

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
2 USE REGULATION ENFORCEMENT DIVISION

3 APPLICATION: 2024-03-3620

4 PUFFSIE, LLC

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

10 THE PROPERTY IS LOCATED AT 1536 ATLANTIC  
11 AVENUE, ALSO KNOWN AS BLOCK 151, LOT 3 ON THE TAX  
12 MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN  
13 THE CENTRAL BUSINESS DISTRICT (CBD).

14 THURSDAY, MAY 2, 2024  
15 11:07 A.M.

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21  
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1           Public Hearing in the above-referenced matter  
2 conducted at the CASINO REINVESTMENT DEVELOPMENT  
3 AUTHORITY, 15 South Pennsylvania Avenue, Atlantic  
4 City, New Jersey, taken before Michelle Gruendel, a  
5 Certified Court Reporter and Notary Public of the  
6 State of New Jersey, on Thursday, May 2, 2024  
7 commencing at 11:07 a.m.

8

9   A P P E A R A N C E S:

10 CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

11       LANCE D. LANDGRAF, JUNIOR  
12       CHAIRMAN  
13       DIRECTOR, PLANNING DEPARTMENT  
14       ROBERT L. REID  
15       LAND USE ENFORCEMENT OFFICER

16 PROFESSIONALS TO THE BOARD:

17       SCOTT G. COLLINS, ESQUIRE  
18       RIKER, DANZIG, SCHERER, HYLAND & PERRETTI  
19       CHRISTINE COFONE, PP, AICP  
20       COFONE CONSULTING

21       CAROLYN FEIGIN, PE, PP  
22       ARH ASSOCIATES

23 COUNSEL FOR THE APPLICANT:

24       JACK PLACKTER, ESQUIRE  
25       FOX ROTHSCHILD, LLP

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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: We're gonna take a two  
6 minute break while the other applicant sets up.

7 (A brief recess was taken.)

8 LANCE LANDGRAF: We're back on.

9 We have application number two. It's  
10 Application 2024-03-3620, Puffsie, LLC, 1536  
11 Atlantic Avenue. It's for cannabis retail. The  
12 applicant seeks minor site plan approval, along  
13 with C variance relief for adult use retail sales  
14 of cannabis.

15 It's located at 1536 Atlantic Avenue,  
16 also known as Block 151, Lot 3 in the Central  
17 Business District of Atlantic City.

18 Rob, we're good on notice?

19 ROBERT REID: Yes. I've reviewed the  
20 proof of service provided by the applicant and we  
21 have jurisdiction to hear the application.

22 LANCE LANDGRAF: All right. Our  
23 consultants are already sworn in. They will remain  
24 so. And review for completeness on this one, as  
25 well?

1 CAROLYN FEIGIN: Yes, we are.

2 LANCE LANDGRAF: All right. Good to go.  
3 Mr. Plackter.

4 JACK PLACKTER: Good morning. May it  
5 please the board, Jack Plackter from Fox Rothschild  
6 appearing for the applicant, Puffsie, LLC, the  
7 applicant.

8 As Mr. Landgraf correctly stated, it's  
9 an application for preliminary and major final --  
10 I'm sorry, preliminary and final site plan approval  
11 to renovate the existing first floor of an existing  
12 three-story building to a Class 5 cannabis retail  
13 facility. There really aren't any variances  
14 required. Everything is an existing nonconformity,  
15 but essentially permit the front yard setback of  
16 0 feet, where a minimum front yard setback of 5  
17 feet is required. There really is no on-site  
18 parking but we'll have testimony that historically,  
19 you know, we meet the historical requirement. That  
20 used to be a retail use and we're only really using  
21 the first floor of a three-story building, the  
22 portion for our use. The other one is a permitted  
23 rear yard setback of .2 feet, where a minimum rear  
24 yard setback of 20 feet is required; to allow a lot  
25 area of 3,950 square feet, where 5,000 square feet

1 is required; to allow a lot width of 39.5 feet,  
2 where 50 feet is required; and to permit  
3 100 percent impervious coverage, where 80 percent  
4 is permitted.

5 As I said, the existing nonconformities  
6 really aren't impacted at all by this application,  
7 and like I said, we're actually decreasing the  
8 historical need for parking because only, like I  
9 said, the first floor is gonna be in use. The  
10 other floors are going to be used for storage and  
11 perhaps an office.

12 The property is commonly known and  
13 designated as 1536 Atlantic Avenue and designated  
14 as Block 151, Lot 3 on the official tax map of the  
15 City of Atlantic City. The property, as you  
16 indicated, is located in the Central Business  
17 District and subject to the Green Growth  
18 Redevelopment Plan. It is a permitted use.

19 As required by the Municipal Land Use  
20 Law, we did cause the notice of this hearing to be  
21 published in the Courier-Post on April 21st, 2024  
22 and on April 19th we sent notice to property owners  
23 within 200 feet. The taxes are current. As we  
24 indicated in our application, it's a significant  
25 project that will help, you know, redevelop and

1 retransform the Central Business District.

2           One of the things I just wanted to point  
3 out before we introduce our applicants is that, you  
4 know, Mr. Landgraf in the last hearing asked about,  
5 you know, are there going to be too many of these  
6 things. I think, really, the hearing officer and  
7 the board really needs to note that if you really  
8 look at the history of the redevelopment of  
9 Atlantic City since the casino development, other  
10 than the casinos, there really hasn't been a lot of  
11 nonsubsidized development and, you know, without  
12 pilots and those kinds of things. The good thing  
13 about cannabis and, you know, the reason why it's  
14 encouraged is because this is real new capital  
15 investment at each of these facilities. There is  
16 no tax abatement. There are no subsidies and so  
17 forth so, therefore, we look at this more as a use,  
18 unfortunately, you know -- fortunately or  
19 unfortunately it is necessary to promote economic  
20 development in the city, when you really look at  
21 the historical redevelopment. Even housing  
22 projects, you know, can't exist without pilots and  
23 without help from the EDA and this is real  
24 entrepreneurial capital investment. A lot of  
25 minority and women owned businesses and so forth.

1                   So I'd like you to introduce my  
2 witnesses for a minute. We have Ernest Caldwell --  
3 also, you guys might want to stand to be sworn  
4 in -- Brittany Polk, our engineer, Donna Bullock,  
5 and our architect, Mark Millemann. So if you could  
6 just swear them in.

