

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY
2 LAND USE REGULATION AND ENFORCEMENT DIVISION
3

4 APPLICATION: 2024-01-3577
5

6 IMCMV ATLANTIC CITY, LLC
7
8

9 APPLICANT SEEKS PRELIMINARY AND FINAL
10 AMENDED SITE PLAN APPROVAL FOR DRY STORAGE
11 STRUCTURE AND RELOCATE EXISTING ROOF MOUNTED SIGN,
12 ALONG WITH VARIANCE RELIEF IF DETERMINED TO BE
13 NECESSARY.

14 THE PROPERTY IS LOCATED AT 1100
15 BOARDWALK, ALSO KNOWN AS BLOCK 1, LOTS 142 AND
16 142.01 ON THE TAX MAP FOR THE CITY OF ATLANTIC
17 CITY, LOCATED WITHIN THE BEACH DISTRICT (B).
18
19

20 THURSDAY, FEBRUARY 1, 2024
21

22 10:07 A.M.
23
24
25

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Public Hearing in the above-referenced
matter conducted at the CASINO REINVESTMENT
DEVELOPMENT AUTHORITY, 15 South Pennsylvania
Avenue, Atlantic City, New Jersey before Michelle
Gruendel, a Certified Court Reporter and Notary
Public of the State of New Jersey, on Thursday,
February 1, 2024 commencing at 10:07 a.m.

APPEARANCES:

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE D. LANDGRAF, JR.
CHAIRMAN
DIRECTOR, PLANNING DEPARTMENT

ROBERT L. REID
LAND USE ENFORCEMENT OFFICER

PROFESSIONALS TO THE BOARD:

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

CHRISTINE COFONE, PP

CHRISTOPHER MORRIS, PE

G. JEFFREY HANSON, PE

COUNSEL FOR THE APPLICANT:

NICHOLAS TALVACCHIA, ESQUIRE
COOPER LEVENSON

I N D E X

WITNESS	PAGE
JON BARNHART, PE	
BY NICHOLAS TALVACCHIA	9

EXHIBITS MARKED AND/OR REFERRED TO:

A-1, B-1

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

5 LANCE LANDGRAF: Next application is
6 that of Application Number 2024-01-3577, IMCMV
7 Atlantic City, LLC, doing business as LandShark Bar
8 & Grill. It is preliminary and final amended site
9 plan for approval of a dry storage structure and
10 relocating existing roof-mounted sign, along with
11 some variance relief for the property located at
12 1100 Boardwalk, known as Block 1, Lots 142 and
13 142.01. It's located on the Boardwalk in the Beach
14 District.

15 Rob, we're good with notice?

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

19 LANCE LANDGRAF: And Jeff, we're good
20 with completeness?

21 G. JEFFREY HANSON: Oh, not me today.

22 LANCE LANDGRAF: Oh, I'm sorry. Sorry,
23 guys. Wrong consultant.

24 G. JEFFREY HANSON: Yup.

25 CHRISTINE COFONE: You sure that we did

1 a good job and -- yes.

2 LANCE LANDGRAF: Before we get into it,
3 why don't you swear them in, Scott. I have to move
4 that up on my list here.

5 SCOTT COLLINS: You two?

6 CHRISTINE COFONE: Just us two.

7 CHRISTINE COFONE, PP, having been first duly sworn
8 according to law, testified as follows:

9 CHRISTOPHER MORRIS, PE, having been first duly
10 sworn according to law, testified as follows:

11 SCOTT COLLINS: All right. We'll
12 recognize them -- Christina's an expert in the
13 field of professional planning.

14 LANCE LANDGRAF: Yes.

15 SCOTT COLLINS: And are you planning and
16 engineer or just --

17 CHRISTOPHER MORRIS: Just engineer.

18 SCOTT COLLINS: Engineer, okay.

19 LANCE LANDGRAF: Both of those fields,
20 yes.

21 So we're good on completeness?

22 CHRISTINE COFONE: Yes. We prepared a
23 joint review dated January 26, 2024 with ARH. We
24 noted some waivers that were requested, but yes, we
25 are definitely good.

