

1 CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
2 USE REGULATION ENFORCEMENT DIVISION  
3

4 APPLICATION: 2024-03-3615  
5 SIX NINETEEN PROPERTY MANAGEMENT, LLC  
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 1015 PACIFIC  
11 AVENUE, ALSO KNOWN AS BLOCK 137, LOT 10 ON THE TAX  
12 MAP FOR THE CITY OF ATLANTIC CITY, LOCATED WITHIN  
13 THE RESORT COMMERCIAL (RC).

14 THURSDAY, MAY 2, 2024  
15 10:00 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, taken before  
 5 Michelle Gruendel, a Certified Court Reporter and  
 6 Notary Public of the State of New Jersey, on  
 7 Thursday, May 2, 2024 commencing at 10:00 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           BRIDGET SYKES, ESQ.  
 25           FOX ROTHSCHILD, LLP

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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: I'll call to order the  
6 May 2nd, 2024 CRDA Land Use Regulation Enforcement  
7 Hearing.

8 Would everyone please rise for the  
9 Pledge of Allegiance?

10 (Pledge of Allegiance is recited.)

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

14 We have two items on our agenda today.  
15 Application 2024-03-3615, Sixteen Nineteen Property  
16 Management, LLC located at 1015 Pacific Avenue.  
17 It's a cannabis retail site. The applicant seeks  
18 minor site plan approval with C variance relief for  
19 adult use sales of cannabis.

20 The property is located at 1015 Pacific  
21 Avenue, also known as Block 137, Lot 10, tax map of  
22 the City of Atlantic City, located in the Resort  
23 Commercial District.

24 Rob, we're good on notice?

25 ROBERT REID: Yes. I've reviewed the

1 proofs provided by the applicant and we have  
2 jurisdiction to hear the application.

3 LANCE LANDGRAF: Okay. Scott, can you  
4 swear in our professionals?

5 SCOTT COLLINS: Good morning.

6 CAROLYN COFONE, PP, AICP, having been first duly  
7 sworn according to law, testified as follows:

8 CAROLYN FEIGIN, PE, PP, having been first duly  
9 sworn according to law, testified as follows:

10 SCOTT COLLINS: Lance, we recognize  
11 their credentials, Christine as a professional  
12 planner and as a professional engineer.

13 LANCE LANDGRAF: Carolyn, yes.

14 SCOTT COLLINS: Carolyn.

15 LANCE LANDGRAF: So recognized.

16 CAROLYN FEIGIN: Well, I'm a planner,  
17 too, but Christine will do that.

18 SCOTT COLLINS: Oh, okay. Thanks.  
19 Yeah.

20 LANCE LANDGRAF: Wears a couple of hats.  
21 We had comments on completeness?

22 CAROLYN FEIGIN: Yes. It is complete.  
23 There were a couple items that were partially  
24 submitted but we felt the submission was adequate  
25 to review and we choose to ask that those items get

1 cleaned up during compliance should the board act  
2 favorably on the application.

3 LANCE LANDGRAF: All right. The  
4 applicant's professionals, join the attorney,  
5 please.

6 BRIDGET SYKES: Yes. For the record, my  
7 name is Bridget Sykes. I'm an attorney with Fox  
8 Rothschild and I represent the applicant, Six  
9 Nineteen Property Management, LLC.

10 Also for the record, we did apply for  
11 preliminary and final major site plan, which I  
12 believe was still within the reports issued by the  
13 professionals and it wasn't downgraded to minor  
14 site plan --

15 LANCE LANDGRAF: Okay.

16 BRIDGIT SYKES: -- and we did provide  
17 notice for that.

18 I have four witnesses today. If you  
19 would like to swear one at once or if you want to  
20 go one by one.

21 SCOTT COLLINS: I think we can do it all  
22 at once.

23 BRIDGET SYKES: Okay.

24 SCOTT COLLINS: If you could all raise  
25 your right hand, please.

1 HOPE WISEMAN, having been first duly sworn  
2 according to law, testified as follows:

3 THOMAS DASE, PE, PP, having been first duly sworn  
4 according to law, testified as follows:

5 MATTHEW McGEORGE, having been first duly sworn  
6 according to law, testified as follows:

7 HECTOR CORCHADO, having been first duly sworn  
8 according to law, testified as follows:

9 SCOTT COLLINS: Miss Sykes, if you could  
10 identify who they are and what they'll testify to.

11 BRIDGET SYKES: Yes. First we have Hope  
12 Wiseman. Miss Wiseman is a representative of the  
13 cannabis operator. We have Mr. Thomas Dase from  
14 Ponzio & Associates -- or is it Ponzio & Company?  
15 I don't know.

16 THOMAS DASE: Ponzio Company.

17 BRIDGET SYKES: Arthur Ponzio Company.  
18 He'll be testifying as a professional engineer and  
19 planner. Matthew McGeorge, who will be testifying  
20 as our architect, and then Hector Corchado, who is  
21 our security expert.

22 SCOTT COLLINS: Thank you, very much.

23 LANCE LANDGRAF: As each of them come up  
24 they can put their credentials on and we can go  
25 through that.

1 BRIDGET SYKES: Hope, if you want to  
2 stay up here.

3 So the property that we're here for  
4 today is near and dear to this building. It's  
5 located right next door, across the parking lot.

6 LANCE LANDGRAF: Just open the curtains  
7 up, you don't have to put any -- (Multiple parties  
8 speaking. Inaudible.)

9 BRIDGET SYKES: I know. We don't even  
10 have to explain what it looks like.

11 We're -- as indicated, we have a  
12 preliminary and final major site plan approval to  
13 demolish the existing church that is at that site  
14 and to construct a new Class 5 retail cannabis  
15 facility with a second floor consumption lounge,  
16 and we are seeking two variances. First, a parking  
17 variance to permit 22 parking spaces where 33 are  
18 required, and second, for impervious coverage, to  
19 permit 88 percent where 80 percent is required.

20 So let's start with Miss Wiseman here,  
21 who is a representative of the cannabis operator,  
22 and I'll let her introduce herself and provide her  
23 background.

24 HOPE WISEMAN: Okay. Hello, everybody.  
25 My name is Hope Wiseman. I am the VP of four



1 operations in compliance. My professional  
2 background, I am the founder and CEO of WISECO,  
3 which is a cannabis holding company. We own and  
4 operate Mary & Main in Capitol Heights, Maryland,  
5 where we've been operational since 2018. We  
6 started out as a medical cannabis facility. We won  
7 our license in the first highly competitive round  
8 of limited licenses in Maryland in 2015. We opened  
9 up in 2018 and we went adult use in July of 2023.

10 BRIDGET SYKES: Okay. And then you were  
11 brought on by the cannabis operator for this  
12 property to run operations?

13 HOPE WISEMAN: Correct.

14 BRIDGET SYKES: Okay.

15 HOPE WISEMAN: Umm-hum.

16 BRIDGET SYKES: Can you describe the  
17 overall property redevelopment and the project?

18 HOPE WISEMAN: So we just talked about  
19 the church. That will be demolished and we're  
20 super excited about revitalizing this property and  
21 making sure that we are active community members.

22 BRIDGET SYKES: Okay. And this is --  
23 (Inaudible.)

24 HOPE WISEMAN: Yes. Yes. Yes. Okay.  
25 And then it will be about 8,000 square feet of

1 retail in the facility, also a consumption lounge  
2 for -- and also an entertainment space and an  
3 education space.

4 BRIDGET SYKES: Okay. And the education  
5 and that space is the second floor in the  
6 consumption lounge area?

7 HOPE WISEMAN: Correct.

8 BRIDGET SYKES: Can you explain your  
9 interest in Atlantic City and what the company  
10 hopes to bring?

11 HOPE WISEMAN: Definitely. So we mirror  
12 Atlantic City. We are a minority and women owned  
13 business enterprise. Our goal is to be, of course,  
14 a community first partner, much like I am at Mary &  
15 Main for Atlantic City. We'll offer up to or over  
16 about 40 jobs, salaries north of \$30,000 a year,  
17 also transferable leadership skills trainings and  
18 20 percent of our positions will be filled through  
19 reentry programs. We look to offer scholarships  
20 and internships to those in the cannabis study  
21 program at Stockton University and we will  
22 contribute 1 percent of profit-sharing to the city.  
23 In addition, we look to be environmentally  
24 conscious, where appropriate, by using sustainable  
25 materials through the construction of our building

1 and, of course, the products that we offer, as  
2 well.

3 BRIDGET SYKES: Can you discuss the  
4 status of your licensure with the State of New  
5 Jersey, both the retail license and the consumption  
6 license?

7 HOPE WISEMAN: Yes. So we were granted  
8 a Class 5 retailer license on August 22nd of 2023  
9 and we will be applying for the consumption license  
10 in June. After we're awarded the license, we will  
11 then -- by the state we will then send it back to  
12 the city for any other approvals and we'll comply  
13 with any changes or anything that we have to do to  
14 comply with the city.

15 BRIDGET SYKES: So let's discuss the  
16 business operations of the site. As you indicated,  
17 it will be first floor retail, second floor  
18 consumption lounge?

19 HOPE WISEMAN: Umm-hum.

20 BRIDGET SYKES: Can you go through the  
21 basics of the operational details?

22 HOPE WISEMAN: Definitely. So in the  
23 retail site you'll first come in, you'll have your  
24 ID checked by security. You will only -- of  
25 course, anyone 21 and over will be allowed to enter

1 to the dispensing area. We'll then be -- they will  
2 be ushered in by somebody who -- a budtender,  
3 somebody who can walk them through their purchase.  
4 They'll then purchase the product, they'll be able  
5 to exit the building. The consumption lounge is a  
6 separate space that will be on the second floor.  
7 There will be, also, a behind the scenes secure  
8 area where the vault will be, any areas for, like,  
9 employee breaks, anything like that, and this will  
10 be, like I said, a secure area that will be not  
11 accessible by any customers of the store.

