRAF: We can take that but we  
12 can't have you read that into the record --

13 RICHARD NEGRO: All right.

14 LANCE LANDGRAF: -- because your  
15 neighbor is not here.

16 RICHARD NEGRO: That's why I'm asking.  
17 It's the owner of the building where Yummy's is.  
18 Would you like to have that?

19 LANCE LANDGRAF: So we will take that  
20 in. Just put it in the file.

21 RICHARD NEGRO: Please.

22 LANCE LANDGRAF: Because the person is  
23 not here we cannot put that on the record.

24 RICHARD NEGRO: That's fine. She sent  
25 it to me this morning. You can tell by the date on

1 there, or early this morning or late last night.  
2 It's on there. Her name is Ziggy Chau. She is the  
3 building owner of 2 North Mississippi. I own the  
4 building at 2 North Mississippi at the rear, which  
5 is actually 2-and-a-half North Mississippi. That's  
6 where I stay. I'm within distance walking to the  
7 parking lot where Quaremba Hall is, where the  
8 sisters have their convent at 10 North Mississippi.  
9 Like I said, I've lived there all my life. I  
10 haven't left. I've lived there all my life so I've  
11 seen it and I want to say --

12 LANCE LANDGRAF: Your passion for your  
13 neighborhood certainly comes through in your  
14 speech.

15 RICHARD NEGRO: Yeah. I'm part of,  
16 also, the Ducktown Neighborhood Association, too.  
17 I decided to join them to do whatever I can to make  
18 that neighborhood clean and safe. Those are the  
19 two main things that we'd like to do there and I  
20 think we're on track for that.

21 With that being said, I know I said a  
22 lot, maybe I repeated myself on certain occasions.  
23 My compliments to the architect or the person that  
24 did this. It's pretty thorough. I think we really  
25 could use something better than having another

1 narcotics store on the corner of Mississippi and  
2 Atlantic Avenue.

3 Thank you for your time. I appreciate  
4 it.

5 LANCE LANDGRAF: Thank you, Mr. Negro.  
6 Anyone else?

7 SISTER ANN KATERI: Yes. Good morning.  
8 My name is Sister Ann Kateri with the Franciscan  
9 Sisters of the Renewal.

10 As Rich and Frank have alluded to, we've  
11 lived at St. Michael's now for six years. We're  
12 really here in Atlantic City to live among the poor  
13 and serve them and we work very hard day in and day  
14 out, particularly with the homeless, to get many of  
15 them into detox and off the streets and so, yeah,  
16 in our opinion another cannabis dispensary is not  
17 what Atlantic City needs. It's not what our  
18 neighborhood needs. In hearing the plans -- it's  
19 very interesting to be here, to see how this all  
20 works. To hear that, that it's not a consumption  
21 facility, just a provider dispensary, my question  
22 is where are people going to be consuming? Where  
23 is that gonna happen? I foresee it happening in  
24 our alley. (Inaudible) -- alley, which is just a  
25 few buildings down from there. The alley that goes

1 on to our property, our steps, steps of our --  
2 again, we're at 10 North Mississippi. The church  
3 is 12. Our steps, the back parking lot, I presume  
4 it's going to be there, or could be. I think the  
5 NA group, I had -- (inaudible) -- that is huge and  
6 we see a lot of very good people coming into  
7 recovery through the NA group that meets at  
8 Quaremba Hall every week. It's growing. Wonderful  
9 people, yeah, and to think that the dispensary is  
10 going to be there across the street from the second  
11 dispensary, it just doesn't seem like what our  
12 neighborhood needs. And then third is, our youth  
13 programs are just growing. Our Thursday night  
14 youth group, all of the Hispanic teenagers that  
15 live on -- not all of them. A number of them who  
16 live on Georgia Avenue are coming now to be with  
17 us. They come, they enter on the Mississippi  
18 Avenue side. These are all occurring up in the St.  
19 Michael's loft, the space above the church, the old  
20 school, and then our after -- our summer youth  
21 program that we were having and it just -- our  
22 friendships with the neighborhood children just  
23 continue to grow, all taking place there, at St.  
24 Michael's and in the back parking lot. Yeah. We  
25 just really feel this is the last thing that our

1 neighborhood needs and if there's anything you can  
2 do to prevent it, we'd be grateful.

3 LANCE LANDGRAF: Thank you, Sister.

4 SISTER JOSEPH VAN MUNSTER: Hello.

5 LANCE LANDGRAF: Good morning.

6 SISTER JOSEPH VAN MUNSTER: My name is  
7 Sister Joseph Van Munster. I also have a difficult  
8 name. I ran into that all the time. Always have  
9 to spell it.