1 LANCE LANDGRAF: Okay.

2 SCOTT COLLINS: Go ahead and mark that
3 B-1 --

4 LANCE LANDGRAF: Yup.

5 SCOTT COLLINS: -- since we're
6 referencing it.

7 Thank you.

8 LANCE LANDGRAF: Mr. Talvacchia.

9 NICHOLAS TALVACCHIA: Good morning,
10 everyone. Nick Talvacchia on behalf of the
11 applicant.

12 Just by way of background, the Authority
13 approved this LandShark project probably in 2011 or
14 2012. We've been back for several amendments,
15 adding the seating in the front. Last year we
16 were -- on behalf of the tenant which operates
17 LandShark, we were here to add a beverage trailer,
18 which we expect to go into service this coming
19 summer on the side, but that's a prior approval and
20 we will be back for a new beach bar later,
21 hopefully in a few months.

22 Today's application, though, is about an
23 expansion of the footprint of the existing
24 facility. It's all contained within the former
25 Steeplechase Pier site, which is one of the five

1 sites that DEP grandfathered and allows, so we
2 actually have a much bigger development potential
3 at that site and under the CRDA regulations it
4 recognizes the ability of the piers to rebuild and
5 has a different height standard of 100 feet.
6 This -- the actual expansion is about 600 square
7 feet. Jon will go into it. It's only for storage.
8 There's also -- and I discussed this with Mr. Reid.
9 There's also other work that's going to be through
10 the Building Department to reconfigure the kitchen.
11 This is all about making food service more
12 efficient to get food out to customers. We're not
13 adding any seats. We're actually slightly reducing
14 the existing retail, the second reduction in
15 retail, because the food side has been so strong
16 over the years that we just had to borrow space and
17 take space from the retail and we're doing that --
18 you want me to close that?

19 LANCE LANDGRAF: No. We can't. She's
20 going to tell them they've got to be quiet out
21 there.

22 NICHOLAS TALVACCHIA: So the only
23 variance that we identified is for the roof sign
24 and that's because there's an existing roof sign
25 which was approved by variance years ago. This

1 expansion will block it so we're looking to
2 relocate that sign. Technically we understand it's
3 a different location. It will be exactly the same
4 sign. So we do ask for the variance for that for
5 the same reasons we did in 2012 when the Authority
6 granted that variance.

7 We believe this has no impact on parking
8 because there's no additional seats. It's really
9 an investment in the facility to make it work
10 better during peak times, when there's a lot of
11 demand and they're trying to get, really, food out
12 the door. That's really what this is all about.

13 So with that, I'd like to have Jon --
14 I'll qualify him quickly.

15 Jon, your name for the record.

16 JON BARNHART: Jon Barnhart, licensed
17 professional engineer, licensed professional
18 planner, certified municipal engineer in the State
19 of New Jersey.

20 NICHOLAS TALVACCHIA: Mr. Landgraf,
21 based upon his prior qualifications by this
22 Authority as an expert in this field, I offer him
23 as an expert in planning and engineering.

24 LANCE LANDGRAF: A lot of noise out
25 there today.

1 Yes. We absolutely do recognize his
2 qualifications as --

3 NICHOLAS TALVACCHIA: Thank you.

4 LANCE LANDGRAF: -- an engineer and
5 planner.

6 SCOTT COLLINS: Let's get him sworn in
7 first.

8 NICHOLAS TALVACCHIA: Yes.

9 JON BARNHART, PE, PP, having been first duly sworn
10 according to law, testified as follows:

11 SCOTT COLLINS: Thank you.

12 NICHOLAS TALVACCHIA: So Jon, why don't
13 you lead off. You have an exhibit. Is this what
14 we submitted in our application or do we have to
15 mark this?

16 JON BARNHART: Yeah. I believe this is
17 part of the app -- the initial application package,
18 and I've got all, I have all of the plans available
19 that we can, we can go through, if necessary, but
20 I'm pretty much gonna speak from this rendering
21 prepared by SOSH because it kind of tells the
22 entire story of this project.

23 So as Nick pointed out, we were
24 fortunate -- we've been, both been fortunate enough
25 to work on this project since its inception when

1 the LandShark pier was originally constructed and
2 had multiple iterations of renovations. The
3 subject of this morning's application is -- if you
4 see that black dashed line, that's, that's the
5 entirety of this morning's project. The proposal,
6 as Nick pointed out, is to construct a structure
7 that will house two cold storage areas and a dry
8 storage area and expand upon a low-sloping roof to
9 create cover, add the trash area in between the
10 existing building and the new building area.