12 BRIDGET SYKES: Could you confirm the  
13 hours of operation?

14 HOPE WISEMAN: The hours of operations  
15 are from 10 to 10 p.m. seven days a week.

16 BRIDGET SYKES: For the retail and for  
17 the consumption?

18 HOPE WISEMAN: The consumption lounge  
19 will be from 10 to 2 a.m. seven days a week and  
20 this is all state mandated.

21 BRIDGET SYKES: Okay. And if the city  
22 were to impose stricter limitations on hours, you  
23 would comply?

24 HOPE WISEMAN: Of course.

25 BRIDGET SYKES: And can you talk about

1 the number of employees and their roles? You  
2 touched on it but relative to retail versus  
3 consumption.

4 HOPE WISEMAN: Right. So we'll begin  
5 with 20 employees. We'll start out with nine  
6 budtenders, three security guards and two managers.  
7 And then for the consumption lounge we'll have  
8 about five servers and one security guard.

9 BRIDGET SYKES: And when you say  
10 servers, you mean not servers, food servers but  
11 in --

12 HOPE WISEMAN: Right. This is, yeah,  
13 for just serving consumption lounge materials.

14 BRIDGET SYKES: Okay. And then can you  
15 confirm how the cannabis is disposed in the  
16 facility?

17 HOPE WISEMAN: Yes. So cannabis is  
18 wasted through a green waste process. This is when  
19 we mix it with the material to make it unusable,  
20 like a cat litter, and then it will be disposed of  
21 and picked up by a secure transport partner,  
22 third-party facilitator.

23 BRIDGET SYKES: And we'll stay with that  
24 when the architect testifies, but there is a secure  
25 space in the employee only section of the building

1 where that disposal section happens?

2 HOPE WISEMAN: Correct. And all this  
3 will be logged and always accessible to any  
4 regulatory scrutiny.

5 BRIDGET SYKES: That's all I have for  
6 Miss Wiseman.

7 LANCE LANDGRAF: Couple of questions.  
8 One, the consumption aspect of things, I guess  
9 we've had one or two others of those come through,  
10 but walk me through that. You said you'll have  
11 servers. Are they selling the product upstairs, as  
12 well, or they're going downstairs and bringing it  
13 up to the customers? How does that work?

14 HOPE WISEMAN: So you would have to  
15 purchase the product in the store downstairs and  
16 then come upstairs to use it. We're not going to  
17 allow outside product unless they're a medical  
18 patient, which is a state mandate, but other than  
19 that, you would have to purchase the product  
20 downstairs, go upstairs. The servers would simply  
21 be bringing -- let's say we have glass products for  
22 rent or anything of the sort.

23 LANCE LANDGRAF: Okay. All right. And  
24 you're probably the best person to ask this of.  
25 This is a concern that's come up with our board and

1 my staff, as well. The number of facilities that  
2 are already open, we've got five.

3 HOPE WISEMAN: Right.

4 LANCE LANDGRAF: There's 26 other -- 24  
5 other approvals already coming forward. How do you  
6 see your business succeeding in that?

7 HOPE WISEMAN: Well, I think it's all  
8 about finding your demographic, catering to that,  
9 right, and I think that's a big reason why I was  
10 brought on to this team. This team is unique, that  
11 we are truly minority women owned. We will attract  
12 that demographic. Also, I'm not from this area but  
13 the team is, so we are homegrown, truly an example  
14 of what the state wants to see succeed, and I truly  
15 believe that that is going to be our  
16 differentiator. Not to mention we have people on  
17 the team that have operated this type of business  
18 before, like myself, versus a lot of people coming  
19 into this industry, it's brand new to them. It's a  
20 very, very highly regulated industry and it's  
21 difficult to operate in from a compliance  
22 standpoint, so we had that advantage, having a  
23 very, very experienced team.

24 LANCE LANDGRAF: Okay. What we don't  
25 want to see is what I'll call a historic building

1 torn down and then a business fail there.

2 HOPE WISEMAN: For sure.

3 LANCE LANDGRAF: That's what we don't  
4 want to have happen.

5 HOPE WISEMAN: 100 percent.

6 LANCE LANDGRAF: Okay. Thank you.

7 HOPE WISEMAN: Umm-hum.

8 LANCE LANDGRAF: Any questions for the  
9 operator from you guys?

10 CAROLYN FEIGIN: I do just have a  
11 question. I'm not sure if it's appropriate for you  
12 or I should go to the architect, but it looks like  
13 the second floor has a whole open air --

14 BRIDGET SYKES: The architect will --

15 CAROLYN FEIGIN: Okay.

16 BRIDGET SYKES: -- is going to address  
17 the outdoor consumption lounge.

18 CAROLYN FEIGIN: Okay. Thank you. No  
19 problem.

20 BRIDGET SYKES: Next we have Mr. Hector  
21 Corchado, who is our security expert.

22 I'll let you provide your credentials  
23 and experience.

24 HECTOR CORCHADO: Yes. My name is  
25 Hector Corchado, that's C-O-R-C-H-A-D-O, last name.



1 My experience in security is 37 years, 26 in law  
2 enforcement. In the last 11 I started my own  
3 company, Radiant Professional Solutions. I was  
4 intimately involved with the passing of the law, as  
5 well, in the State of New Jersey for the cannabis.  
6 I was a lobbyist working in the firm of 1868 Public  
7 Affairs, so I'm in -- very involved from the  
8 beginning of this law till now.

9 BRIDGET SYKES: Okay.

10 HECTOR CORCHADO: Yup.

11 BRIDGET SYKES: Can you describe the  
12 different security measures at the site?

13 HECTOR CORCHADO: Yup. I will do that.  
14 So I'm gonna give you a -- (Inaudible.) -- this is  
15 available to you, as well. I provided it to the  
16 attorney, the security safety plan summary. One of  
17 the things that we're going to have, of course, and  
18 this is all regulated by the CRC security and  
19 surveillance, we have an alarm system and intrusion  
20 detection system that covers the interior and the  
21 exterior. We have panic buttons, motion sensors,  
22 push to exit and push to enter buttons in the  
23 facility. We're gonna have, also, back-up power  
24 supply, electronic monitoring systems. Basically,  
25 these are systems that can send messages to your

1 tablet, telephones and computers, and we're also  
2 following the system outage on the New Jersey  
3 Administrative Code 17:30-9.11. We are gonna have  
4 a system, a video surveillance system, as well.  
5 The -- it's -- they have a state minimum  
6 requirement. We are going higher than that  
7 requirement, with 90 days fixed cameras throughout  
8 the facilities, high resolution. They're gonna be  
9 date and timestamped, all the videos. Video  
10 printing capable, as well. Recording images in  
11 high definition, as I stated, and we're doing 90  
12 day storage instead of 30 days. In this facility  
13 we're going to have approximately 42 indoor cameras  
14 and about approximately five outdoor cameras as it  
15 stands now. This is gonna cover everything from  
16 interior location, parking lot, all entry and exit  
17 points. We also are gonna be able to record  
18 everybody that comes in and out of there. It's  
19 very detailed cameras, well over five mega pixels.  
20 And then we're gonna have 24 hour, seven days  
21 monitoring. These cameras, again, are gonna be on  
22 all times. Even if there's an outage, we got to  
23 have back-up cam -- system with batteries that is  
24 required by the CRC and that's gonna have that.  
25 The facility is also gonna be controlled by access

1 control. We previously have 19 doors that are  
2 gonna be controlled by access control, key cards,  
3 and some by biometric scanners, as well. Examples  
4 are like vault storage, shipping and receiving  
5 areas. That's gonna have that. We're gonna have  
6 video intercom system in the shipping and receiving  
7 area. And when you have that it's just like a  
8 system you have here, conference, but also, you get  
9 video in it, so anybody that presses it, is making  
10 a delivery, we're able to see them and communicate  
11 with them clearly. Anybody that enters the  
12 location will, of course, be first seen by  
13 security. We'll identify that they're 21 years of  
14 age. All your contractors that come in there and  
15 also personnel that work there has to wear an ID  
16 that is supplied by the CRC and we're gonna make  
17 sure that's there and everything is gonna be  
18 electronically. When you come in it's gonna be  
19 signed in, as well, every individual person that  
20 comes in there.

21 Fire alarm system, we have a fire alarm  
22 system with smoke detectors, manual pull-down  
23 stations, audible and visual alarms, 24 hour/seven  
24 monitoring by an outside company, so basically just  
25 like your system here. If the alarm goes off on

1 the indication, it would be notified to the 911  
2 communication first and then also to our electronic  
3 messaging, whether that's a phone or tablet, as  
4 well.

5 We're gonna have the lighting,  
6 sufficient lighting throughout all the entrance and  
7 exit. That's gonna be something that is required  
8 by the CRC that we have, and the parking lot, the  
9 entire property is gonna have that. In some  
10 instances we might have to put a fence in. We're  
11 gonna come and put fencing gates where needed.  
12 There are storage safeguards that we had done. All  
13 the cannabis products are to be stored in secured  
14 restricted personnel only vaults, so there is a  
15 vault here. Only the individuals that have limited  
16 access in that area are gonna be able to go in  
17 there. Again, it's gonna be by key fob and that's  
18 gonna be actually controlled by management, whoever  
19 they give access to.