7                   LANCE LANDGRAF: Yes, please.

8                   SCOTT COLLINS: Yes. If you could all  
9 raise your right hand.

10 ERNEST CALDWELL, having been first duly sworn  
11 according to law, testified as follows:

12 BRITTANY POLK, having been first duly sworn  
13 according to law, testified as follows:

14 DONNA BULLOCK, PE, having been first duly sworn  
15 according to law, testified as follows:

16 MICHAEL MILLEMANN, having been first duly sworn  
17 according to law, testified as follows:

18                   SCOTT COLLINS: Thank you.

19                   LANCE LANDGRAF: We'll go through the  
20 credentials as each of them testify.

21                   JACK PLACKTER: Sure. That's fine.

22                   Come on up, Ernest. Where are you  
23 comfortable? Right here?

24                   Ernest, you were previously sworn. Just  
25 what is your position or what is your role with



1 Puffsie, LLC?

2 ERNEST CALDWELL: Okay. Hello, panel.

3 LANCE LANDGRAF: Good morning.

4 ERNEST CALDWELL: Good morning. My role  
5 with Puffsie, LLC is the CEO and cofounder of  
6 Puffsie, LLC, which is a minority, minority and  
7 disabled vet owned company.

8 JACK PLACKTER: Okay. And just tell us  
9 briefly a little bit about your background and  
10 investment in the project.

11 ERNEST CALDWELL: Sure. My background  
12 comes mostly from the legal field, where I was a  
13 paralegal for ten years. I got interested in the  
14 cannabis business once New Jersey legalized it.  
15 Like many of us in New Jersey, we don't have a lot  
16 of cannabis experience. What I do bring to the  
17 table is leadership experience from my time as a  
18 supervisor, litigation paralegal, to be able to  
19 make sure that these projects go through and ensure  
20 that the, you know, measures are being taken.

21 JACK PLACKTER: You also have some other  
22 experience other than paralegal?

23 ERNEST CALDWELL: Yes. So before that I  
24 was a supervisor at Aramark, where I worked at the  
25 Wells Fargo Center, you know. We did a lot of the

1 Flyers games, Sixers games. I worked, supervised  
2 on the Pavilion, a high traffic bar area where I  
3 supervised staff and managed the processes  
4 throughout the day.

5 JACK PLACKTER: Tell us a little bit  
6 about the project scope and your investment in this  
7 profit.

8 ERNEST CALDWELL: Sure. So the project  
9 scope, basically, Puffsie, LLC Dispensary is a  
10 dispensary that we plan to bring premier cannabis  
11 to the Atlantic City area, to add to the wealth of  
12 the cannabis businesses that we have going on here.  
13 We do believe that in, in that, in that arena that  
14 we will be successful. We kind of look at it like  
15 the mall type philosophy, where people go to the  
16 mall, they're not just going to the mall for one  
17 sneaker store, they go to one sneaker store and  
18 they might go in to check out another sneaker store  
19 and they're all conveniently located right next to  
20 each other, so we believe that some of these things  
21 will help us grow.

22 My investment into the company is  
23 45 percent investment into the company and we  
24 continue to add investors to help us grow our  
25 company.

1 JACK PLACKTER: Tell us about the hours  
2 of operation of the retail facility.

3 ERNEST CALDWELL: Sure. So the hours of  
4 operation would be from 10 to 9, Monday through  
5 Friday -- I'm sorry, Monday through Saturday and  
6 then reduced hours, 10 to 5 on Sunday.

7 JACK PLACKTER: And how about the  
8 standard operating procedures for security? Would  
9 you just identify this for purposes of the record  
10 and just briefly talk a little bit about the  
11 security operations?

12 ERNEST CALDWELL: Sure. Sure. So we do  
13 put on security as a top priority at Puffsie, LLC.  
14 We've contracted the company that's gonna provide  
15 us with the type of technology and security that  
16 will ensure the safety and security of the  
17 customers and the employees. We're committed to  
18 ensuring our staff members are well-equipped and we  
19 also implement robust security measures to  
20 safeguard our customers, employees, including  
21 surveillance systems, secure cash handling  
22 procedures and emergency response protocols.

23 JACK PLACKTER: Will there also be  
24 on-site security? One of the things that CRDA  
25 seems to be concerned about -- and it's legitimate,

1 for sure -- is having crowd control security, an  
2 individual there for crowd control before the  
3 facility opens and then for some time after it  
4 closes. We'll be having that type of operations,  
5 as well?

6 ERNEST CALDWELL: Sure. And that's  
7 going to be a company separate from the company,  
8 security company that handles technology that we've  
9 partnered with and they will be providing security  
10 where at a half an hour before the store opens and  
11 then a half an hour after the store opens to ensure  
12 that the employees and, you know, maybe customers  
13 or low flow-over and everything, that everybody's  
14 able to be covered from security.

15 LANCE LANDGRAF: 30 minutes before and  
16 30 minutes after.

17 ERNEST CALDWELL: Yes, sir.

18 LANCE LANDGRAF: Okay. Thank you.

19 ERNEST CALDWELL: You're welcome.

20 JACK PLACKTER: Could we mark this,  
21 Scott?

22 SCOTT COLLINS: Sure. Let's go ahead  
23 and mark the application itself A-1.

24 JACK PLACKTER: This was not submitted.  
25 This will be A-2. This is our security and safety

1 plan.

2 LANCE LANDGRAF: Okay. We'll mark that  
3 as A-2. It does not appear to be dated. I'll put  
4 today's date on the top?

5 JACK PLACKTER: That's fine. Thank you.

6 SCOTT COLLINS: Just on that note, you  
7 probably know, we have a number of conditions that  
8 we ask all of our cannabis applicants to do. So  
9 the security plan will be -- will meet the  
10 requirements of the, of the State Cannabis  
11 Regulatory Commission?

12 ERNEST CALDWELL: Yes. Compliance is a  
13 top priority here at Puffsie, LLC. We will make  
14 sure that we strictly adhere to all local, state  
15 and federal regulations regarding the sale of  
16 cannabis and the distribution of cannabis.

17 SCOTT COLLINS: Wonderful.

18 And this will be reviewed and approved  
19 by the Atlantic City Police Department?

20 ERNEST CALDWELL: Yes, sir. And also,  
21 our cameras, as we understand, will also be able to  
22 be patched in to the Atlantic City Police  
23 Department so they'll be able to patch in any time  
24 they want to, and I think as far as the state  
25 regulations go, they'll also be there, as well.

1           SCOTT COLLINS: Wonderful. That was  
2 going to be the last question I was going to ask  
3 you. Thank you.

4           LANCE LANDGRAF: We're getting a little  
5 predictable here.

6           CHRISTINE COFONE: At least we know you  
7 were paying attention to the first application,  
8 right?

9           JACK PLACKTER: Mr. Caldwell, tell us  
10 about the number of employees.

11           ERNEST CALDWELL: Sure. So Puffsie, LLC  
12 will have 16 employees that we will have, and like  
13 I said, we have a third-party security company that  
14 will staff the security as they see fit based on --  
15 you know, obviously Atlantic City is an off-season,  
16 on-season type of situation so they'll be staffed  
17 to meet those needs.