11 The purpose of the project, as Nick has
12 mentioned, is that the facility has struggled --
13 and I've actually witnessed or dealt with this
14 myself as a patron. The facility has struggled
15 since it was constructed with, with its efficiency
16 of its kitchen. They have a lot of seats. They
17 have -- they do a great job but they always
18 struggle with the efficiency of their kitchen and
19 getting food to the table, so what they -- what
20 they're moving forward with is to utilize some of
21 the existing building interior space to allow them
22 to reconfigure their kitchen and then also create
23 some additional both cold and dry storage in the
24 new space that they are proposing in the building
25 expansion. To create a more efficient operation,

1 as Nick mentioned, they are not adding any seating
2 to the facility whatsoever and that, that really
3 tells the entire story. It's one of those things
4 that you want, you want to see a project, as
5 successful as this has been, still willing to want
6 to try to make it better, you know. This isn't
7 something that they have to do. They've been --
8 they're operating for a number of years and they
9 operate successfully, but they, they have -- they
10 want to put in the effort of making it better for
11 the customer experience, which we think is, we
12 think is a true benefit.

13 With the application as Nick pointed
14 out, there are two var -- actually, you know what,
15 I'm gonna do variances last. I want to kind of go
16 through this kind of site plan aspect to try to
17 address, I think, the majority of the items in the
18 report that were provided to us.

19 Just kind of running through, running
20 right through the report in my direct testimony,
21 the way that the building is situated, the roof --
22 the entirety or the majority of this existing
23 facility has just the roof stream, they shed out to
24 the sand, the dry sand beach. There are some minor
25 areas of gutters and things. The proposed

1 improvements, the gable, the gable roof structure
2 will shed to the dry sand beach and the low-sloping
3 roof will have a piece of gutter which will drop
4 the water down, again, on to the beach, as well.
5 That has been the pattern of stormwater management
6 for this site and will continue to be. When this
7 building is constructed there is some landscaping
8 in the area of the proposed building footprint.
9 That landscaping will be relocated as identified to
10 the extent possible. If you're familiar with the
11 property, LandShark really packed a lot of greenery
12 into that, into that sand area, so some of it will
13 be eliminated but the material that is within the
14 footprint of this building that is salvageable will
15 be relocated and maintained within the existing --
16 the balance of the landscaped area.

17 The project area, the proposed project
18 expansion area will be lit just by way of soffit
19 lighting underneath of the flat sloping roof to
20 provide safe lighting under there for employees
21 that are utilizing the space. There is no
22 additional site lighting proposed as part of the
23 project.

24 As far as the positioning of the
25 structure, there was some question about some of

1 the dimensions on the plan. The building, the
2 front wall of the new building will sit 20.7 feet
3 back from the, from the -- (unintelligible) --
4 line. At this location -- the actual property line
5 is at the center of the Boardwalk and then there's
6 an easement given back by the, by the ownership of
7 the pier, so technically the dimension would go to
8 the center line of the Boardwalk in this case but
9 we did -- we will identify on the compliance plans
10 a 20.7 foot dimension from the edge of Boardwalk to
11 the face of the building. There was a question,
12 there was a 4 foot dimension shown in this area on
13 the site plan. That was actually an erroneous
14 dimension from a prior iteration of the plan that
15 they were, that they were planning to put forward
16 so we elim -- that, that was -- that's just a note
17 that needs to come off. And we did confirm that
18 the side yard setback to the side property line at
19 this location is 19.4 feet. It was -- again, it
20 was originally gonna be 20 and it got slightly
21 larger, so 19.4 is the proposed side yard. All of
22 those dimensions I'm just identifying for
23 clarification of the record. None of them are
24 variances. The building complies entirely but I
25 just -- just for purposes of the record I did want

1 to clarify that. I did also speak with SOSH
2 Architects this morning to confirm the building
3 square footage as currently designed is 590 square
4 feet. I believe there was -- the plans said or the
5 application said approximately 600, but I wanted to
6 get that specific dimension on the record.

7 With regard to the structure itself and
8 the height of the structure, so the way that the
9 ordinance is written, piers, and this is -- this
10 was a pier, is a pier, have permitted heights of up
11 to 100 feet for the structure sitting on the pier.
12 There was some discussion in the report with regard
13 to how height would be measured for a structure
14 like this. The way we viewed it and the way that
15 we -- the way that this project has always been
16 viewed is that essentially every time you build
17 something out here, you're expanding upon the pier
18 and then you're building that building on top of
19 that, which would get the benefit of the hundred
20 foot dimension in height. There is a -- the
21 provision in the ordinance for the beach says if
22 you're going to build something down on the beach,
23 there's a maximum height of an accessory structure.
24 We don't think that that applies here. We believe
25 that this structure should get the benefit of the

1 hundred feet -- hundred foot of height above the
2 pier.