20 All the cash and sensitive information  
21 also is gonna be in a secure area where you would  
22 have to get access to it through an acc -- a card.

23 Diversion prevention, as well, we're  
24 gonna be doing that. As far as transportation with  
25 the products and cannabis, and this is the most

1 people are gonna be coming to the site --

2 LANCE LANDGRAF: When you said  
3 diversion, what was that again?

4 HECTOR CORCHADO: The diversion  
5 prevention.

6 LANCE LANDGRAF: What is that?

7 HECTOR CORCHADO: Diversion prevention  
8 is basically making sure that things that come into  
9 the location doesn't go out. So when I say they're  
10 making a delivery, they have -- there's an SOP that  
11 we put in place when that delivery is made how you  
12 are gonna address it coming and making sure that we  
13 can account --

14 LANCE LANDGRAF: Track?

15 HECTOR CORCHADO: Track, yeah.

16 LANCE LANDGRAF: I just never heard that  
17 term before.

18 BRIDGET SYKES: Theft.

19 HECTOR CORCHADO: The theft prevention,  
20 yeah.

21 Okay. Also on board with our group you  
22 have people that are well-versed and a lot of  
23 experience in cyber security. That's a big thing  
24 that's going on now. So we're going to be  
25 providing that with the company. And, of course,

1 it's a host of SOPs that we'll be creating with  
2 different scenarios, whether that's weather, you  
3 know, fire, you know, different scenarios that we  
4 have and we have an -- (Inaudible.) -- of SOPs for  
5 every single situation that we might encounter that  
6 we're providing, as well.

7 LANCE LANDGRAF: You referenced the  
8 report, security plan and report. Was a -- a copy  
9 of that was not submitted to us yet?

10 BRIDGET SYKES: No. No. That was sent  
11 to me this morning, right before the hearing. I  
12 saw Mr. Reid was looking through the file.

13 LANCE LANDGRAF: Okay. Yeah. So if we  
14 can get a copy of that so it's in our file. That  
15 will also be shared with ACPD so they can review  
16 it. We do ask them to comment and approve that  
17 plan as part of any approval that we would grant  
18 here today -- or our board would grant next month.

19 BRIDGET SYKES: And that will comply  
20 with any recommendations of the police.

21 HECTOR CORCHADO: Yeah. Everything  
22 follows, yup. The police also, you know, we work  
23 with them with the ordinance and anything that they  
24 may request above and beyond what the CRC has in  
25 place.

1 BRIDGET SYKES: You touched on some of  
2 the delivery protocols but can you discuss the  
3 delivery location, timing, types of vehicles and  
4 entrance into the facility?

5 HECTOR CORCHADO: Right. So everything  
6 that's gonna be delivered will be scheduled and  
7 that the vehicles will actually be monitored by  
8 GPS. They have to have a safe in the vehicle and  
9 we will know when those deliveries are being met --  
10 made. We're gonna have security there, as well.  
11 They have a protocol in place that security comes  
12 outside with one of the employees to make sure  
13 that, you know, the surrounding area is safe and  
14 that everything that's being transferred is what  
15 they say in that delivery.

16 BRIDGET SYKES: And all deliveries  
17 coming in the rear exit of the parking lot, not --  
18 the rear door in the parking lot and that's  
19 controlled and only accessible by employees,  
20 correct?

21 HECTOR CORCHADO: That is correct.

22 BRIDGET SYKES: Okay. And the general  
23 size of vehicle deliveries is passenger size vans,  
24 Mercedes sprinter vans or smaller?

25 HECTOR CORCHADO: That is correct.

1 BRIDGET SYKES: And I believe the  
2 proposed timing for delivery schedules is between  
3 10 a.m. and 8 p.m.?

4 HECTOR CORCHADO: I've heard that from  
5 the owner, yes.

6 BRIDGET SYKES: Okay. All right.

7 HECTOR CORCHADO: Okay.

8 BRIDGET SYKES: I believe that's all I  
9 have. If there's anything else for Mr. -- I can  
10 grab my professionals.

11 CAROLYN FEIGIN: I'm sorry. Can you  
12 just repeat the time that you said for the  
13 deliveries? 10 a.m. to 8 p.m. --

14 BRIDGET SYKES: Yes.

15 CAROLYN FEIGIN: -- the entire time of  
16 delivery?

17 HECTOR CORCHADO: Yes, and it's  
18 scheduled, by the way.

19 CHRISTINE COFONE: I was just going to  
20 add, that was my question. How do you control the  
21 deliveries?

22 HECTOR CORCHADO: It's gonna be --  
23 again, they're gonna call into the location when  
24 they're gonna have it so we're gonna know when it's  
25 coming in and it will be on a scheduled case, case



1 by case. You just can't show up and say I have  
2 this delivery. We're gonna know, we need X amount  
3 of product and then they're gonna say we're gonna  
4 deliver that, we'll be there between 10 and 11, so  
5 we know that we're expecting those individuals to  
6 come in between 10 and 11.

7 CAROLYN FEIGIN: Is there any  
8 anticipated volume? Is that going to happen on a  
9 daily basis or is that just once a week or  
10 something? I know you probably don't know yet but  
11 do you have that yet or --

12 HECTOR CORCHADO: Well, that --  
13 (Multiple parties speaking. Inaudible.) I don't  
14 have that.

15 BRIDGET SYKES: No. I mean, Miss  
16 Wiseman can come up and briefly respond to that.

17 LANCE LANDGRAF: Before Hector sits  
18 down -- sorry. Mr. -- I had it written down.  
19 Hector, I'm going with Hector. Corchado.

20 HECTOR CORCHADO: Corchado, yes.

21 LANCE LANDGRAF: What we typically ask  
22 for, and I haven't seen huge lines at the other  
23 facilities so it may be moot at this point, but we  
24 do ask that we have security there at least a half  
25 hour, 45 minutes before the store opens and then

1 after it ends so that the employees leaving are  
2 secure, as well as anyone queuing up in the  
3 mornings beforehand. If that's okay with --

4 HECTOR CORCHADO: Right.

5 LANCE LANDGRAF: -- we will put that in  
6 as a condition of approval.

7 HECTOR CORCHADO: Yup. That will be,  
8 that will be great.

9 LANCE LANDGRAF: Okay. Thank you.

10 HECTOR CORCHADO: We'll make sure we do  
11 that.

12 HOPE WISEMAN: And then frequency of  
13 deliveries, likely it will be three to four days a  
14 week. It could be up to five days a week but  
15 likely not on the weekends at all.

16 CAROLYN FEIGIN: Okay. Thank you.

17 HOPE WISEMAN: No problem.

18 BRIDGET SYKES: I have nothing else for  
19 you if they have nothing else for you.

20 LANCE LANDGRAF: Anything else from --

21 CAROLYN FEIGIN: No.

22 CHRISTINE COFONE: No.

23 LANCE LANDGRAF: My new friend, Hector.  
24 Sorry.

25 BRIDGET SYKES: I have Mr. Dase and he's

1 already testified before this board. He's -- I'll  
2 let him briefly provide his qualifications and we  
3 intend to present him as a professional engineer  
4 and planner.

5 LANCE LANDGRAF: Okay.

6 THOMAS DASE: My name is Thomas Dase.  
7 I'm a professional engineer and planner with Arthur  
8 Ponzio Company. I've been employed there for  
9 20 years. I have testified in front of this board  
10 at least once but, you know, I've been involved in  
11 a lot of projects in front of the board.

12 LANCE LANDGRAF: We're familiar with Mr.  
13 Dase's credentials. We accept him as an expert in  
14 engineering and planning.

15 BRIDGET SYKES: Mr. Dase, would you just  
16 confirm you've been to the site, you are familiar  
17 with the plans that were submitted by your firm and  
18 that you are familiar with the testimony you're  
19 about to give today?

20 THOMAS DASE: I am.

21 BRIDGET SYKES: Can you describe the  
22 existing site conditions and development?

23 SCOTT COLLINS: Before we get started,  
24 we haven't marked anything yet. Can we mark the  
25 application package that was submitted A-1? And

1 then is this something that was included in that?

2 THOMAS DASE: No. This is just an  
3 aerial.

4 SCOTT COLLINS: Okay. So just as we go,  
5 if it's not part of the packet if we could call it  
6 out and identify it.

7 THOMAS DASE: This is a Google Earth  
8 aerial that was not part of the -- and the only  
9 other exhibit we have are the site plans and  
10 architectural plans.

11 BRIDGET SYKES: Which were submitted.

12 SCOTT COLLINS: Okay. Thank you.

13 THOMAS DASE: All right. So the  
14 project, again, I don't want to spend too much  
15 time, you're all familiar with the location. Like  
16 Lance said, you can look out the window and there,  
17 it is. It's a vacant, unoccupied church building  
18 and it is historic in the sense that it was  
19 constructed in 1856. It was identified under the  
20 2008 master plan as potentially a historic site.  
21 In the reevaluation master plan it was again  
22 highlighted. At no point has anyone made  
23 application to preserve it. In fact, the city had  
24 issued demolition notices and had the applicant not  
25 purchased the property, it probably would have been

1 demolished already. It was slated to be demolished  
2 at the time of the purchase. As soon as they  
3 purchased it, they were then told that they had to  
4 demolish it, or have a plan to demolish it. So we  
5 understand that it's a historic church, but we also  
6 understand that, you know, the church itself  
7 couldn't make it work. They realized that it was  
8 too much, too expensive. Their insurance company  
9 couldn't help them. Their new location --

10 BRIDGET SYKES: Is it your understanding  
11 that there was damage to the building in terms  
12 of --

13 THOMAS DASE: Yes. There was damage  
14 during Super Storm Sandy. I also got an article  
15 describing that there was a major roof leak, so the  
16 building requires a substantial amount of  
17 maintenance and rehabilitation and it simply wasn't  
18 in the cards for the church. They moved and are  
19 thriving in a new location so in that regard --

20 BRIDGET SYKES: And first, the property  
21 is not currently listed in either the state or  
22 federal registry as a landmark?