10 I'm actually Dutch so I grew up in a  
11 country where marijuana was legalized and I've seen  
12 a lot of things over the years. I don't want to  
13 get into the political part of things but I do know  
14 that around a lot of dispensaries in Holland, a lot  
15 more police presence is necessary. I just want to  
16 put it out there and say that I would hope that we  
17 are with all the security measures that would be in  
18 place, that also increases police presence, which  
19 is already an issue. Often times when we call the  
20 police it takes a long time for them to arrive, so  
21 it's going to put more pressure on the police  
22 department to be present. I'm also concerned that  
23 our little alley that is already a place where a  
24 lot of drugs is consumed, these are illegal drugs  
25 or alcohol, which is legal, is being consumed in



1 our alley and in our back parking lot. We have a  
2 very strong policy of calling the police when we  
3 see this. We have a strong policy of addressing  
4 the people who are close to me. We have strong  
5 relationships with the people who are consuming and  
6 we're working very hard on getting them into  
7 programs. The people who are currently there have  
8 difficult situations. They're illegal. They burn  
9 their bridges with most treatment places and so  
10 we're thinking out of the box and doing a lot of  
11 things to clean up our parking lot, the Atlantic  
12 Avenue there, so I just feel, what kind of tourism  
13 are we attracting to the neighborhood and how many  
14 more individuals are we going to encounter being  
15 under the influence of substances, being impaired  
16 in their judgments, being impaired in their  
17 reaction speeds, what are we attracting to our  
18 neighborhood that we, as sisters, are going to need  
19 to deal with. We are really making some headway  
20 with a lot of people. We just got, like, two more  
21 people, they're, like, hoping to get on the road  
22 and now we feel like we're getting a bus load into  
23 our arms to deal with, so that's, that's one thing.  
24 Secondly, as has been mentioned, we know a lot of  
25 children in the neighborhood, a lot on Georgia

1 Avenue. All those apartments, there is families  
2 upon families in tiny, tiny apartments. These kids  
3 are locked up in their places. They're not allowed  
4 to come out on to the street because it's already  
5 dangerous, so again, providing more environments  
6 that are not children friendly is not gonna help  
7 these children actually be able to play outside.  
8 One of the proposals that we have undertaken right  
9 now for the parking lot is to put a playground in  
10 our parking lot to section off an area where they  
11 can safely play. Again, this would be feet away  
12 from the dispensary. Very like to get these  
13 children out of their houses so they can actually  
14 play. We want to keep that a safe place. There's  
15 all of our ministries that are right there and I  
16 think to take the Narcotics Anonymous seriously,  
17 these people, places and things, and this would be  
18 a thing for them, if they have to walk past  
19 dispensaries to get to their Narcotics Anonymous  
20 meeting, it's a thing. It's something that can  
21 trigger their addiction.

22 Thank you for considering, maybe even  
23 making a courageous statement to say no. Thank  
24 you.

25 LANCE LANDGRAF: Thank you, Sister.

1 Well stated. Just make sure you don't take away  
2 Mr. Negro's parking space when you do the  
3 playground.

4 Mr. Palazzo.

5 FRANK PALAZZO: One comment, if I may.

6 LANCE LANDGRAF: Sure. Please come up  
7 to the dais. We have microphones picking this up.  
8 That's why.

9 FRANK PALAZZO: Sure. I believe the  
10 challenges we just talked about are part of the  
11 CRDA's mission statement. I might be wrong and I  
12 just want you to --

13 LANCE LANDGRAF: It certainly is part of  
14 our mission statement to create clean and safe  
15 communities --

16 FRANK PALAZZO: Yes, sir.

17 LANCE LANDGRAF: -- and neighborhoods.

18 FRANK PALAZZO: Thank you.

19 LANCE LANDGRAF: Mr. Tyner.

20 DAMON TYNER: So if I may briefly  
21 respond to some of the concerns that have been  
22 expressed by the neighbors, specifically Mr.  
23 Palazzo, Mr. Negro and Sister Mary Ann and Sister  
24 Joseph.