18           JACK PLACKTER: Okay. How about truck  
19 traffic, including deliveries, how many deliveries  
20 do you anticipate a week?

21           ERNEST CALDWELL: Right. So want to try  
22 to reduce our footprint on the environment by  
23 trying to convince our deliveries to one day, or  
24 not one day. I'm sorry. To the minimum amount of  
25 days that we can and having deliveries come in the

1 same day, but we're talking about maybe two to  
2 three days out the week that we expect our  
3 inventory, cannabis waste removal and then also our  
4 cash courier. Our cash courier's already set up  
5 to -- or as a, you know, short-term setup, two days  
6 a week for the cash courier.

7 JACK PLACKTER: Also, then, one of the  
8 things that's important to the CRDA is a loading  
9 and unloading zone for inventory and other things.  
10 I'm going to show you a copy. This was submitted  
11 to the CRDA, but would you just identify that for  
12 the record?

13 ERNEST CALDWELL: Yes. Sure. This is  
14 an access agreement that we have with the owner of  
15 a property that sits directly behind our store. So  
16 when we walk out of the back door we're actually  
17 walking on to someone else's private property. So  
18 what we've done is we've reached out to the owners  
19 of that property, in coordination with our  
20 attorney, our legal team, and we've secured an  
21 access agreement that will allow us to unload and  
22 load all of our cannabis needs, our cash and waste  
23 removal.

24 LANCE LANDGRAF: In that parking lot  
25 that's behind your building, is that where it's

1 going to happen?

2 JACK PLACKTER: No. It's actually a  
3 private lot. It's Lot 7. It actually looks like a  
4 driveway. It looks like a roadway but it's a  
5 private lot. We did a lot of title research and  
6 other things to verify that.

7 LANCE LANDGRAF: So here's the concern  
8 with that. The loading space is going to be on  
9 Kentucky Avenue, where the vehicle's gonna sit,  
10 correct?

11 JACK PLACKTER: No. The loading space  
12 is on Lot 7.

13 LANCE LANDGRAF: So we don't have a plan  
14 where that's going to be.

15 JACK PLACKTER: We'll show that to you  
16 on the engineer's plan.

17 LANCE LANDGRAF: All right. So here's  
18 the concern, and we've had this on other  
19 applications, there's no way to have a camera on  
20 that loading zone, on that loading space, because  
21 your building is three lots away from that loading  
22 space.

23 JACK PLACKTER: No. The loading space  
24 is directly behind the building.

25 LANCE LANDGRAF: I don't see that



1 anywhere so that's where I'm having a problem.

2 JACK PLACKTER: Sure. No problem.

3 LANCE LANDGRAF: We don't have --

4 JACK PLACKTER: If you look at the site  
5 location map --

6 CHRISTINE COFONE: Can we pull it up on  
7 the screen? Would that be easier?

8 LANCE LANDGRAF: They don't have any  
9 digital here.

10 JACK PLACKTER: We don't have digital  
11 but we have the plan.

12 LANCE LANDGRAF: I don't have -- this  
13 plan doesn't show me a loading space.

14 JACK PLACKTER: It's right here, behind  
15 the building. We're allowed to use this entire Lot  
16 7 for the loading space. It's directly --

17 LANCE LANDGRAF: Right, but how wide is  
18 this? You got a curb here. You got sidewalk.  
19 Where is --

20 (Out of microphone range. Inaudible.)

21 LANCE LANDGRAF: That's Kentucky Avenue  
22 you're pointing at.

23 DONNA BULLOCK: I'm pointing at --

24 LANCE LANDGRAF: Right.

25 ROBERT REID: Yeah. The lot is 9 feet

1 wide from the wall up the --

2 DONNA BULLOCK: That's correct.

3 JACK PLACKTER: But it's used for  
4 loading and unloading and we're talking about --  
5 (Inaudible.)

6 LANCE LANDGRAF: Okay. So how's a  
7 vehicle going to access that area?

8 JACK PLACKTER: We'll describe that in  
9 our --

10 LANCE LANDGRAF: Okay.

11 SCOTT COLLINS: Yeah. The transcript is  
12 going to be a mess here. Maybe we --

13 LANCE LANDGRAF: Yeah. We got to go  
14 back up here.

15 SCOTT COLLINS: -- could do a recap of  
16 what we're --

17 JACK PLACKTER: Sure.

18 So a question was asked about the  
19 loading zone. It looks like a public alleyway but  
20 actually it's private property. It's Lot 7 in the  
21 rear. The cartway I believe is about 9 feet wide.  
22 It is relatively narrow but it will accommodate and  
23 it is currently used for loading/unloading for  
24 other lots that front on that, and we do have an  
25 access agreement which we've presented or we'll

1 present to you that gives us the right to use it  
2 for space.

3 CHRISTINE COFONE: Will it give you the  
4 right to use it for loading and unloading?

5 JACK PLACKTER: It's in the access  
6 agreement, yes.

7 CHRISTINE COFONE: It is?

8 JACK PLACKTER: Yes.

9 CHRISTINE COFONE: Okay. And that's to  
10 the rear or south of the property? I know it's  
11 difficult for you but just so you have your  
12 bearings --

13 JACK PLACKTER: We can designate that on  
14 the --

15 CHRISTINE COFONE: -- it's the rear or  
16 southern elevation of the building or the property?

17 JACK PLACKTER: Correct.

18 LANCE LANDGRAF: Does the lot line go  
19 all the way to that curb line?

20 ROBERT REID: It does not.

21 LANCE LANDGRAF: Okay.

22 JACK PLACKTER: We did submit this.

23 LANCE LANDGRAF: Okay. So this is part  
24 of the application so this would be --

25 SCOTT COLLINS: We don't have to -- if

1 it was submitted we don't have to mark it.

2 I guess what I'm hearing is we want to  
3 see this on the plan?

4 LANCE LANDGRAF: Yeah. I thought  
5 something was submitted along with this. This is  
6 not what I wanted to see.

7 SCOTT COLLINS: It should show the  
8 property line.

9 LANCE LANDGRAF: No. It doesn't show  
10 the loading space. It doesn't show where -- you  
11 know, we can put cameras on the outside of the  
12 building, which is good. That was my big -- I  
13 thought you were either doing it on Kentucky --

14 JACK PLACKTER: No. No. It's right  
15 behind.

16 LANCE LANDGRAF: -- or down at the end  
17 or in the parking lot behind, which would honestly  
18 be ideal, you know. I don't know where -- I don't  
19 know what's happening in this, where the area  
20 behind Lot 3, where it says Lot 7. I don't see a  
21 property line. I don't see where we're showing  
22 this as a loading area.