3 NICHOLAS TALVACCHIA: Jon, just a
4 clarification.

5 JON BARNHART: Go ahead.

6 NICHOLAS TALVACCHIA: That 20 foot was
7 really, it's our recollection, for beach bars
8 that -- not on pier sites?

9 JON BARNHART: That's correct. It was
10 really for things that were gonna actually sit down
11 on the sand, you know, the general permit for
12 seasonal beach bars and things so that people
13 weren't building structures out on the beach that
14 were blocking views and such. So we believe that
15 from a height perspective that this proposal does
16 comply with the ordinance.

17 LANCE LANDGRAF: My recollection is that
18 you would not have been able to build this unless
19 it was considered a pier.

20 NICHOLAS TALVACCHIA: Correct.

21 JON BARNHART: Correct. If it wasn't a
22 pier it wouldn't have been -- we wouldn't have been
23 able to get a DEP permit.

24 LANCE LANDGRAF: Correct.

25 JON BARNHART: Right. The only

1 reason --

2 LANCE LANDGRAF: I think that makes
3 sense from that aspect.

4 JON BARNHART: Yeah. As Nick pointed
5 out in his opening, this was one, this was one of
6 the protected locations as far as being allowed to
7 legally reconstruct a pier in Atlantic City.

8 LANCE LANDGRAF: Okay.

9 JON BARNHART: And to be honest, they
10 are still legally allowed to take this pier out
11 into the ocean if they were, if they were to so
12 choose in the future.

13 NICHOLAS TALVACCHIA: 600 plus feet.

14 JON BARNHART: Yeah. They do still have
15 the right to do that.

16 NICHOLAS TALVACCHIA: Jon, just for the
17 record, we are getting a CAFRA permit for this
18 expansion?

19 JON BARNHART: Yes. There is a CAFRA
20 permit pending. I believe it's very near being --

21 NICHOLAS TALVACCHIA: Issued?

22 JON BARNHART: -- being issued, yes.
23 That's correct.

24 Okay. So with regard to building floor
25 elevation, so we are under a full flood hazard

1 review as part of the CAFRA permit that is pending.
2 The building floor, the building floor will comply
3 with the more restrictive of the two maps, both the
4 effective firm and preliminary firm, which
5 technically both still govern in Atlantic City. It
6 will comply with regard to its height of the floor
7 and it will also comply in that they -- SOSH has
8 designed this structure to be structurally
9 independent, which actually then allows them to
10 utilize the lower criteria for where this sits as
11 compared to tying it to the existing pier and being
12 bound by the higher criteria further out towards
13 the ocean, but even if you use the further out
14 criteria, this proposal still complies and that has
15 been a major subject of the DEP application and
16 when we, when we receive that permit obviously
17 we'll provide a copy to you.

18 Okay. Signage, so Nick mentioned the
19 sign issue. The only change to signage is the
20 surf -- the LandShark surf board that you see on
21 the proposed roof structure right there currently
22 sits right here, on this sloping roof. There's
23 a -- the proposal is just to take that and relocate
24 it here, because from pedestrians it will be
25 blocked once this structure is built. That's the,t

1 that's the entirety of the sign package change.
2 The sign does not get any bigger. It's essentially
3 the same height, even, because these roof eaves are
4 very close in height, so it's just a relocation of
5 that structure.

6 We talked about lighting. Okay. I
7 think that hits all the site plan topics. So with
8 regard to the variances, the variances that are
9 requested this morning are with regard to the
10 parking, to the extent that we believe there is a
11 parking variance necessary here. I think you could
12 argue that there's not for a couple of reasons.
13 First is that the interior renovation is actually
14 eliminating a little bit of the retail space, the
15 retail store space which has a parking demand in
16 and of itself. The kitchen area is kind of growing
17 into that space so I think you almost kind of have
18 a one for one wash there, because you're
19 eliminating some retail and creating kitchen space
20 which doesn't have a parking demand with it. Also,
21 the fact that if you look at this as, all of this
22 as a restaurant, the restaurant requirement is
23 based on seats and the proposal of expanding this
24 space for storage, both cold and dry, doesn't have
25 seats associated with it, so we don't believe that

1 a parking increase has occurred with the
2 application. To the extent that that -- that the
3 board does not agree with that, it's a two space
4 deviation with no additional seats, so we think
5 it's extremely de minimis and very clearly
6 justifiable given the fact that we are -- the whole
7 goal of this is just to make a more efficient
8 operation.