23 THOMAS DASE: Correct. It's not, it's  
24 not registered anywhere as a historic site. It was  
25 just brought up as potentially --

1 BRIDGET SYKES: As a potential.

2 And under the city ordinance, in order  
3 for it to become designated as historic by the city  
4 it would have required an application by either  
5 counsel, the planning board or any interested  
6 member to designate it so?

7 THOMAS DASE: Correct.

8 BRIDGET SYKES: And it has not been  
9 designated since that time?

10 THOMAS DASE: Correct.

11 BRIDGET SYKES: Okay. And you did  
12 mention that there was a demolition order. I did  
13 provide a copy to Mr. Reid yesterday. I have it  
14 here, also, if you wanted to mark it into evidence.

15 LANCE LANDGRAF: Nucky Johnson was also  
16 married there.

17 BRIDGET SYKES: So that's why it's  
18 historic.

19 CHRISTINE COFONE: Fun fact.

20 HECTOR CORCHADO: There is a historic  
21 marker but that's for Sister Jean and her kitchen  
22 so it should have to go --

23 LANCE LANDGRAF: We're actually hoping  
24 to remove that, move it to St. Monica's, where they  
25 are now.

1 BRIDGET SYKES: And the demolition order  
2 was issued in 2021 and it was actually scheduled  
3 for demolition in 2022?

4 THOMAS DASE: Correct.

5 BRIDGET SYKES: And it's your  
6 understanding that Mr. Fynch from licensing and  
7 inspections has requested multiple times the date  
8 that this will be demolished?

9 THOMAS DASE: Correct.

10 BRIDGET SYKES: So it's the applicant's  
11 intention to comply with Mr. Fynch's order and  
12 demolish the structure once we receive the --

13 THOMAS DASE: That's correct.

14 BRIDGET SYKES: Okay.

15 THOMAS DASE: And so the current -- the  
16 site as it currently exists, it's 100 percent  
17 impervious, and that's important for when we get  
18 into some of the variances that we're seeking.

19 The project overview, again, we've been  
20 through this, it's a two-story retail cannabis  
21 facility with a consumption lounge on the second  
22 floor. The square footage of the building is 4,881  
23 square feet, two stories. Total area is 9,762  
24 square feet. The site -- I will go now to the site  
25 plan that was submitted. The site has two

1 driveways, one on Pacific Avenue, two-lane driveway  
2 in and out of the parking lot, and then one also on  
3 Pennsylvania Avenue that is also a two-way  
4 driveway. Again, the existing site, again, is  
5 mostly building with a driveway so there's no  
6 parking. We're proposing 22 parking spaces with  
7 two ADA compliant. We did check and the dimensions  
8 we were -- one of them is van accessible.  
9 Actually, both of them meet the qualifications of  
10 van accessible with 11 feet access, with the access  
11 aisle on parking more than 11 feet, actually. We  
12 did share circulation for a trash truck. That is  
13 the largest vehicle we anticipate coming to the  
14 site. As was discussed in earlier testimony,  
15 deliveries will be made with, you know, a Sprinter  
16 van, which is a small cargo van. That's basically  
17 the largest vehicle that would regularly be  
18 anticipated at the site other than the trash ve --  
19 trash truck.

20 So what we're --

21 BRIDGET SYKES: I would like to touch on  
22 that, with the -- there was a comment in the  
23 professional's report about that loading zone. It  
24 is marked off as being potentially striped on the  
25 plan but there was a question as to whether that



1 would create safety concerns when there wasn't a  
2 vehicle there for circulation. Will you just touch  
3 on that and the potential alternative?

4 THOMAS DASE: So we showed the loading  
5 area. We call out a loading area on the plan and  
6 it's hatched so it looks -- appears to be striped.  
7 We would be willing to work with your professionals  
8 as to whether it would be -- again, the concern is  
9 if a vehicle was parked in that loading area making  
10 a delivery, what does that do to circulation.  
11 There is still adequate room to maneuver around. I  
12 think, as was discussed, there will be security and  
13 personnel involved in the delivery so it's not an  
14 uncontrolled situation where this vehicle is just  
15 sitting there for hours. It would be, you know,  
16 it's a secure and precise operation, basically,  
17 where they come, they park, they make their  
18 delivery, they're moving on. They need to get to  
19 the next dispensary, so we don't antic -- it's not  
20 a loading dock. It's not an area where they're  
21 gonna be bringing in, you know, a container ship  
22 full of material. Small deliveries, secure  
23 deliveries, and we think that the loading area,  
24 where it works -- or where it's located works. We  
25 do agree that maybe the striping would create

1 confusion. We could sign it, if that would be  
2 amenable, you know, if that would be a better  
3 alternative in your opinion. The main thing is --  
4 we can even set aside a parking space for  
5 deliveries and that would be adequate. We don't  
6 need any special loading area or anything like  
7 that.

8 LANCE LANDGRAF: Yeah. I see where the  
9 concern would be. If that's striped out, the car  
10 coming, entering from Pennsylvania Avenue and going  
11 around to the Pacific Avenue parking area is going  
12 to move over and then --

13 CAROLYN FEIGIN: Yeah.

14 LANCE LANDGRAF: -- if you have a car  
15 coming out the other way --

16 CAROLYN FEIGIN: Right, and that's --  
17 the drive aisle there is reduced from 21 to 16  
18 feet.

19 LANCE LANDGRAF: Right.

20 CAROLYN FEIGIN: It gets a little  
21 squeezey. That's why I was asking about how often  
22 and what time would the deliveries be.

23 LANCE LANDGRAF: If they were off hours  
24 you wouldn't have that concern but they're during  
25 business hours, which makes sense.

1 CAROLYN FEIGIN: Right. And the parking  
2 is -- it's under-parked right now, too, so I --  
3 maybe an idea is to take a parking space, since it  
4 is only a Sprinter van, and it could fit in that  
5 space, but because they have a parking shortfall I  
6 don't know if that's ideal, either. I guess we'll  
7 get to that when you start talking about the  
8 parking, just to hear the, hear about the needs for  
9 the parking, as well.

10 CHRISTINE COFONE: Yeah. It almost  
11 seems like the lesser of two evils would be to not  
12 have that loading zone. Can you tell -- it's a  
13 little bit -- I mean, it's coming in a Sprinter van  
14 so I don't think you need a traditional loading  
15 zone.

16 LANCE LANDGRAF: Just a designated spot  
17 is what I would be thinking.

18 CAROLYN FEIGIN: Maybe the one that's --

19 LANCE LANDGRAF: Where the number --

20 CAROLYN FEIGIN: -- right there.

21 LANCE LANDGRAF: -- the number six is --

22 CAROLYN FEIGIN: Right.

23 LANCE LANDGRAF: -- that space.

24 CAROLYN FEIGIN: Right. Closest to the  
25 sidewalk.

1 CHRISTINE COFONE: Right. It would be  
2 shameful to tie that space up completely --

3 CAROLYN FEIGIN: All the time.

4 CHRISTINE COFONE: -- all the time so  
5 maybe you could even somehow find a way to use it  
6 for employee parking --

7 LANCE LANDGRAF: Right. That's what I  
8 was gonna suggest.

9 CHRISTINE COFONE: -- and then --  
10 because you could control it because you know when  
11 your deliveries are coming and since we are dealing  
12 with a shortfall, I personally, from a planning  
13 point of view, think the better alternative based  
14 on the way you intend to utilize this facility is  
15 to not have that loading zone and then to take a  
16 parking space and make it function as a limited use  
17 parking for employees and/or deliveries.

18 BRIDGET SYKES: So we would mark it with  
19 a sign that says employee and loading zone?

20 CHRISTINE COFONE: Yes.

21 CAROLYN FEIGIN: Yeah.

22 LANCE LANDGRAF: We did that up on  
23 Morris Avenue, that application up there.

24 CHRISTINE COFONE: So I just think  
25 that's a better zoning alternative and, of course,

1 if it impacts your parking, I'm sure you'll work  
2 that into your testimony, that it's a better zoning  
3 alternative to have proper site circulation because  
4 parking --

5 LANCE LANDGRAF: I think you just did.  
6 (Multiple parties speaking. Inaudible.)

7 THOMAS DASE: I do agree. I do agree.  
8 And again, the loading area, you know, we wanted to  
9 make sure it was clear that we had a loading area,  
10 we're thinking about loading or mindful of the  
11 loading operation, but at the same time, we do  
12 agree that in this situation, you know, just with  
13 the logistics of how the deliveries are made, I  
14 think that gaining that spot would be a better  
15 alternative.

16 LANCE LANDGRAF: It looks like -- just  
17 getting to the trash truck, it looks like that's a  
18 front end loading trash vehicle?

19 THOMAS DASE: Yes.

20 LANCE LANDGRAF: Okay. That maneuver  
21 wouldn't work if it was --

22 THOMAS DASE: That's correct.

23 LANCE LANDGRAF: -- back up, rear  
24 loading.

25 Okay. All right. Sorry to interrupt.

1 Go ahead.

2 BRIDGET SYKES: If you would continue  
3 with the circulation and the -- if you want to  
4 touch on the, the only -- (Inaudible.) --  
5 improvement proposed is the sidewalk areas and  
6 there was some comments about the curb cuts and the  
7 access aisles relative to that.