23 CHRISTINE COFONE: Yeah.

24 CAROLYN FEIGIN: I think one of our  
25 concerns also is just -- is the trash enclosure

1 going to be located on their lot, then? Are you  
2 going to have an extra trash, and then if you are  
3 doing any loading or unloading operations there,  
4 are you then impeding traffic to get through and  
5 around you because it's so narrow?

6 ERNEST CALDWELL: Okay. Yeah. So  
7 the -- as far as the receptacles, they will be  
8 inside. We have a refuse area that's going to be  
9 inside and I guess -- I think as far as the  
10 regulations, we also have to keep the cannabis  
11 waste in there. So everything is going to be in a  
12 room that's displayed on our architectural floor  
13 plan.

14 LANCE LANDGRAF: Is that that storage  
15 area?

16 ERNEST CALDWELL: Yes, sir.

17 LANCE LANDGRAF: That should be labeled  
18 as trash room.

19 CAROLYN FEIGIN: I think -- yeah.

20 ERNEST CALDWELL: It think it's  
21 referenced as refuse area.

22 JACK PLACKTER: It says refuse.

23 CAROLYN FEIGIN: I think our question  
24 and comment would be five. We just said there's no  
25 external trash enclosure on the site and the

1 interior secured refuse area is for cannabis waste  
2 only, but you're saying it's not for cannabis waste  
3 only?

4 ERNEST CALDWELL: Correct.

5 CAROLYN FEIGIN: You have to keep it  
6 separate in your --

7 ERNEST CALDWELL: Yes, ma'am, but we'll  
8 have solid waste and recyclables in this area, as  
9 well --

10 CAROLYN FEIGIN: Okay.

11 ERNEST CALDWELL: -- stored separately.

12 CAROLYN FEIGIN: Because that just has  
13 to be labeled on the plan because right now it just  
14 looks -- I think we maybe interpreted it as  
15 cannabis waste only, so okay.

16 JACK PLACKTER: Lastly, I was just going  
17 to ask you, what do you think the impact of the  
18 community is with respect to this project?

19 ERNEST CALDWELL: We think that it's --  
20 when it comes to the community, we want to actively  
21 engage with the local community through outreach  
22 programs, educational events and partnerships with  
23 organizations that promote responsible cannabis use  
24 and social equity programs and we believe that we  
25 will add to the historic nature of the whole

1 situation that we have going on here where the city  
2 wants to put New Jersey in the forefront of the  
3 cannabis industry and we want to be a part of that.

4 LANCE LANDGRAF: I want to go back to  
5 this loading and I'm gonna ask Rob to speak to this  
6 in the meeting.

7 So apparently the Lot 7 that you're  
8 getting access easement for is also a cannabis use,  
9 or it's at least applied for a cannabis use.

10 JACK PLACKTER: Yup.

11 LANCE LANDGRAF: They've been approved  
12 for cannabis use. So now I'm going to have --  
13 we're going to have to coordinate with them your  
14 deliveries, because if your vehicle is there block  
15 blocking their access, so that's something that has  
16 me concerned with regard to --

17 JACK PLACKTER: So the way this works is  
18 that all the, all the stores but ours have the  
19 right to use that Lot 7 through easements. Our  
20 store does not. That's why we have the access  
21 agreement.

22 LANCE LANDGRAF: Okay. So maybe I  
23 should rephrase that and say not just for Lot 7  
24 deliveries but all the deliveries need to be  
25 coordinated so we're not blocking anybody else.

1 JACK PLACKTER: Correct. Correct.  
2 Correct.

3 LANCE LANDGRAF: So that's something  
4 that --

5 JACK PLACKTER: Correct.

6 LANCE LANDGRAF: So all those  
7 storefronts that front on Atlantic Avenue have  
8 access to that for loading and that's been  
9 historically used as that?

10 JACK PLACKTER: That's correct.

11 LANCE LANDGRAF: All right. The -- I  
12 really wish I had a better plan showing me -- my  
13 concern is -- so the vehicles most likely will back  
14 into that?

15 JACK PLACKTER: Well, actually, isn't  
16 there an area to turn around back there?

17 ERNEST CALDWELL: There is, yeah.

18 JACK PLACKTER: They're actually able to  
19 go all the way up to Lot 7 and they're able to turn  
20 around somehow.

21 ROBERT REID: That's only because  
22 they're trespassing on someone else --

23 CAROLYN FEIGIN: Right.

24 ROBERT REID: That's the only way  
25 they're turning around.



1 CAROLYN FEIGIN: Right.

2 LANCE LANDGRAF: Well, if they have an  
3 easement to do that they're --

4 ROBERT REID: No. There's no easement.  
5 There's no easement. There's a 9 foot wide strip  
6 of land.

7 JACK PLACKTER: We're saying the  
8 termination point, I believe the area lines out and  
9 they're able -- how do they turn around?

10 ERNEST CALDWELL: They go straight and  
11 then somehow they -- it looks like they're turning  
12 around.

13 LANCE LANDGRAF: Somehow.

14 ROBERT REID: The problem is the  
15 owner -- (Inaudible.) -- said he can't do that.

16 CAROLYN FEIGIN: Right.

17 ROBERT REID: That's the problem.

18 CAROLYN FEIGIN: Right. It's not a  
19 public right-of-way. It's private property.

20 LANCE LANDGRAF: So this -- but Lot 7  
21 goes all -- what does this easement give you the  
22 right to do? Go all the way to Lot 7? Is Lot 7  
23 completely filled with buildings?

24 JACK PLACKTER: It looks like a T-shaped  
25 lot.

1 ROBERT REID: Yeah, it is.

2 JACK PLACKTER: We can use the T for  
3 loading and unloading. I guess the vertical parts  
4 of the T --

5 LANCE LANDGRAF: Right.

6 JACK PLACKTER: -- or the long part of  
7 the T.

8 LANCE LANDGRAF: Right.

9 JACK PLACKTER: If you look at the  
10 agreement, it clearly says --

11 LANCE LANDGRAF: But is it limited to  
12 that 9 foot area?

13 JACK PLACKTER: No. You can use the  
14 whole Lot 7.

15 ROBERT REID: Well, Lot 7 is only 9 feet  
16 wide.

17 JACK PLACKTER: Well, no. I mean --

18 ROBERT REID: Yeah. Historically what's  
19 happening there is everyone's using the parking lot  
20 because it's easy to drive into the parking lot and  
21 then unload and no one is stopping them. That's  
22 what's happening, actually happening, because I've  
23 been there a few times because there's been other  
24 applications.