9 LANCE LANDGRAF: We're fine with that.

10 CHRISTINE COFONE: I think that's one of
11 the -- I think, in an abundance of caution, they
12 should request the relief because I just think it
13 makes sense to do that. I think it's easily
14 justifiable and I think that what you're doing in
15 this will increase the efficiency of your operation
16 and in no way at all increase the demand for
17 parking, but because the ordinance, I think you
18 could interpret it such that the square footage
19 would generate a parking demand. It doesn't allow
20 you to break out for storage. I think you should
21 ask and I think you sufficiently justified it.

22 JON BARNHART: Agreed.

23 And the second variance is with regard
24 to signage. As I mentioned, it is still a roof
25 sign. We are putting it on a roof. The prior

1 applicant -- the original site plan for the project
2 received a variance for that roof sign and we are
3 just proposing to relocate it to a location that's
4 more visible upon completion of construction of the
5 structure.

6 NICHOLAS TALVACCHIA: Jon, the CRDA
7 found in 2011 that that rooftop sign had an
8 aesthetic benefit to justify a (C)(2) variance for
9 then because it wasn't permitted?

10 JON BARNHART: That is correct. The
11 rooftop sign structure is a huge part of the
12 LandShark brand. You see it on all of their
13 properties. It's kind of their signature and, and
14 yeah, we discussed it as creating a desirable
15 visual environment through creative design
16 techniques and also, you know, promoting the
17 general welfare.

18 NICHOLAS TALVACCHIA: So you --
19 (unintelligible) -- the CRDA's prior approval of
20 the sign variance as justification?

21 JON BARNHART: All of the justifications
22 that were the basis of the granting and approval in
23 the original application would hold true this
24 morning, yes.

25 NICHOLAS TALVACCHIA: Anything else?

1 JON BARNHART: Just some quick variance
2 testimony. We believe that both of these variances
3 can be, easily be justified under the (C)(2)
4 criteria, where the benefits of a deviation
5 substantially outweigh any of the potential
6 detriments. You know, in looking at the purposes
7 of zoning and land use law, I think that this
8 application clearly promotes the general welfare.
9 As we've said a couple of times now, there's -- the
10 only benefit to our -- to the applicant here is to
11 make a better experience for the public, you know,
12 to become more efficient so folks don't need to
13 wait at their table as long for their food service,
14 so we believe that this application clearly
15 promotes the general welfare by improving upon what
16 is already a very successful operation and amenity
17 to the public along the Atlantic City Boardwalk.

18 I think that this application also
19 provides a desirable visual environment through
20 creative design techniques in that we're building
21 storage, not so exciting but, you know, SOSH has
22 done it in a manner that's extremely tasteful and
23 does not take away from the beauty of the
24 structure, puts it in a location that just kind of
25 works with the balance of the structure, keeps it

1 in the back of house area and does not create an
2 issue for the guests or the patron experience, so
3 we believe that purpose of zoning is also advanced.

4 With regard to the negative criteria, is
5 there a substantial detriment to the zone plan? We
6 have two very, very minor variances. I call them
7 technical variances. We believe that, that the
8 parking is, is not needed but to the extent that it
9 is required by ordinance, it is so de minimis that
10 it has no negative impact to the zone plan or
11 zoning ordinance and we are talking about a sign
12 structure that has already been approved once by
13 this board and we are simply proposing to relocate
14 it, so again, we see no detriment to the zone plan
15 or zoning ordinance.

16 The second prong of the negative
17 criteria, is there a substantial detriment to the
18 public good. This is an application that is solely
19 for the benefit of the public, to create a better
20 experience for the customers, so we do not see a
21 negative impact with regard to the public good.
22 All of the, all of the potential negatives, trash,
23 noise, all of those, all of those things are
24 frankly being made better with this application.
25 The trash area is actually going to be more, more

1 invisible from the Boardwalk than it currently is
2 by way of constructing this structure. The
3 operation of loading and deliveries and all of
4 those things will remain exactly the way that they
5 have been. This will just allow them, frankly,
6 probably to have less deliveries, in fact, because
7 they're going to have a little bit more storage.
8 So we believe there is -- both of the negative
9 criteria are established with the application and
10 with that, we believe that the positives and
11 negatives have both been addressed.