8 THOMAS DASE: Right. So the curb cut on  
9 Pacific Avenue is a new curb cut. There is not  
10 currently a curb cut there. The one on  
11 Pennsylvania Avenue, we are expanding existing curb  
12 cut. It was brought up that there is a light -- a  
13 street light right next to the -- where that curb  
14 cut was expanded. We would propose or would  
15 suggest that maybe we could relocate that just  
16 because there was a question about the proximity of  
17 that light to the curb cut, so we would relocate  
18 that when we redo the sidewalk.

19 BRIDGET SYKES: And while there's  
20 existing curbing to remain on Pacific and  
21 Pennsylvania Avenue, there was a depressed curb  
22 along Gordon's Alley that we will update and note  
23 on the plans that it will be a new curb, too.

24 THOMAS DASE: Correct. It would be new  
25 concrete curb to continue what's already along

1 Gordon's Alley.

2 BRIDGET SYKES: Okay.

3 LANCE LANDGRAF: And what -- just a  
4 question. When you're talking about Gordon's Alley  
5 and that access point off Pacific, are we okay with  
6 that dimension from that driveway to Gordon's  
7 Alley? Gordon's Alley is a one way going in.

8 CHRISTINE COFONE: Yeah. I see what you  
9 mean there.

10 LANCE LANDGRAF: What's that dimension  
11 there, Tom? You have --

12 THOMAS DASE: 21 feet. It's about 18  
13 for the parking space and then 3 feet, I think it  
14 is, to the curb line.

15 LANCE LANDGRAF: Okay.

16 THOMAS DASE: And there was also  
17 discussion about the sidewalk on Gordon's Alley,  
18 about it being less than the 6 foot required. The  
19 alley -- you have the right-of-way width and the  
20 cartway width doesn't allow for a 6 foot sidewalk.  
21 We are --

22 BRIDGET SYKES: I was gonna say, in the  
23 current configuration of the building it goes all  
24 the way out to that, correct?

25 THOMAS DASE: Correct.

1 BRIDGET SYKES: So there will be a much  
2 wider -- (Inaudible.)

3 HECTOR CORCHADO: It will be more open  
4 than what's there now. We did look at, for  
5 example, adjacent to the CRDA parking lot there is  
6 no sidewalk, there's landscaping, you know. I'm  
7 not sure if that would be something -- that you  
8 would prefer to see that continued to push  
9 pedestrians to the other side of Gordon's Alley.

10 BRIDGET SYKES: There would be  
11 continuity along the block --

12 THOMAS DASE: Correct.

13 BRIDGET SYKES: -- that there's no  
14 pedestrian on --

15 THOMAS DASE: Right now there is no --  
16 the sidewalk that we would be restoring or  
17 rebuilding would lead to nowhere. It would lead to  
18 a landscaped bed.

19 LANCE LANDGRAF: Right. I don't think  
20 landscaping would be a better alternative there.

21 CAROLYN FEIGIN: Instead of even  
22 having -- (Inaudible.)

23 LANCE LANDGRAF: Yeah.

24 THOMAS DASE: The other thing that it  
25 would allow us to do, then, we could address the



1 buffering to parking area to Gordon's Alley. We  
2 could --

3 LANCE LANDGRAF: Yeah. I would think a  
4 landscaped bed along that property line would be  
5 more beneficial. Gordon's Alley is a limited  
6 access road, not a lot of traffic goes down there.  
7 I think landscaping would be -- low landscaping.

8 THOMAS DASE: Yeah. The ordinance  
9 addresses how to shield --

10 BRIDGET SYKES: It would be shrubbery  
11 consistent with how the CRDA's landscape --

12 THOMAS DASE: Right. Screening the  
13 parking lot.

14 LANCE LANDGRAF: Yeah. I think that's a  
15 better option.

16 BRIDGET SYKES: Okay.

17 THOMAS DASE: Moving along, stormwater  
18 and drainage, again, the current site is  
19 100 percent impervious. We are proposing to reduce  
20 that to 88 percent. It's still more than the  
21 80 percent target that would be required. Our  
22 building is well below the required, or what would  
23 be permitted for building coverage so we believe  
24 when you look at all of the site elements that are  
25 required, the parking, we're trying to provide

1 landscaping and as much open space as we can for --  
2 to address stormwater concerns. When you look at  
3 all that, the site is pretty much buttoned down to  
4 where it needs to be. If we provide more  
5 landscaping, we lose more parking, you know. If we  
6 provide more parking, now we have to lose some  
7 landscaping, so we think the balance of where we  
8 are with the parking and landscaping works for the  
9 site. It's an improvement on the current condition  
10 so that way it is an upgrade, you know, for the  
11 community. 22 spaces where 33 are required, that's  
12 based on the square footage of, you know, retail  
13 square footage. Obviously there are areas that  
14 aren't retail. There's -- you have the storage  
15 for -- you have the vault area, the employee areas,  
16 the consumption lounge, so we think that when you  
17 look at that, combine that with the Atlantic City  
18 ordinance which wasn't carried over into the CRDA  
19 statute, but you're allowed -- we're within  
20 300 feet of a public transit route. There's a  
21 jitney stop right in front of the property on  
22 Pacific Avenue. We believe that encouraging use of  
23 public transportation by -- again, we're not really  
24 encouraging it by providing less parking but  
25 because we don't have the 33 parking spots

1 anticipated by the ordinance, or by your  
2 regulations, we believe that because of the  
3 proximity to a public transit route, as Atlantic  
4 City's ordinance anticipates, that that does kind  
5 of help us with our parking demand.

6 BRIDGET SYKES: And just to clarify, the  
7 city's ordinance allows for a reduction when you're  
8 on --

9 THOMAS DASE: A reduction of 85 percent  
10 for retail.

11 BRIDGET SYKES: Okay. So if it was  
12 under the city ordinance how many spaces would you  
13 require?

14 THOMAS DASE: I did that math and I  
15 didn't write it down. It's --

16 BRIDGET SYKES: Don't worry. I wrote  
17 it.

18 THOMAS DASE: It would require five  
19 parking spaces. It was written down. It would be  
20 five parking spaces, would be required.

21 LANCE LANDGRAF: Tom, what was the  
22 demand for the church, the parking demand?

23 THOMAS DASE: The parking demand, I  
24 looked it up. I don't know how many pews there  
25 were. It's every 20 inches of pew is a seat and I

1 think every five --

2 LANCE LANDGRAF: Significantly more than  
3 the 33 that you're --

4 THOMAS DASE: It would absolutely be  
5 more than 33 spaces, yeah. I had worked it out but  
6 I didn't write it down.

7 BRIDGET SYKES: I did write it down.

8 THOMAS DASE: Okay. It is a lot less.  
9 Again, I think it came up to that 33 spaces on the  
10 other standard would be, like, nine pews or  
11 something like that. It was a very low, and  
12 clearly the church had, you know, a congregation  
13 larger than that, but again --

14 CHRISTINE COFONE: And as well, anything  
15 else permitted in the zone would likely have --  
16 anything you're gonna put here is going to have a  
17 parking demand associated with it, as well.

18 THOMAS DASE: Correct.

19 CHRISTINE COFONE: So the adaptive reuse  
20 of this site, knowing that the building has to be  
21 demolished, it's not -- this is not just localized  
22 to your use, this parking issue. It would likely  
23 be any adaptive reuse of the property, right, would  
24 have this problem.

25 My other question was really to be, do

1 you anticipate your clients -- I'm know you're  
2 not -- and this might be -- because I'm looking at  
3 you to answer and I know -- do you anticipate your  
4 clients coming on mass transit or likely no? It's  
5 really just more curiosity as to who you --

6 HOPE WISEMAN: Yes. I'd say yes. I'd  
7 say local people visiting, for sure.

8 CHRISTINE COFONE: And then I know,  
9 like, in the restaurant business we've seen a major  
10 shift in people not driving and people taking Uber  
11 and Lyft. Do you see that as being a means of  
12 getting to and from the site here and do you think  
13 it would be such that we would want to have a place  
14 for Uber and Lyft to drop off on site?

15 HOPE WISEMAN: I definitely think that  
16 that is something that we would see and I think,  
17 you know, just like having a designated area kind  
18 of like right near the front, where the loading  
19 area would be could be a good drop-off point.

20 CHRISTINE COFONE: Could be a drop-off,  
21 because again, as Mr. Landgraf said, you know, we  
22 haven't had a lot of the lounges come through.  
23 We've had certainly a lot of the retail facilities  
24 come through, but just trying to get a handle  
25 really on how these lounges are going to be

1 operated. It would be interesting to know if you,  
2 as the operator, thought you'd have a need for an  
3 Uber or Lyft drop-off.

4 BRIDGET SYKES: From a consumption  
5 standpoint, obviously.

6 CHRISTINE COFONE: Right.

7 BRIDGET SYKES: The regulations provide  
8 that you don't allow people to become overly  
9 intoxicated on the site. You would encourage  
10 people to not be driving when they're using the  
11 consumption lounge?

12 HOPE WISEMAN: Correct.

13 BRIDGET SYKES: And that represents  
14 about half of the space in the building, that's for  
15 public use?

16 HOPE WISEMAN: Yes.

17 BRIDGET SYKES: So if the board  
18 recommended it, we would be willing to provide a  
19 designated Uber or Lyft drop-off area on the plan  
20 or even a parking space to make it easy.