25 LANCE LANDGRAF: All right. I do have a

1 concern about how this is operating so we might  
2 have to get -- we might request some additional  
3 information before I can put this on our board for  
4 any recommendations. I'm gonna need to see that  
5 plan blown-up and see how that's going to function.  
6 I don't know that your engineer is going to be able  
7 to tell me verbally to make me comfortable enough  
8 to see how that's working so we're gonna probably  
9 need additional -- we'll let Miss Bullock, is it?

10 JACK PLACKTER: Yup.

11 LANCE LANDGRAF: We'll let her testify  
12 and then we'll see where we go, but in my mind  
13 right now I'm going to need some kind of plan  
14 showing me how that's going to function.

15 CHRISTINE COFONE: Should we carry it?

16 LANCE LANDGRAF: Let's hear what they  
17 have to say. We'll take it to the end and see  
18 where we go.

19 JACK PLACKTER: Any further questions of  
20 Mr. Caldwell?

21 LANCE LANDGRAF: I don't, no. I think  
22 we can go on to the rest of your witnesses.

23 ERNEST CALDWELL: Thank you, everybody.

24 CAROLYN FEIGIN: Thank you.

25 JACK PLACKTER: Donna, you were

1 previously sworn, correct?

2 DONNA BULLOCK: Yes, but I have not  
3 presented my credentials.

4 LANCE LANDGRAF: If you could do that  
5 for me, that would be great.

6 DONNA BULLOCK: My name is Donna  
7 Bullock, B-U-L-L-O-C-K. I am a New Jersey licensed  
8 professional engineer. I work at Morgan  
9 Engineering as a project manager. I have been  
10 working in the civil engineering field for  
11 approximately 35 years. I've been licensed in New  
12 Jersey for 24 years. I have presented testimony.  
13 I even ran my own company at one point back in the  
14 day. I have provided testimony in many, many  
15 counties and cities, in planning boards and zoning  
16 boards for site plan, subdivisions, variance  
17 applications, unimproved roads. You name it, I've  
18 done it. This is the first time I'm in front of  
19 the CRDA.

20 LANCE LANDGRAF: Welcome to Atlantic  
21 City. We would accept her credentials as a  
22 licensed professional engineer.

23 DONNA BULLOCK: Thank you.

24 JACK PLACKTER: Thank you.

25 So you were engaged by this applicant,

1 Puffsie, LLC, to provide plans and testimony; is  
2 that correct?

3 DONNA BULLOCK: That's correct.

4 JACK PLACKTER: And in connection with  
5 that did you -- the plans you're going to testify  
6 about from today, were they prepared by you or your  
7 direction?

8 DONNA BULLOCK: Yes.

9 JACK PLACKTER: Did you also have  
10 occasion to look at the Tourism District  
11 regulations in connection with your application?

12 DONNA BULLOCK: Yes, I have.

13 JACK PLACKTER: And also, have you had  
14 occasion to review the professional reports from  
15 ARH and also Christine Cofone?

16 DONNA BULLOCK: Yes, I have.

17 JACK PLACKTER: Okay. So based upon  
18 that, would you describe the existing site  
19 conditions --

20 DONNA BULLOCK: Sure.

21 JACK PLACKTER: -- and the proposal for  
22 the site?

23 DONNA BULLOCK: So as previously  
24 mentioned, it's Block 151, Lot 3. It's on -- it's  
25 located on Atlantic Avenue. The site itself

1 contains 3,964 square feet. It's existing fully  
2 developed. Actually, I have a -- it's existing  
3 fully developed lot located on the south side,  
4 located on the south side of Atlantic Avenue. It's  
5 50 feet east from the -- from its intersection with  
6 Kennedy Avenue. The adjacent properties are also  
7 fully developed with the retail commercial  
8 buildings. The existing building does protrude off  
9 of the rear lot property line by 0.6 feet at the  
10 most southeasterly corner. The rear of the  
11 property does abut Lot 7, which is 9 foot from this  
12 access off of Kentucky Avenue, which then goes  
13 behind our property, as well as the adjacent  
14 properties until the property opens up, which then  
15 that Lot 7 fronts on to, on to Atlantic Avenue,  
16 and I will revise the plan to show that 9 foot  
17 aisle way portion of 7 and also to where it opens  
18 up on to the open portion of Lot 7, and then I will  
19 also show the adjacent Lots 23 and 24 that follow  
20 to the south where those parking facilities are  
21 located, basically taking the plan and putting the  
22 tax map areas on the site, so it will be better for  
23 understanding and visibility. There are no parking  
24 spaces currently associated with the property. The  
25 property does contain a three-story commercial

1 building for retail sales, which runs on Atlantic  
2 Avenue which is a fully developed 100 foot  
3 right-of-way with four travel lanes and there is a  
4 15 foot wide area in front of the -- on front of  
5 the retail where there's adequate sidewalk for  
6 passing and there are tree grates located adjacent  
7 to the curb for, for landscaping and access for all  
8 the local businesses that front on that walk.

9           What we're proposing to do is convert  
10 1,188 square feet for a cannabis retail facility  
11 which will have front facade improvements, such as  
12 new lighting on the front of the building,  
13 architectural enhancements such as different  
14 materials for the facade, and we will update our  
15 plan to show where, where the, where the sign,  
16 existing sign that exists on the frontage will be  
17 converted to just indicate the use of this  
18 facility. The signage is not proposed to change.  
19 It's just to be repurposed.

20           The proposed interior improvements for  
21 the building include the relocation of the main  
22 entrance to the building, accessibility to create a  
23 security vestibule, and that could be saw -- seen  
24 on the architectural plans. A cannabis retail sale  
25 is a permitted use in the CBD zone, and as per the

1 Green Zone Redevelopment Zone, we are proposing all  
2 mounted lighting on the exterior of the building.  
3 It currently does show a design of 6 feet in  
4 height. That needs to be adjusted to raise that  
5 elevation so that the lot conflict with the, with  
6 the doorways. And like I mentioned, we're gonna  
7 reuse the existing sign plates so will be no change  
8 to the sign area or its location.

9 As far as parking goes, the required  
10 parking is one space per 300 square foot of ground  
11 floor area and 1,188 square feet that requires four  
12 parking spaces. As indicated, there are no parking  
13 spaces associated with this facility and since  
14 there's no increase to the proposed ground floor  
15 area of the building for this use, there's no  
16 variance required for the parking. The employee  
17 and customers will park in public parking areas or  
18 walk or bike to the site or use public  
19 transportation.

20 As mentioned just a few minutes ago, it  
21 is anticipated that loading will occur on the  
22 narrow portion of Lot 7 as a lease agreement as  
23 provided in the prior documentation.