25 Members of the board know but maybe many

1 of you don't know. I have a very unique  
2 perspective and understanding of our community, not  
3 only being a life-long resident but I was the  
4 Atlantic County Prosecutor from 2017 to 2021 so  
5 many of the issues that you speak about, I have had  
6 a great deal of experience fighting on the front  
7 lines. In 2017 when I became the Atlantic County  
8 Prosecutor there were no recovery coaches for  
9 addiction in Atlantic County, zero. Through my  
10 leadership we partnered with AtlantiCare and other  
11 health institutions and now I'm proud to say that  
12 we probably have over 200. We have way more  
13 programs that are available that go beyond NA and  
14 the other necessary programs that are assisting  
15 those. We created a mental health registry for  
16 folks to be able to register their loved ones that  
17 had mental health issues so that law enforcement,  
18 when they responded to them, knew how to encounter  
19 them and assist them with their problems. When I  
20 returned to private practice I did so with the  
21 ability that I would not only attract clients but I  
22 would have the ability to fire clients if they  
23 didn't listen to my advice. I could select my own  
24 clients that I believed were sincere in their  
25 mission and sincere in their corporate

1 responsibility. So I bring to the CRDA, I bring to  
2 the City of Atlantic City Atlantic Cannabis, a  
3 company that I can say will not detract from the  
4 Ducktown community but will contribute to the  
5 Ducktown community, will be an active contributor.  
6 We will have armed security on the premises at all  
7 times that, you know, most of whom are former law  
8 enforcement officers that are familiar with our  
9 community, that maybe their calls will be answered  
10 a little bit quicker than your calls currently are.  
11 I am definitely familiar with all the challenges  
12 that you've had on Georgia Avenue, on Florida  
13 Avenue, Texas Avenue, that entire area. So I just  
14 say all of this to say that the commitment that  
15 Atlantic Cannabis is making, once -- if we're  
16 fortunate enough, if the board submits, you know,  
17 us for approval, my representation doesn't go away.  
18 I don't go away. I'm here. I'm entrenched here,  
19 lifelong, 53 years. You can pick up the phone and  
20 call me and say, this is what -- you know, you made  
21 representations at the CRDA hearing. Well, this is  
22 what's happening on that property right now and I  
23 will take care of it. I also say that to say that  
24 you're gonna get cameras. You're talking about the  
25 alley right there. I'm very familiar with that

1 alleyway that leads, you know, that leads through  
2 from street to street. You're gonna have cameras  
3 back there. You're gonna have lighting back there.

4           SISTER ANN KATERI: Well, this is the  
5 alley.

6           LANCE LANDGRAF: Hold on. This can't go  
7 back and forth because we have microphones up  
8 there.

9           DAMON TYNER: So, you know, we're --  
10 there's just going to be much more of a presence.  
11 I look at areas -- I look at the former 7-Eleven  
12 across from White House Sub Shop that has been  
13 vacant for 30 years now, and you can take judicial  
14 knowledge of that, 1992 or so it closed and it has  
15 never reopened. They never had a new tenant. I am  
16 a firm believer that vacant buildings, they're like  
17 broken teeth in a community. So while this might  
18 not be the ideal, the ideal business that some of  
19 you would want, it's gonna be a viable business  
20 with a responsible corporate owner, a family owned  
21 business that will be able to tend to the needs of  
22 the community, be a contributor in the construction  
23 of that playground, be a contributor to the  
24 programs. You mentioned that there are NA programs  
25 and that there are other things that this would

1 detract from. I would submit to you, you go to any  
2 city in the country where there are AA meetings and  
3 there's a liquor store within 100 feet of those  
4 locations, you know. I will not put it on the  
5 record officially but we have a member of this  
6 entity, Atlantic Cannabis, who is an active member  
7 in NA so, you know, your concerns -- what I'm  
8 trying to say to the board, what I'm trying to say  
9 to the public is that your concerns have been  
10 heard. They will be addressed in every facet going  
11 forward if we are granted approval and that's a  
12 commitment that I can sincerely make on behalf of  
13 Atlantic Cannabis. With respect to all the other  
14 proofs, I would rest on the proofs that Mr. Sciullo  
15 and Mr. McLees have presented. With respect to the  
16 existing -- preexisting nonconformities and the  
17 variances that are required, I would submit that,  
18 in consistency with their testimony, that these,  
19 that these variances, that we certainly meet the  
20 negative and advance the positive criteria because  
21 anything that went into this building would require  
22 the same or similar types of variance relief and as  
23 a result of that, I believe that this project is  
24 consistent with the goals of the Municipal Land Use  
25 Law and I would request that approval be granted.

1 Thank you.

2 LANCE LANDGRAF: Thank you, Mr. Tyner.

3 I would like to allow the sister to come  
4 up just to comment, because she seems like she's  
5 antsy to say something.

6 SISTER ANN KATERI: Just to verify, the  
7 alley that you're speaking of, that you're  
8 suggesting lighting and cameras on is not the  
9 alleyway that --

10 DAMON TYNER: Oh, it's not the alley  
11 that --

12 SISTER ANN KATERI: Yeah. Our alley is  
13 about three buildings down so --

14 (Multiple parties speaking.)