21 LANCE LANDGRAF: I think that loading  
22 spot with a sign.

23 BRIDGET SYKES: Just a sign.

24 LANCE LANDGRAF: Don't crosshatch it.  
25 Just put a sign there.

1 CHRISTINE COFONE: We're gonna make that  
2 loading space work.

3 BRIDGET SYKES: Yeah. All of this work  
4 was not for naught.

5 THOMAS DASE: So we'll repurpose that to  
6 be a ride share pick-up area.

7 CAROLYN FEIGIN: Ride share, loading,  
8 employee and anything else that's not a regular,  
9 yeah, parking.

10 THOMAS DASE: But not striped.

11 CAROLYN FEIGIN: Just some type of sign  
12 to keep your regular customers and patrons I guess  
13 out of it, but then you can control the use of it.

14 THOMAS DASE: All right.

15 BRIDGET SYKES: So you did touch on it.  
16 There's two variances we're seeking, the first is  
17 for the parking, to permit the 22 where 33 is  
18 required, and then the second is for the impervious  
19 coverage, not building, just for lot coverage,  
20 88 -- where 88 is permitted. Can you discuss the  
21 purposes of zoning that are advanced by this?

22 THOMAS DASE: So the purposes of zoning  
23 advanced, I mean, the design, you can see it's an  
24 open site plan. There's, you know, a lot of it,  
25 compared to what's there today, again, 81 percent,

1 81 percent building coverage I think is what's out  
2 there today. So what's there now is a lot less  
3 building mass. It's a lot more open with respect  
4 to light, air and open space, so in that way we are  
5 promoting that purpose of zoning. It's also -- you  
6 know, we believe that because it is located on a  
7 public transit route, that we are promoting -- you  
8 know, in a way we're promoting use of jitneys for  
9 this type of use. I mean, dispensaries and jitneys  
10 seem to be very compatible together, so being right  
11 on a public transit route, you know, there's a  
12 synergy there, let's say, between the public  
13 transportation and the use and we think that that's  
14 something that will be promoted by this. And then  
15 also, as you know, the city has their Green Zone  
16 Redevelopment Plan. This is -- you're trying to  
17 hit all the points there and everything that the  
18 city is trying to attract with this type of  
19 business is what we've tried to incorporate into  
20 the design and the -- (Inaudible.) -- is to how the  
21 site plan's laid out.

22 BRIDGET SYKES: And you've implied it,  
23 from the negative criteria standpoint, since this  
24 is a substantial improvement, do you see any  
25 detriments to the surrounding properties, including



1 this one?

2 THOMAS DASE: No. Again, I think  
3 we're -- you know, we designed the parking area to  
4 be respectful and we would include the screening  
5 and whatnot, so I think in that way we're  
6 respecting the neighbors. The variances that we're  
7 asking for are improvements over the existing  
8 condition. There was no parking with the previous  
9 development. We're providing parking. There was,  
10 you know, there's no impervious -- no pervious land  
11 area, no green on the site. We're improving that  
12 by bringing in landscaping and open space. So in  
13 that way, you know, we don't see any negative to  
14 what we're proposing here on the site.

15 BRIDGET SYKES: And you reviewed the  
16 report that was issued by Miss Cofone and Miss  
17 Feigin?

18 THOMAS DASE: Yes.

19 BRIDGET SYKES: We had touched on those  
20 but one thing we actually didn't touch on was the  
21 lighting. There was several comments on the  
22 lighting, in compliance with the lighting and the  
23 landscaping.

24 THOMAS DASE: Yes. Our lighting plan  
25 right now, we have a one foot candle over the

1 entire parking area. I understand that your  
2 regulations have, you know, more specific and more  
3 detailed requirements. I've looked at them and we  
4 won't have any problem meeting them. It's a  
5 combination of adjustments to the site lighting,  
6 including the street lights that weren't included  
7 in the original analysis, as well as some of the  
8 building, just some canopy lights and different  
9 things that we'll provide. I believe the -- you  
10 know, without many changes at all, we will meet  
11 those targets just by improving the analysis of the  
12 existing conditions.

13 BRIDGET SYKES: So the revised plan  
14 we'll submit and we'll comply?

15 THOMAS DASE: Yeah, and it's -- and  
16 pretty much everything -- not pretty much.  
17 Everything, all the comments in there we, you know,  
18 agree that we can make those changes without any  
19 significant -- (Inaudible.)

20 BRIDGET SYKES: And under the  
21 landscaping provisions, we are going to request  
22 some waivers because of the site design?  
23 (Inaudible.) -- for those?

24 THOMAS DASE: Correct. Don't -- I know  
25 specifically one of the, one of the requirements is

1 that shade trees in the front yard setback, we have  
2 a zero front yard setback requirement.

3 BRIDGET SYKES: There, you go.

4 THOMAS DASE: So, you know, we won't  
5 be provide -- we are gonna replant any street trees  
6 that need to be replanted or maintained or replant  
7 street trees, so in that regard we will be --

8 BRIDGET SYKES: So there will be shade  
9 trees on the site, the existing shade trees along  
10 the street, right?

11 THOMAS DASE: Right. Not the required  
12 number. We do have some shade -- some trees on  
13 site but not the required number, and again, there  
14 just isn't an opportunity for more landscaping, so  
15 we would ask for that waiver.

16 BRIDGET SYKES: And we're now going to  
17 propose the shrubbery along Gordon's Alley, it's  
18 outside the property line but that will provide  
19 additional landscaping now and buffer?

20 THOMAS DASE: Correct. The shrubs along  
21 there would help us to meet the requirements.

22 BRIDGET SYKES: Okay. All right.

23 LANCE LANDGRAF: With regard to the  
24 street trees, you think they'll be able to be saved  
25 during the demolition or you think you'll have to

1 replace them?

2 THOMAS DASE: Not being a  
3 horticulturist, I'm not -- or an arborist -- I  
4 mean, again, every attempt will be made to preserve  
5 them, but I think that demolition of that building  
6 is going to require a lot, so I do anticipate they  
7 may lose some of the trees.

8 BRIDGET SYKES: But every existing tree  
9 will be replanted --

10 THOMAS DASE: Correct.

11 BRIDGET SYKES: -- if it can't be saved?

12 THOMAS DASE: Correct.

13 BRIDGET SYKES: Okay.

14 LANCE LANDGRAF: One question for the --  
15 we've talked about the site lighting in the past.  
16 One-and-a-half foot candles is bright.

17 BRIDGET SYKES: Right.

18 LANCE LANDGRAF: He said he's got a  
19 foot, one foot candle throughout the whole site. I  
20 think we've allowed that in the past. We'll grant  
21 the waiver for that?

22 (Out of microphone range. Inaudible.)

23 LANCE LANDGRAF: Yeah. We're fine with  
24 the one foot candle.

25 THOMAS DASE: All right. So the only

1 changes, like I said, we'll incorporate some of the  
2 building, proposed building lighting around the  
3 entrances to show the impact of that.

4 CAROLYN FEIGIN: Make sure the walkways  
5 are safe, people coming and going at night and  
6 whatnot, but I think that that one foot candle is  
7 certainly adequate in the parking lot.

8 LANCE LANDGRAF: Yeah. Brighter at the  
9 doorway entrances and things like that, the loading  
10 area, but throughout the whole site I think one is  
11 a good number. We are looking to amend our regs on  
12 that so --

13 BRIDGET SYKES: So other than what we've  
14 specifically discussed and made some changes, we'll  
15 otherwise be able to submit revised plans that  
16 comply with all of the technical comments --

17 THOMAS DASE: Yes.

18 BRIDGET SYKES: -- that were requested?

19 THOMAS DASE: Yes.

20 BRIDGET SYKES: Okay. And so just in  
21 summary, do you, in your professional opinion, feel  
22 that we have met the standards for preliminary and  
23 final major site plan approval and for variance  
24 approval for the site?

25 THOMAS DASE: Yes. I certainly think

1 this can be approved without any major impact to  
2 the CRDA's regulations or master plan.

3 BRIDGET SYKES: Okay. Thank you.

4 Now, I only have, for clean-up, our  
5 architect. I'm sorry. I'm making Mr. Plackter  
6 wait today.

7 JACK PLACKTER: It's fine.

8 BRIDGET SYKES: We're good?

9 (Out of microphone range. Inaudible.)

10 LANCE LANDGRAF: Isn't it he retired?  
11 Isn't he supposed to be -- why is he even here?

12 CAROLYN FEIGIN: He's probably gonna --  
13 (Multiple parties speaking. Inaudible.)

14 BRIDGET SYKES: He has more energy than  
15 some of us here. (Inaudible.)

16 Mr. McGeorge, can you provide your  
17 credentials for the board?

18 MATTHEW McGEORGE: Yes. My name is  
19 Matthew McGeorge. I'm the architect of record. I  
20 got my undergraduate degree at the University of  
21 Tasmania in environmental design, my master's  
22 degree in architecture at the Illinois Institute of  
23 Technology in Chicago. I've been practicing for  
24 approximately 27 years, of which I've been licensed  
25 18. I currently have licenses in eight states.

1 I've been licensed in New Jersey for the past  
2 three years, two-and-a-half years. I've been  
3 working in cannabis since 2014 and probably have  
4 done approximately 2 million square feet of  
5 cultivation, manufacturing and dispensaries across  
6 the country.