24 We have seven existing nonconformities  
25 with this site. I'll briefly go over them once



1 again for the record. The minimum lot area  
2 required is 5,000. We have 3,950. The minimum lot  
3 width is 50. We have 39.5. The minimum lot  
4 frontage is 50. We have 39.5. The principal  
5 building setback is 5. We have 0. The principal  
6 rear yard setback is 20. We have 0. Building lot  
7 coverage, 30 is required. 100 percent is provided.  
8 Maximum impervious coverage, 80 percent is  
9 required. 100 percent is provided. These are  
10 existing nonconformities that are currently on the  
11 property. There's nothing that is changing  
12 relative to the -- relative to these variances on  
13 the property from the prior retail use. We're  
14 continuing as a retail use and, as stated on the  
15 engineer's letter, that there are no variances,  
16 therefore, required for this property.

17 So if you have any questions or you --

18 JACK PLACKTER: Have you had an occasion  
19 to review the engineering and planning --

20 DONNA BULLOCK: Yes, I have.

21 JACK PLACKTER: Did you want to make any  
22 comments on them or indicate whether we're willing  
23 to comply with all of these requests and conditions  
24 contained in the --

25 DONNA BULLOCK: Yes. Yes. There's

1 engineering comments based on the technical --  
2 first technical review letter. Item three,  
3 engineering comments one through seven, we will  
4 comply with all of that. The parking layout  
5 required testimony, which testimony has been given.  
6 We agree with all those items. The lighting and  
7 signage I briefly discussed regarding -- that  
8 they're new lights and the existing lights will be  
9 replaced. The heights will be adjusted and the  
10 sign will be reused. And there are planning  
11 comments that briefly discuss the C variances which  
12 I have done and other comments that will be given  
13 in testimony or already have been given in  
14 testimony.

15 JACK PLACKTER: There was a requirement  
16 about encroachment of the building mounted signs in  
17 the right-of-way and if there is no license  
18 agreement, the applicant will agree to go to the  
19 City of Atlantic City and obtain the appropriate  
20 licensing agreement. This is a condition that  
21 exists throughout Atlantic City on many, many  
22 commercial buildings, correct?

23 DONNA BULLOCK: Correct.

24 JACK PLACKTER: So is your testimony  
25 that we will comply with all professional reports,

1 then?

2 DONNA BULLOCK: Yes, we will.

3 JACK PLACKTER: Based upon your  
4 testimony can you opine to a reasonable degree of  
5 engineering certainty whether this applicant,  
6 Puffsie, is entitled to preliminary and final site  
7 plan approval?

8 DONNA BULLOCK: Yes. Yes. This is an  
9 existing site. There's no improvements proposed.  
10 We're utilizing the existing building that's  
11 already there, repurposing it for a new retail use  
12 which is permitted within the zone.

13 JACK PLACKTER: Okay.

14 LANCE LANDGRAF: Question on the  
15 condition of that driveway that everybody seems to  
16 use there. Understanding it's concrete but it's in  
17 pretty rough condition. We're gonna probably  
18 approach -- you know, not probably. We're gonna  
19 need to approach the owner of that lot to get that  
20 repaired, because that's not something -- you're  
21 gonna have, you know, people starting to use that  
22 now with more frequency. Apparently it's in pretty  
23 bad shape.

24 JACK PLACKTER: I've been out there. I  
25 trust what you're saying.

1           LANCE LANDGRAF: Yeah. So -- all right.  
2 We'll deal with that. You don't own the land but  
3 we're gonna put some kind of condition on this that  
4 we are gonna approach them but you may have to be  
5 responsible for that because of them. It's gonna  
6 have to be repaired because it's in really bad  
7 shape.

8           Okay. All right. Thank you.

9           CAROLYN FEIGIN: I do have one other  
10 question --

11          LANCE LANDGRAF: Yeah. Go ahead.

12          CAROLYN FEIGIN: -- for Miss Bullock.

13                 Item B4, which is just a little  
14 discussion on the second and third floors of the  
15 building, it looks like the vestibule in the front  
16 is now gonna prohibit access to the second and  
17 third floors from the outside. I'm guessing that's  
18 the intention but what are -- what is going on?  
19 Are they just vacant and does the -- because this  
20 is only -- we should understand the lot is the  
21 dimensions of 39.5 by 100 feet but there's only a  
22 sliver of the property of that building that's  
23 actually the Puffsie.

24          LANCE LANDGRAF: Right.

25          CAROLYN FEIGIN: If you look at the

1 architectural it's -- (Inaudible.) -- so we  
2 requested that that actually be -- like, that  
3 demising line just be shown on the plan. So access  
4 to the second and third floors, is that now -- you  
5 know, what's happening with that, I guess, if you  
6 could just --

7 DONNA BULLOCK: It's my understanding  
8 that's going to be restricted because those areas  
9 on the second and third story are going to be used  
10 for storage. So the first --

11 CAROLYN FEIGIN: Okay. They're gonna  
12 remain vacant?

13 DONNA BULLOCK: So that no one else --

14 JACK PLACKTER: Miss Bullock didn't  
15 mention that. It may not have come up --

16 CAROLYN FEIGIN: I didn't notice. I'm  
17 sorry.

18 JACK PLACKTER: That's fine.

19 ROBERT REID: Yeah. I had asked that  
20 question when it was first submitted and they  
21 wouldn't get back to me as to what the use was.

22 JACK PLACKTER: Sure. Sure.

23 CAROLYN FEIGIN: So vacant storage. And  
24 you do want to -- there's not, like, tenants up  
25 there where you just locked them out, getting into

1 their residences or just something like that?

2 DONNA BULLOCK: No.

3 CAROLYN FEIGIN: Okay.

4 LANCE LANDGRAF: One other question for  
5 Miss Bullock.

6 Because the vehicle legally cannot turn  
7 around at the end of this Lot 7, what I'm gonna  
8 need to see is how that vehicle's going to get in  
9 there. Is it going to back in? Is it going to  
10 back out? So I need to see how that's gonna  
11 function with either some sort of turning radii on  
12 Kentucky Avenue to show how the vehicle is going to  
13 get in and what that area on Kentucky looks like.  
14 Is there parking there? Is this maneuver gonna  
15 happen in a drive lane? We've had issues with that  
16 in other applications so I'm concerned about that,  
17 with regard to a back up maneuver in a public  
18 right-of-way to back into a loading space. So if  
19 that's how it's going to happen, I'm telling you  
20 now, I have an issue with that.

21 DONNA BULLOCK: Well, I, I -- what I  
22 will do is I will represent where the, where the  
23 building is on Lot 7, so as -- just for fun, Lot 7  
24 does something like this, out to the roadway, so  
25 the alleyway from Kentucky is 9 feet wide and then

1 it does break open and somewhere on the north side  
2 is where the building itself is located, so when,  
3 when it was mentioned that there may be a turn  
4 around, I will research that and show this on the  
5 plan, but there is an area that they can come here,  
6 turn around in this parking area and then come  
7 through.