12 NICHOLAS TALVACCHIA: Thank you.

13 I just wanted to make one point. I
14 discussed this with Mr. Reid. So there is kitchen
15 work, the kitchen is being totally reworked. That
16 work will probably start as soon as possible,
17 before we had the final authority to start this
18 work. I just want to make that clear on the
19 record. We don't consider the kitchen work part of
20 this application.

21 LANCE LANDGRAF: I would agree with
22 that.

23 NICHOLAS TALVACCHIA: We talked to Mr.
24 Cox. Our package to DCA has everything in it,
25 because that's the way you would do it. Mr. Cox is

1 willing to issue building permits and break that
2 out, so the part that the CRDA hasn't completely
3 signed off of -- he may request a confirmation,
4 because he told us -- from CRDA -- it's okay to
5 start the kitchen part, it's not part of this, and
6 that's what I discussed with Mr. Reid, so you may
7 get that request from me.

8 LANCE LANDGRAF: Sure. That makes
9 perfect sense, though. I don't have an issue with
10 that. We've done similar letters for other
11 entities that want to get started with parts of
12 projects.

13 NICHOLAS TALVACCHIA: That would be
14 very helpful in getting us -- we're trying to get
15 this done obviously before Memorial Day Weekend.

16 LANCE LANDGRAF: Sure.

17 NICHOLAS TALVACCHIA: Jon, anything else
18 or are we good?

19 JON BARNHART: No. Nothing else. I'm
20 happy to answer any questions. We reviewed all the
21 comments in the report. To the extent that we have
22 not already addressed them this morning, we will
23 address them in compliance plans.

24 LANCE LANDGRAF: Okay. Thank you.

25 SCOTT COLLINS: Jon, I think you said

1 this but I was taking notes at the time. The
2 exhibit that you've been using today, is that part
3 of the original application package?

4 JON BARNHART: Yeah. So just bear with
5 me one second, please. It is sheet A-6 of the
6 application package.

7 SCOTT COLLINS: Okay. We'll mark the
8 whole application A-1. Thank you.

9 LANCE LANDGRAF: All right. Christine,
10 you guys want to go through your report? I see of
11 ton of engineering --

12 CHRISTINE COFONE: Mr. Barnhart has
13 already gone through. I mean, there's not a lot of
14 relief here that they're asking for. It's really
15 technical in nature. I think, as always, Mr.
16 Barnhart has done a comprehensive presentation
17 addressing the statutory proofs that we always can
18 expect from him. I've been to the site. Again, I
19 don't think there's any change of circumstance in
20 the area from the last time the relief was granted
21 for the variance so I take no exception to the
22 variance with the sign relocation or the parking.
23 I think the testimony is complete and addressed all
24 of the statutory requirements.

25 LANCE LANDGRAF: Great.

1 JON BARNHART: Thank you.

2 LANCE LANDGRAF: Engineering wise?

3 CHRISTOPHER MORRIS: I agree with
4 Christine. Everything we have was addressed.

5 LANCE LANDGRAF: Okay. Great. Thank
6 you.

7 With that, we'll open up to the public.
8 Anybody here with any comments or questions on this
9 application, please step forward, state your name,
10 ask your question or make your comment.

11 Seeing none, we'll close the public
12 portion.

13 Anything final from us?

14 SCOTT COLLINS: No.

15 LANCE LANDGRAF: We're good.

16 As I said in the last application, this
17 March is going to be -- we can work with you with
18 the internal construction going on but I can't get
19 it on until our March board meeting.

20 NICHOLAS TALVACCHIA: I talked to Mr.
21 Reid how we can -- not, not change it, obviously,
22 but how we can maybe get some of the plan review
23 done sooner and --

24 LANCE LANDGRAF: Sure.

25 NICHOLAS TALVACCHIA: -- not signed off

1 but ready to be signed off.

2 LANCE LANDGRAF: We'll work with you as
3 much as possible --

4 NICHOLAS TALVACCHIA: Understood.

5 LANCE LANDGRAF: -- and get that done.

6 NICHOLAS TALVACCHIA: Appreciate that.
7 Again, we're done. Thank you.

8 LANCE LANDGRAF: Thanks, Nick.

9 NICHOLAS TALVACCHIA: Thank you,
10 everybody.

11 (At 10:30 a.m. proceedings were
12 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



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Notary Public of the
State of New Jersey

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