7 BRIDGET SYKES: We're offering Mr.  
8 McGeorge as an expert in the field of architecture.

9 LANCE LANDGRAF: We would accept his  
10 credentials for that. Thank you.

11 BRIDGET SYKES: Okay. So a lot was  
12 already discussed about the layout of the site, but  
13 if you could just go through the proposed structure  
14 from the interior design and design elements.

15 MATTHEW McGEORGE: Yeah. So it's  
16 basically a conventional structural steel building,  
17 concrete cast in place foundation walls, slab on  
18 grade that conforms to the floodplain elevations  
19 requirements. The ground floor is a relatively  
20 simple dispensary entry sequence with an access  
21 control lobby area where people would show their  
22 ID's to check in to the sales floor, have access to  
23 the sales floor, make their purchase and then exit  
24 through sort of an exit only door and leave the  
25 premises. If they are going to the consumption

1 lounge they would also check in at security and  
2 then take the elevator to the second floor. The  
3 two stair towers are basically staff only and  
4 emergency egress only to limit public access to the  
5 access controlled spaces. The rear plan northwest  
6 would be where the deliveries come in. They'd be  
7 processed and stored in the secure vault, brought  
8 out to the sales floor and returned to the vault on  
9 a daily basis. The back of house consists of a  
10 site manager's office, where there would typically  
11 be a safe. I don't know operationally what their  
12 SOP is at this location. Specifically, then, we  
13 have our dedicated secure ID room, staff break  
14 room, public bathrooms. The second floor they'd  
15 come up the elevator, the consumption lounge is  
16 generally an open space, publicly accessible, ADA  
17 complaint bathrooms, two private consumption lounge  
18 spaces that could be rented or utilized by private  
19 parties and the outdoor sort of terrace, if you  
20 will.

21 BRIDGET SYKES: Okay. So can you  
22 discuss the owner mitigation measures for the  
23 consumption lounge area, both indoor and outdoor?

24 HOPE WISEMAN: Oh, sure. So if you can  
25 excuse me for reading from my report.



1           The HVAC systems have been designed to  
2 mitigate the smoke transferred from smoking and  
3 nonsmoking spaces within the development. The  
4 first floor dispensary HVAC systems are isolated  
5 and completely independent of the smoking  
6 designated spaces which are located on the second  
7 floor. The second floor lounge space system, to  
8 mitigate cross-contamination of air between smoking  
9 and nonsmoking spaces. First and second floor  
10 areas have been -- also have independent exhaust  
11 systems to prevent recirculation of air from  
12 designated smoking areas into nonsmoking areas, as  
13 required in New Jersey's smoke free area. The  
14 public lounge space on the second floor is  
15 designated to allow -- smoking has been provided  
16 with a dedicated rooftop unit which only serves  
17 public designated smoking spaces. The design  
18 further prevents circulation of smoke latent air  
19 into nonsmoking areas, such as the first floor  
20 dispensary space and the second floor kitchen and  
21 staff areas. Our two use systems serving the  
22 smoking lounge area on the second floor also  
23 include increased filtration within the return air  
24 filter bank on the rooftop unit. Manufacturer  
25 space and design is secure air for smoke

1 particulate removal. The second floor private  
2 lounge rooms also have been provided with the local  
3 filtration units manufactured by secured air to  
4 further remove smoke particulates from these spaces  
5 during -- excuse me -- during occupied periods.  
6 The specified secure air filter units utilize  
7 polarization and ionization technology rated for  
8 smoke particulate filtration to provide increased  
9 indoor air quality as required for cigar and  
10 smoking lounge spaces.

11 BRIDGET SYKES: And all of this is  
12 consistent with the state consumption lab  
13 regulation requirements?

14 MATTHEW McGEORGE: Correct.

15 All air exhausted from the building has  
16 means for mitigating odor expelled to the outdoors.  
17 Separate exhaust systems for the first and second  
18 floor are each provided with in-line carbon filters  
19 by CityCarb. Both first floor and second floor  
20 spaces have neutral or negative space pressures to  
21 prevent exfiltration of air through the building's  
22 assembly. The designated outdoor smoking area is  
23 located on the second floor deck space and will be  
24 screened, enclosed from adjacent spaces. The deck  
25 area's approximately 15 feet above grade and is not

1 directly adjacent to any other buildings or public  
2 spaces. All mechanical systems located on the roof  
3 above the second floor area have been designed to  
4 present any exhalant from the outdoor smoking area  
5 from recirculating back into the occupied  
6 buildings.

7 BRIDGET SYKES: And for consistency with  
8 the state regulations, so the state provides for  
9 outdoor consumption since this is a newer concept  
10 that you will provide sufficient wall fences or  
11 other barriers to prevent any reasonable view from  
12 any sidewalk or other pedestrian or non-motorist  
13 right-of-way of consumers consuming any cannabis  
14 items in the consumption area?

15 MATTHEW McGEORGE: Correct. That will  
16 be amended in the design, which currently shows a  
17 railing around the edge. That will be redesigned  
18 to be adequately screened to conform to the CRC  
19 regulations.

20 BRIDGET SYKES: Okay. And this fronts  
21 along Pacific Avenue, so while it's outdoors, it's  
22 at a second floor level so the screening measures  
23 should be able to sufficiently shield from any  
24 public view on the streets?

25 MATTHEW McGEORGE: Absolutely.

1 Absolutely.

2 BRIDGET SYKES: And that part of the  
3 site is directly across from the parking garage,  
4 correct?

5 MATTHEW McGEORGE: Correct.

6 BRIDGET SYKES: Can you describe the  
7 other land uses in terms of owner mitigation  
8 potential -- I'll read first what it -- it says  
9 that for any outdoor consumption area that it shall  
10 not result in migration, seepage or recirculation  
11 of smoke or other exhaled material to any indoor  
12 public place or workplace.

13 MATTHEW McGEORGE: Correct. That's the  
14 understanding. We are -- the -- it's buffered by  
15 itself, the building on the north side and the  
16 south side, so it's open to Pennsylvania -- or,  
17 sorry, Atlantic --

18 BRIDGET SYKES: Pacific.

19 MATTHEW McGEORGE: Sorry. Pacific on  
20 the east side, again, with the parking garage so  
21 there's no codified measurable ordinance so the  
22 odor is somewhat subjective. We do -- we  
23 definitely don't anticipate this being intrusive,  
24 however, if there were a verifiable complaint or  
25 nuisance, we would take, you know, appropriate

1 measures as required.

2 BRIDGET SYKES: And as previously  
3 indicated by Miss Wiseman, the consumption lounge  
4 has submitted to the state and also then to the  
5 City of Atlantic City, they are permitted to impose  
6 any additional regulations or measures to prevent  
7 any odor seepage into any other areas, correct?

8 MATTHEW McGEORGE: Correct.

9 BRIDGET SYKES: It will be designed to  
10 sufficiently address any concerns raised by the  
11 state or the city?

12 MATTHEW McGEORGE: Correct.

13 BRIDGET SYKES: Okay. And then if you  
14 want to go to the just general exterior of the  
15 property, just what the building materials are and  
16 the design on the building.

17 MATTHEW McGEORGE: Sure. So again, the  
18 structural steel building which will be skinned in  
19 EIFS, which is exterior insulation and finishing  
20 system, otherwise known as DryVit. We're proposing  
21 a -- sort of a monolithic color for the ground  
22 floor with reveals to give it some, some  
23 definition. Storefront aluminum insulated glazing  
24 which will be screened as required by state regs to  
25 limit visual transmission into the dispensary or

1 cannabis smoking spaces. The second floor would  
2 also be an EIFS system but in a, sort of a linear  
3 sort of faux wood pattern. There is a safety rail  
4 near the roof hatch which is required by code.

5 BRIDGET SYKES: And that was brought up  
6 in the reports, what the roof use is. It's solely  
7 for mechanicals? There's no access.

8 MATTHEW McGEORGE: Correct. So we  
9 included the roof plan. As you can see here, the  
10 roof hatches at the top of the north, northeast  
11 stair and then there's walkway paths to service the  
12 mechanical equipment.

13 BRIDGET SYKES: Okay. And at this time  
14 we haven't proposed any signage. We'll be  
15 submitting a separate signage package for  
16 administrative review to comply.

17 MATTHEW McGEORGE: Correct.

18 BRIDGET SYKES: And it does show on  
19 there the lighting that is in the building is just  
20 the goose necks and the under lighting on the  
21 exterior, correct?

22 MATTHEW McGEORGE: Correct.

23 BRIDGET SYKES: That's all I have for  
24 Mr. McGeorge, if anybody has any questions.

25 MATTHEW McGEORGE: Thank you.

1           LANCE LANDGRAF:  So the outdoor  
2 consumption is definitely new --

3           BRIDGET SYKES:  Yes.

4           LANCE LANDGRAF:  -- to us, as well as  
5 the state, I guess.  So that is permitted to be out  
6 there?  There's --

7           BRIDGET SYKES:  Yes.  So the specific  
8 citation is N.J.A.C. 17:30-14.1(o)(c) and the --  
9 really, the only regulations are the screening from  
10 public view --

11          LANCE LANDGRAF:  Right.

12          BRIDGET SYKES:  -- and that there be --  
13 the odor cannot reach any indoor public place or  
14 workplace as they're defined by statute, and that's  
15 really -- and everything else will be just subject  
16 to state and local review.  So the process is to  
17 apply for the consumption area license with the  
18 state, which has to be made in conjunction with an  
19 existing retail license.  Once it goes to the  
20 state, they refer it back to the city for their  
21 review with any local regulations.  Atlantic City  
22 did have an ordinance and it does mirror the state  
23 regulations exactly, so the city will have the  
24 opportunity to impose anything else that it deems  
25 fit --

1 LANCE LANDGRAF: Okay.

2 BRIDGET SYKES: -- and anything that  
3 they require or recommend, the applicant will  
4 comply with.

5 LANCE LANDGRAF: Okay.

6 CHRISTINE COFONE: Can you just go over  
7 again the hours of operation? Are they the same  
8 for the outdoor area?

9 BRIDGET SYKES: No. So the consumption  
10 lounge regulations permit until 2 p.m. That's  
11 generally for consumption lounges.