8 LANCE LANDGRAF: Yeah. None of that is  
9 on Lot 7. I'm looking at a survey from a previous  
10 application for Block 151, Lot 7 --

11 DONNA BULLOCK: Yes.

12 LANCE LANDGRAF: -- and that building  
13 comes right to the end of that T. There are some  
14 concrete areas.

15 DONNA BULLOCK: I'm sorry. I was --

16 LANCE LANDGRAF: Yeah. There's concrete  
17 area there --

18 DONNA BULLOCK: Yes.

19 LANCE LANDGRAF: -- but that is bisected  
20 by the property line between Lot 24 and 7 so --

21 DONNA BULLOCK: Okay.

22 LANCE LANDGRAF: -- take a look at that.  
23 Again, we may have to come back and revisit this,  
24 Jack, at a public hearing. That's what I'm  
25 thinking, but let's, let's get through the

1 architect and we'll see. I'm concerned. We've had  
2 a very similar situation on another application  
3 that was denied by this board for similar backing  
4 up into a site, into a loading area. Granted, it  
5 may be happening in all these other retail outlets  
6 along here. It doesn't make it right. It doesn't  
7 make it safe. So the only positive is it's not on  
8 Atlantic Avenue. That's the difference. Kentucky  
9 is not as heavily traveled, so I want to see how  
10 that occurs. Is there a mechanism where the city  
11 will allow the space next to that driveway that you  
12 could pull forward and come back in on Kentucky  
13 Avenue, not delivery there, but it would be a --  
14 you'd lose a parking space there, a maneuvering  
15 space to back in. That's where my mind-set is  
16 right now. We can provide you a copy of this  
17 because that's part of our file on the Lot 7  
18 cannabis use. We have that.

19 All right.

20 JACK PLACKTER: Well, how do I know?

21 LANCE LANDGRAF: Well, that's --  
22 apparently they're doing the same thing and we will  
23 raise that with them, as well. They're not in  
24 there yet so we're gonna look at that. We're gonna  
25 take another look back at Lot 7's access and create



1 the same issue with them.

2 All right. That's all I have. You guys  
3 have anything else?

4 CHRISTINE COFONE: I mean, I understand  
5 it's a permitted use. The lines for the variances  
6 are existing but, you know, what we are reconciling  
7 is the loading and the access back there, right.

8 LANCE LANDGRAF: Right.

9 CHRISTINE COFONE: I mean, presumptively  
10 you're gonna have that issue with the lion's share  
11 of the uses that are permitted but it doesn't mean  
12 that, you know, we can't -- we have to deal with  
13 it.

14 JACK PLACKTER: Well, we all know that  
15 any application, it's gonna be the same situation  
16 but, moreover, we also know that under the  
17 regulations from -- (Inaudible.) -- there's a  
18 minimum square footage requirement of 10,000 square  
19 feet and, you know, I feel compelled to put that on  
20 the record. We tried to cooperate because I know  
21 it's an important condition and we're well below  
22 the 10,000 square feet, but we talked to  
23 Mr. Caldwell and the applicant and decided that we  
24 would -- you know, we're not trying to make the  
25 argument that we don't want to do it. It may not

1 be the perfect loading zone but kind of given the  
2 existing configuration and the building that's been  
3 there for hundreds of years and the fact that  
4 everybody uses that, it's kind of the best we can  
5 do. We're certainly willing to try to make it  
6 better, you know, if that's acceptable.

7 LANCE LANDGRAF: Yeah. Okay. Thanks.  
8 We're gonna have them provide better plans so --  
9 all right. You have the architect. You want to --

10 JACK PLACKTER: We just had him here  
11 available for questions.

12 LANCE LANDGRAF: Okay.

13 JACK PLACKTER: Would you like me to go  
14 through the floor plan briefly or --

15 LANCE LANDGRAF: Do we have any  
16 questions of the floor plan? The plan I have does  
17 not show a refuse area.

18 JACK PLACKTER: Well, it does. It shows  
19 cannabis. We do -- we got that comment. We're  
20 going to revise that plan --

21 LANCE LANDGRAF: Okay.

22 JACK PLACKTER: -- to show trash for,  
23 you know, regular trash, as well as cannabis waste.

24 LANCE LANDGRAF: I'm not seeing either  
25 one on my plan. I'm seeing secured receiving area.

1 CAROLYN FEIGIN: I think this is the  
2 one, we got a couple versions of it.

3 LANCE LANDGRAF: Okay.

4 CAROLYN FEIGIN: Because I think one of  
5 our initial completeness letter comments was that  
6 there, there was no indoor cannabis trash, so then  
7 they revised it and sent it in.

8 LANCE LANDGRAF: Okay. All right.

9 CAROLYN FEIGIN: Then we still didn't  
10 have any regular trash or recyclables so --

11 JACK PLACKTER: (Inaudible.) -- a  
12 professional architect.

13 MICHAEL MILLEMANN: Yeah.

14 JACK PLACKTER: And you're engaged by --

15 LANCE LANDGRAF: Oh, yeah. Secure  
16 refuse, yes.

17 JACK PLACKTER: -- Puffsie in connection  
18 with this application?

19 MICHAEL MILLEMANN: I am, yes.

20 JACK PLACKTER: All right. Could you  
21 present that plan and just maybe show where that  
22 refuse area is on the plan?

23 MICHAEL MILLEMANN: I don't know if you  
24 want me to give my qualifications or anything.

25 JACK PLACKTER: Yeah. Just briefly.

1                   MICHAEL MILLEMANN: My name is Mike  
2 Millemann, M-I-L-L-E-M-A-N-N, principal with  
3 Tokarski Millemann Architects. I've been licensed  
4 in the State of New Jersey as an architect for  
5 25 years.

6                   LANCE LANDGRAF: We accept his  
7 credentials.

8                   JACK PLACKTER: That plan was submitted  
9 as part of the application at some point?

10                  MICHAEL MILLEMANN: Yeah. It's drawing  
11 SD1, last dated February 23rd of this year. So on  
12 the left side of the sheet, on the proposed first  
13 floor plan toward the rear of the plan on the left  
14 side we identified a secure storage area for the  
15 purpose of containing the cannabis trash.

16                  JACK PLACKTER: Okay.

17                  MICHAEL MILLEMANN: We did hear the  
18 comment of the other trash recyclables. We will  
19 add that to the plans as requested.

20                  JACK PLACKTER: And that has to show a  
21 partition.

22                  MICHAEL MILLEMANN: Correct.

23                  JACK PLACKTER: It can't be -- you  
24 can't -- (Inaudible.)

25                  MICHAEL MILLEMANN: Separated area for

1 that.