15 RICHARD NEGRO: It's Ruffu Terrace.

16 DAMON TYNER: I know Ruffu Terrace.

17 LANCE LANDGRAF: We can't yell out.  
18 They're not picking it up.

19 Thank you.

20 SISTER ANN KATERI: That's it.

21 Thank you, Mr. Tyner, for your  
22 explanation. As you offered us to call you, I  
23 would like your phone number.

24 LANCE LANDGRAF: Thank you, ladies.

25 All right. With that, we'll close the



1 public portion and bring this meeting back to the  
2 CRDA.

3 Jeff, you have any more comments?

4 G. JEFFREY HANSON: I don't have  
5 anything further, unless you have comments or  
6 questions for me.

7 LANCE LANDGRAF: Nope.

8 ROBERT REID: I'm good.

9 LANCE LANDGRAF: All right. I am going  
10 to say this for the record. Scott and I are going  
11 to look into the definition of school, church, that  
12 kind of thing to see if that buffer does, you know,  
13 involve this site so --

14 DAMON TYNER: I will be looking into  
15 that.

16 LANCE LANDGRAF: No, because it's --  
17 we've already closed the public portion and the  
18 applicant's testimony. So we're going to do some  
19 research on that on our own.

20 SCOTT COLLINS: Yeah. I would say as a  
21 condition of any approval we would ask that the  
22 applicant confirm that, whether or not the 200 foot  
23 buffer exists and whether or not it is applicable  
24 to this school or this property. We're going to  
25 look into it, as well, but that will be a

1 condition.

2 LANCE LANDGRAF: All right. With that,  
3 we'll close the hearing on this matter. As I said,  
4 we will try to get this on our December hearing,  
5 board meeting, December 19th. Our next Land Use  
6 hearing is scheduled for 10 a.m. on November 16th.  
7 Today's items, as I indicated, will be anticipated  
8 to be on our December 19th board meeting.

9 Hearing no further public comment, I  
10 will close the hearing and we are adjourned.

11 SISTER JOSEPH VAN MUNSTER: Can I ask  
12 you a question?

13 Will we hear what the results are?

14 LANCE LANDGRAF: So we're not gonna go  
15 off. Stay on record for one second.

16 Please ask your question up there. I  
17 should open up to general public comments.

18 SISTER JOSEPH VAN MUNSTER: I am so  
19 sorry. I am just clarifying. Will we hear the  
20 response from --

21 LANCE LANDGRAF: So what happens is  
22 this, this -- I don't want to call us a board. We  
23 are a staff. I'm the hearing officer, our  
24 attorney, our engineer and planner, and my staff,  
25 zoning officer. What we do is we will prepare

1 what's called a hearing officer report and I will  
2 present that to our board on December 19th. That  
3 is a public hearing. That will be held here, live,  
4 in this room --

5 SISTER JOSEPH VAN MUNSTER: Okay.

6 LANCE LANDGRAF: -- we hope. Our first  
7 live meeting was supposed to be last month. It  
8 wasn't. It will now be in two weeks or next week,  
9 whenever the heck it is, so hopefully it's live  
10 again. We've been on telephone calls for the last  
11 three years. We're hoping to get back live  
12 meetings. You can come to that hearing. There's a  
13 public portion of that, as well.

14 SISTER JOSEPH VAN MUNSTER: Okay.

15 LANCE LANDGRAF: I would encourage you  
16 ladies to do that and the public to do that, as  
17 well, to come and speak your mind. We are going to  
18 do some research on your use there next to the  
19 property and you will -- I guess we can -- I can't  
20 share that hearing officer report because that  
21 becomes part of the agenda and then when the agenda  
22 is released that's released.

23 SCOTT COLLINS: Yeah. Correct.

24 LANCE LANDGRAF: Okay. So if you go on  
25 our website, NJCRDA.com, if someone can help them

1 get to the website --

2 SISTER JOSEPH VAN MUNSTER: We can get  
3 there.

4 LANCE LANDGRAF: -- about 10 days prior  
5 to that hearing --

6 SISTER JOSEPH VAN MUNSTER: Okay.

7 LANCE LANDGRAF: -- that December 19th  
8 meeting you will have access to our reports at that  
9 point.

10 SISTER JOSEPH VAN MUNSTER: Okay.  
11 Wonderful. Thank you. I'm just asking what the  
12 procedures are.

13 LANCE LANDGRAF: Not at all. It's new.

14 SISTER JOSEPH VAN MUNSTER: Yes.

15 LANCE LANDGRAF: With that, now we will  
16 close our hearing, close this meeting and we are  
17 adjourned. Thank you, very much.

18 (At 11:31 a.m. proceedings were  
19 concluded.)

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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.  
C.C.R. License No. 30X100190500  
Notary Public of the  
State of New Jersey

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