12 LANCE LANDGRAF: P.M. or A.M.?

13 BRIDGET SYKES: Sorry. 2 a.m. And  
14 the -- I believe, Hope, you said it was 10 to 10.  
15 10 to 10 for the retail space.

16 CHRISTINE COFONE: For the retail, but  
17 the consumption lounge will be open till -- it's  
18 your intention to be open till 2.

19 LANCE LANDGRAF: Now, I'm looking at  
20 that second floor floor plan, that whole -- almost  
21 the entire frontage on Pacific Avenue except for  
22 the storage is outdoor space.

23 MATTHEW McGEORGE: That is correct.

24 BRIDGET SYKES: I'll let you -- I don't  
25 know why. As the millennial in the room I don't



1 feel comfortable touching the laptop.

2 MATTHEW McGEORGE: This section here is  
3 approximately a third, so there's code compliant  
4 egress swing doors and we're proposing sliding door  
5 panels in the middle.

6 LANCE LANDGRAF: Is it on the -- I'll  
7 say the northeast corner, that's -- with the  
8 crosshatching in it, that's outdoor space, as well?

9 MATTHEW McGEORGE: Yeah. We were  
10 proposing to do a -- (inaudible.) -- trellis or  
11 some sort of structure --

12 BRIDGET SYKES: Pergola.

13 MATTHEW McGEORGE: -- or pergola that  
14 would, you know, allow for some shading and  
15 potential, you know, against inclement weather so  
16 that's currently being considered.

17 LANCE LANDGRAF: I've actually seen some  
18 pretty interesting louvered tops.

19 MATTHEW McGEORGE: Yeah. Those are  
20 amazing. There's actually -- (Multiple parties  
21 speaking. Inaudible.)

22 LANCE LANDGRAF: Starts raining, you can  
23 shut them off --

24 MATTHEW McGEORGE: That's right, yeah.

25 LANCE LANDGRAF: -- close them up.

1                   MATTHEW McGEORGE: We just did one of  
2 those in Newport, so --

3                   LANCE LANDGRAF: All right. There's a  
4 kitchen up there on the second floor.

5                   MATTHEW McGEORGE: Correct. It's a  
6 catering kitchen, so it --

7                   BRIDGET SYKES: Well, I'll let -- I  
8 mean, let's let Hope actually explain that.

9                   MATTHEW McGEORGE: I'll just finish by  
10 saying there's not a hood, there's no fryolators,  
11 so from an engineering standpoint, that's not part  
12 of the program.

13                   HOPE WISEMAN: Right, and we don't plan  
14 to serve food at this time and it's not --

15                   BRIDGET SYKES: It's not permitted by  
16 the state.

17                   HOPE WISEMAN: Right. It's not  
18 permitted by the state.

19                   LANCE LANDGRAF: That was my question.

20                   HOPE WISEMAN: Yeah.

21                   LANCE LANDGRAF: I'm uncomfortable  
22 having a kitchen shown here.

23                   BRIDGET SYKES: The kitchen has in it  
24 solely measures for reheating food brought in by --

25                   HOPE WISEMAN: It's mainly for

1 employees, right. It's like an employee break room  
2 for reheating food, bringing in food from the  
3 outside, eating privately, but it's not --

4 BRIDGET SYKES: Microwave, hot plates.

5 CHRISTINE COFONE: And again, just for  
6 my own edification, if I was coming there to  
7 utilize the lounge, could I bring food with me if I  
8 wanted to?

9 HOPE WISEMAN: At this time we're not  
10 permitting that.

11 CHRISTINE COFONE: You're not allowing  
12 that?

13 HOPE WISEMAN: Right.

14 LANCE LANDGRAF: What I would ask is  
15 that that floor plan be changed and then we'll put  
16 it as a condition of any approval is that that area  
17 is a staff break room/kitchen, not for food  
18 service.

19 BRIDGET SYKES: Yes.

20 HOPE WISEMAN: Yes.

21 LANCE LANDGRAF: Should that change in  
22 the future, you got the space to fit it out and  
23 that's fine, which --

24 BRIDGET SYKES: But there won't be --

25 LANCE LANDGRAF: I don't write those

1 laws.

2 BRIDGET SYKES: There's no cooking  
3 facilities.

4 LANCE LANDGRAF: Most bars are required  
5 to serve food.

6 BRIDGET SYKES: It's the opposite.

7 HOPE WISEMAN: Right.

8 LANCE LANDGRAF: Yeah.

9 HOPE WISEMAN: Yeah.

10 LANCE LANDGRAF: Anything else on his  
11 testimony?

12 CAROLYN FEIGIN: I think my biggest  
13 concern was just the odor and if it's going to meet  
14 all of the state's requirements. It's a new  
15 concept, of course, but just have somebody at zero  
16 foot setback from Pacific, open air, you know --

17 LANCE LANDGRAF: Yeah.

18 CAROLYN FEIGIN: -- the aroma, but it's  
19 permitted so --

20 BRIDGET SYKES: Superseded by state  
21 regulations, right?

22 CAROLYN FEIGIN: Right. It doesn't  
23 matter what we think.

24 BRIDGET SYKES: The city can also impose  
25 any -- I mean, once they review the plan, the

1 location, the city can impose anything else they  
2 want.

3 CAROLYN FEIGIN: I think as long as  
4 they're abiding by all the ventilation and the, you  
5 know, recirculation and keeping spaces separated  
6 and all that, I don't think we can do too much else  
7 beyond that. It's not next to any other buildings,  
8 you know. I think that's all we can say about it.

9 LANCE LANDGRAF: You have residences  
10 across Gordon's Alley.

11 Okay. All right. It meets the state's  
12 requirements. We can't do anything more than that,  
13 I don't think, so --

14 CAROLYN FEIGIN: Might field a few  
15 complaints but --

16 LANCE LANDGRAF: Anything else?

17 BRIDGET SYKES: If there's nothing else,  
18 I have nothing else. I've covered a lot.

19 LANCE LANDGRAF: We're gonna go through  
20 our engineer's and planner's report. We'll start  
21 out with engineering.

22 SCOTT COLLINS: Let's mark that.

23 LANCE LANDGRAF: As B-1?

24 CAROLYN FEIGIN: The letter's dated  
25 April 26th, guys.

1 SCOTT COLLINS: April 26th?

2 CAROLYN FEIGIN: Yup.

3 The majority of these comments that have  
4 not been touched on yet, I think, you know, Tom  
5 pretty much indicated that they're gonna agree to  
6 do everything. There's a handful of technical  
7 clean-up. So I don't know if you want me to go  
8 through all of these or if we just make the blanket  
9 statement that -- I don't think --

10 LANCE LANDGRAF: If you're comfortable  
11 with --

12 CAROLYN FEIGIN: -- you imposed any --  
13 you didn't have any issues with any of the  
14 technical comments.

15 THOMAS DASE: No.

16 LANCE LANDGRAF: I'm fine with that.

17 CAROLYN FEIGIN: Yeah. He provided  
18 testimony on anything that needed some attention.  
19 If we can get a fire truck and a garbage truck  
20 through the site, that would -- you know, we'd like  
21 to see that we can get an emergency vehicle through  
22 there. The whole column C -- item C is basically  
23 just clean-up. We will change the sidewalks so we  
24 don't need any relief on the Gordon's Alley  
25 sidewalk width because we'll make that landscaping

1       instead. I think he agreed to everything else.

2                   LANCE LANDGRAF: Okay. Christine.

3                   ROBERT REID: Yeah. So our comments  
4 start on page 8 of the April 26th review letter and  
5 we do ask for nine areas that we wanted to be  
6 testified to. All of those areas have been  
7 satisfactorily testified to and addressed and I  
8 believe there's adequate proofs in the record to  
9 address both of the requested variances.

10                   LANCE LANDGRAF: Okay. Just reading  
11 through some of those.

12                   All right. Where'd you go? There, you  
13 are, sitting down.

14                   You have anything else, any comments  
15 after our consultants review?

16                   BRIDGET SYKES: No. Based off of the  
17 review, I think that we've put everything on the  
18 record and we're agreeing to comply with any of the  
19 recommendations that were made today, by yourself  
20 and by the professionals and their reports.

21                   LANCE LANDGRAF: Okay. With that, we'll  
22 open this up to the public. If there's anyone here  
23 that wishes to make a comment or ask a question on  
24 this application, please step forward and state  
25 your name and ask your question or make your

1 comment.

2                   Seeing none, we'll close the public  
3 portion and -- we don't have anything else?

4                   SCOTT COLLINS: I don't.

5                   LANCE LANDGRAF: So most likely this  
6 will be on our June board meeting. Our deadlines  
7 have been moved up so I hope to get it on for that,  
8 depending on when we get the transcript and when we  
9 get our hearing officer report done, but we will  
10 shoot for the June meeting.

11                   All right?

12                   BRIDGET SYKES: Thank you.

13                   LANCE LANDGRAF: Thank you. Thank you  
14 all for coming.

15                   (At 11:03 a.m. proceedings were  
16 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 present at the hearing, 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

<b>A</b>			
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