2 LANCE LANDGRAF: Okay. That was my only  
3 question on the floor plan.

4 CAROLYN FEIGIN: Not too much happening  
5 to the building.

6 LANCE LANDGRAF: No.

7 CAROLYN FEIGIN: Just enclosing the  
8 vestibule in the front, so --

9 LANCE LANDGRAF: Right.

10 CHRISTINE COFONE: The sign conforms to  
11 the area and you provided a detail of that.

12 MICHAEL MILLEMANN: Yeah. There will be  
13 a separate sign permit.

14 CHRISTINE COFONE: Yeah.

15 LANCE LANDGRAF: Then the facade will  
16 have to be reviewed by the city's redevelopment  
17 architectural review.

18 JACK PLACKTER: We'll comply with the  
19 architectural review requirements of the city.

20 LANCE LANDGRAF: Okay. All right. I  
21 don't have anything else in the architect. You  
22 guys have anything?

23 CHRISTINE COFONE: I do not.

24 CHRISTINE FEIGIN: Very little happening  
25 there.

1           LANCE LANDGRAF: We talked about your  
2 report that's dated April 26th. We'll mark that as  
3 B-1. Do you have anything else besides what we  
4 talked about?

5           CHRISTINE COFONE: No. (Inaudible) --  
6 acknowledges there's no need for it to be generated  
7 as a result of this application.

8           LANCE LANDGRAF: Carolyn, you're --

9           CAROLYN FEIGIN: Yes.

10          LANCE LANDGRAF: -- okay with  
11 everything?

12          CAROLYN FEIGIN: I just brought up the  
13 couple items I wanted to hear some testimony on but  
14 the rest of it was just technical plan revisions  
15 and Miss Bullock agreed to -- and Mr. Millemann  
16 agreed to do whatever to address these comments on  
17 the plans.

18          LANCE LANDGRAF: Okay. With that, we'll  
19 open it up to the public. Anybody here with any  
20 comments, please step forward, make your statement  
21 or ask the question.

22          Seeing none, we'll close the public  
23 portion.

24          Jack, do you have anything in closing?

25          JACK PLACKTER: No. Just thank the

1 board for their review and the professionals. We  
2 will comply with all the conditions and we'll try  
3 to get -- we will get you, submit to you more  
4 information on that loading area.

5 LANCE LANDGRAF: Yeah. If it becomes  
6 substantial, we may have to come back to the board,  
7 but we will put you on our very next one and get  
8 you in first, just to not slow the process down.

9 SCOTT COLLINS: Well, I'll ask you,  
10 Mr. Plackter. Do we want to carry it?

11 LANCE LANDGRAF: I'm thinking we  
12 probably should. You guys are local enough, we can  
13 get these guys here if need be.

14 JACK PLACKTER: Yeah. That's not a  
15 problem.

16 LANCE LANDGRAF: I think we'd only need  
17 the engineer.

18 JACK PLACKTER: Yeah. What I was going  
19 to propose is Donna would, you know, put that  
20 loading area on the plan, submit it to you, show  
21 how the deliveries would, you know, occur and then  
22 we'll get it to you and if you think you need --  
23 after you look at it, you think we need to come  
24 back, we'll have it.

25 LANCE LANDGRAF: Well, why don't we do

1 this, just to save you any notice requirements.

2 JACK PLACKTER: Sure. Sure.

3 LANCE LANDGRAF: Let's continue it to  
4 our -- I have it. Okay. Let's continue it to  
5 May 16th.

6 JACK PLACKTER: Okay. Yeah.

7 LANCE LANDGRAF: May 16th. Let me just  
8 confirm that date.

9 SCOTT COLLINS: Is that enough time for  
10 you to -- two weeks?

11 DONNA BULLOCK: I was entertaining the  
12 idea of getting some surveying information out  
13 there but --

14 LANCE LANDGRAF: Well, let's put it on  
15 for May 16th and if we need to push it, I can --  
16 I'll take it to the June meeting.

17 DONNA BULLOCK: Yes. I'll do whatever  
18 it takes to be able to show what is really  
19 happening out there and locate some more of the,  
20 the existing concrete areas and --

21 LANCE LANDGRAF: Even if it's on an  
22 aerial, you can superimpose it on top of an aerial.  
23 That's probably --

24 (Multiple parties speaking. Inaudible.)

25 DONNA BULLOCK: Yes. Then yes.



1           LANCE LANDGRAF:  -- a little easier for  
2 you and -- look, we just want to make it work.

3           DONNA BULLOCK:  Certainly.  Certainly.

4           JACK PLACKTER:  We do, as well.

5           LANCE LANDGRAF:  All right.  So we'll  
6 tentatively have it on for May 16th.  Whether we  
7 need that date or not, we'll have it on there.

8           So this is -- any public here, if this  
9 hearing is going to be continued, it will be on the  
10 May 16th agenda.  We're anticipating some  
11 additional plans to be submitted for our review and  
12 if we think we need a hearing we will be here on  
13 May 16th.

14           DONNA BULLOCK:  One question.  When  
15 would you want revised plans to review before that  
16 meeting to have enough time?

17           LANCE LANDGRAF:  Up to you guys on that.

18           CAROLYN FEIGIN:  It's two weeks from  
19 today.  So could you do it within a week or so and  
20 I could look a few days to -- between us, each take  
21 a look and --

22           DONNA BULLOCK:  When would you -- you  
23 tell me what day you need plans by.

24           CAROLYN FEIGIN:  Could you do it a week  
25 from today, May 9th?

1 DONNA BULLOCK: Yes.

2 CAROLYN FEIGIN: Okay.

3 DONNA BULLOCK: Okay. So next Thursday,  
4 May 9th.

5 CAROLYN FEIGIN: Yeah.

6 CHRISTINE COFONE: May 9th? We're not  
7 here on May 9th, are we?

8 CAROLYN FEIGIN: No. May 16th we --

9 LANCE LANDGRAF: Oh, you guys, you would  
10 have your review and you might have to come for  
11 this if we come back.

12 CHRISTINE COFONE: Well, yeah. The 16th  
13 we have something else on so we're coming here,  
14 anyway.

15 LANCE LANDGRAF: We have several, yeah.

16 CAROLYN FEIGIN: Yeah.

17 CHRISTINE COFONE: We're here on the  
18 16th so that's --

19 JACK PLACKTER: Thank you for your time  
20 this morning.

21 LANCE LANDGRAF: Thank you, Jack.

22 For the public's benefit, our next  
23 meeting we just talked about for land use is  
24 scheduled for May 16th, 2024 at 10 a.m.

25 With no further comment, we'll close

1 this hearing and we're adjourned. Thank you.

2 (At 11:52 a.m. proceedings were  
3 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 from the videographer's footage 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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